

24,359 SF

ON 10.02 ACRES AVAILABLE FOR LEASE

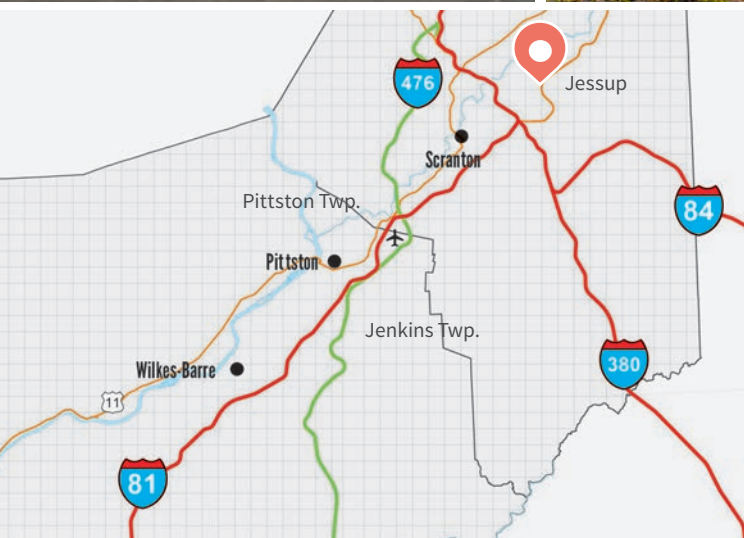
1 ALBERIGI DRIVE

JESSUP SMALL BUSINESS CENTER
JESSUP BOROUGH, PA



KOEZ APPROVED THROUGH 12/31/2020!

ELIGIBLE COMPANIES ARE EXEMPT FROM A VAST MAJORITY OF STATE AND LOCAL TAXES



The Jessup Small Business Center is conveniently located immediately off Route 6 and offers quick access to I-81, I-84, and I-380. Close to 360,000 people live within 20 miles of the park.

DIRECTIONS TO JESSUP SMALL BUSINESS PARK:

Take I-81 to Route 6. Follow Route 6 East (Robert P. Casey Highway) to Exit 3 (Jessup SR 247). Turn right onto SR 247 and travel approximately .35 miles. Turn left into park.

mericle.com

570.823.1100

PLANS AND SPECIFICATIONS

BUILDING SPECIFICATIONS

- **Available Space:** 6,020 SF to 24,359 SF
- **Acreage:** 10.02 acres
- **Building Dimensions:** 96,000 SF (640' x 150') flex facility

BUILDING CONSTRUCTION

- **Floor:** 6" concrete floor slab reinforced with welded steel mats
- **Roof:** MR24 standing seam roof system with insulation
- **Column Spacing:** 40' X 50' typical bay spacing
- **Clear Ceiling Height:** 30'6" approximate clear structural height along loading walls and 33'6" approximate clear structural height at building ridge

LOADING

- **Dock Equipment:** Four (4) 8'6" x 9'6" vertical lift loading doors with 30,000 lb. capacity mechanical levelers with bumpers

UTILITIES & SYSTEMS

- **HVAC:** Energy-efficient Cambridge direct-fire heating units or gas-fired suspended unit heaters
- **Electrical Service:** 225 amp (expandable to 400 amp) 120/208 volt, 3-phase service
- **Warehouse Lighting:** Energy-efficient, fluorescent T-bay lighting fixtures
- **Office Lighting:** 2x4 fluorescent troffers with prismatic lenses
- **Fire Protection:** Ordinary Hazard Class III wet fire protection system, ESFR capable
- **Utilities:** Separately Metered, Public Water, Sewer, Gas, and Electric

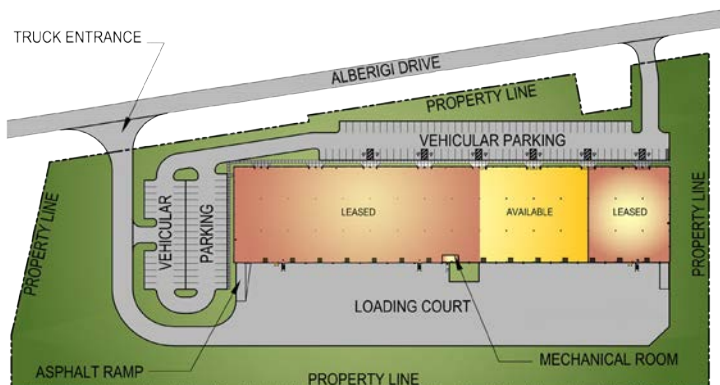
PARKING

- On site parking for approximately 44 vehicles
- Asphalt paving including heavy duty pave in truck areas

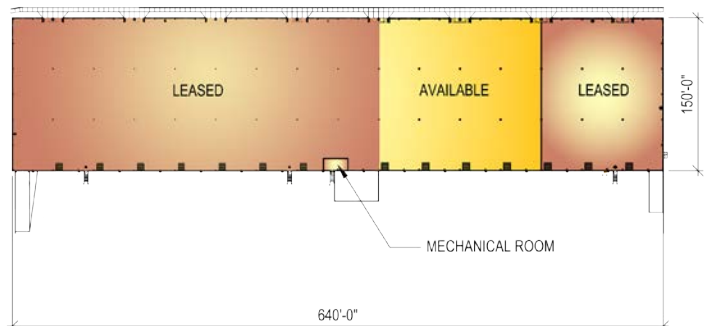
LOCATION

- Building is located immediately off S.R. 6 and is approx. five minutes from I-81, I-84, and I-380.

SITE PLAN



FLOOR PLAN



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