

82,575 SF

ON 38.12 ACRES

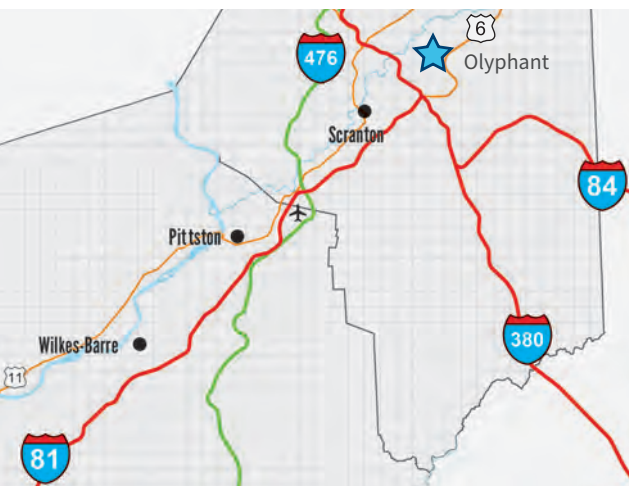
1200 CORPORATE WAY, SUITE 200

MID VALLEY INDUSTRIAL PARK
OLYPHANT, PA



GREAT I-81 CORRIDOR LOCATION

PRIME EAST COAST INDUSTRIAL LOCATION WILL SUBDIVIDE TO 35,556 SF



DIRECTIONS TO 1200 CORPORATE WAY

Traveling North on I-81 - Take Exit 187 to merge on Route 6 East toward Carbondale. Take exit 2 for East Lackawanna Avenue, toward Olyphant. Turn left onto East Lackawanna Avenue. Drive approximately 0.6 miles. Turn right onto Corporate Way to access the building.

Traveling South on I-81 - Take a slight right onto I-380. In less than a mile, take the exit on the left onto Route 6 East toward Carbondale. Take exit 2 for East Lackawanna Avenue, toward Olyphant. Turn left onto East Lackawanna Avenue Drive approximately 0.6 miles. Turn right onto Corporate Way to access the building.

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East Mountain Corporate Center
100 Baltimore Drive
Wilkes-Barre, PA 18702

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

EXCELLENT HIGHWAY ACCESS

0.6 miles from S.R.6

4.5 miles from I-81, I-84, I-380

More than 370,000 people
live within 20 miles



MILES TO KEY CITIES FROM MID VALLEY INDUSTRIAL PARK

Scranton	9
Wilkes-Barre	26
Delaware Water Gap	49
Hazleton	52
Binghamton	65
Allentown	77
Morristown, NJ	99
Port of Newark	118
New York	122
Harrisburg	128
Philadelphia	130
Syracuse	135
Hartford	192
Baltimore	199
Washington D.C.	250
Boston	296
Cleveland	380



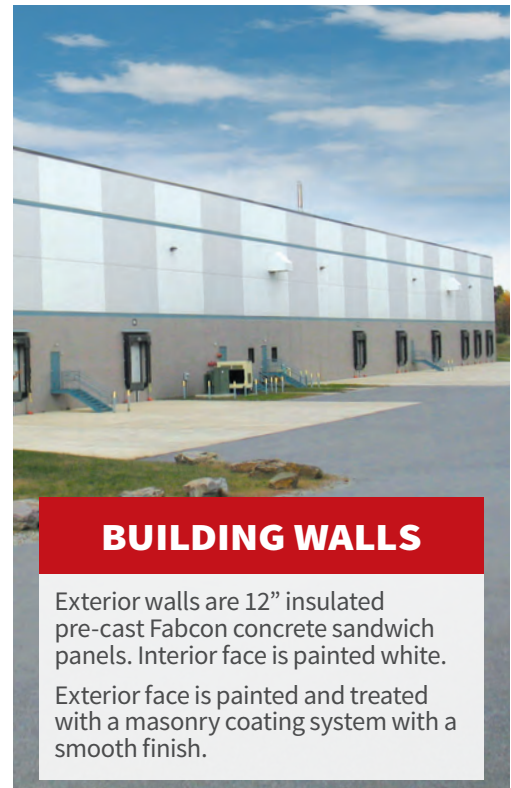
12' X 14' DRIVE-IN DOOR



MODERN OFFICE SPACE

Shipping/receiving office

999 SF



BUILDING WALLS

Exterior walls are 12" insulated pre-cast Fabcon concrete sandwich panels. Interior face is painted white.

Exterior face is painted and treated with a masonry coating system with a smooth finish.

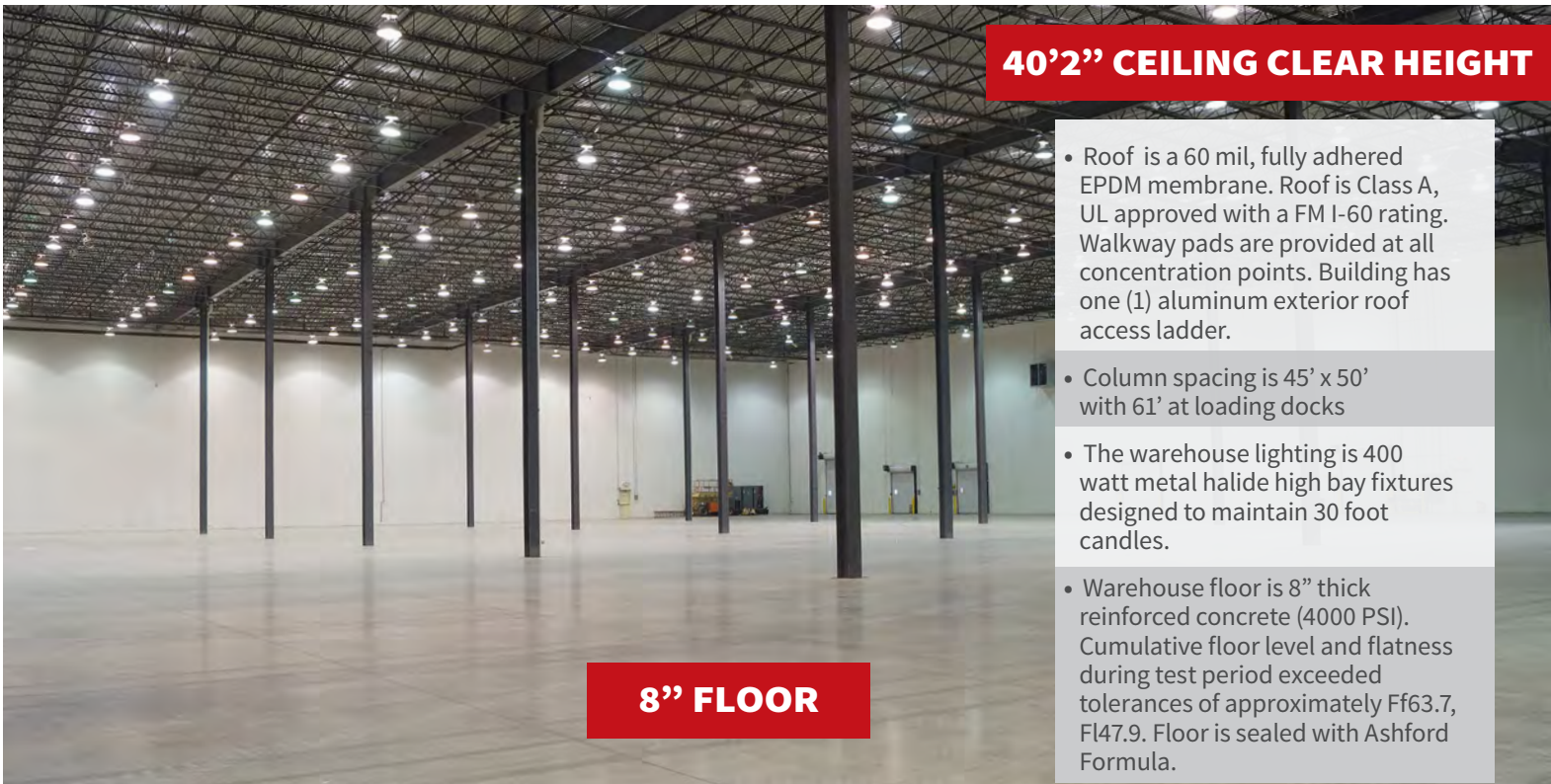
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LOADING

- **Doors** – Four (4) 9'x10' insulated steel coiling overhead doors with 45,000 lb. capacity mechanical levelers with bumpers. Future locations for (7) additional 9'-0" x 10'-0" dock doors in available space. One (1) 12' x 14' insulated steel coiling ramped up drive-in door. One (1) 8' x 10' insulated steel coiling door at compactor opening. All overhead doors have vision panels and electrical operators.
- **Concrete Apron** – Extends 60' from face of loading wall. The concrete apron is 8" thick with compressive strength of 3500 PSI. Access ramp to drive-in door is also concrete.
- **Seals** – Four (4) dock seals (Frommelt)
- **Truck Restraints** – Four (4) Rite-Hite recessed truck restraints
- **Dock Lights** – Four (4) Rite-Hite Cool Head dock lights
- **Levelers** – Four (4) Rite-Hite hydraulic levelers (45,000 lb capacity)
- **Control Panels** – Four (4) Rite-Hite DOK Commander master control panels
- **Canopies** – Four (4) painted metal hood canopies
- **Pipe Bollards** – Six inch (6") diameter concrete-filled steel pipe bollards have been installed on interior and exterior sides of the drive-in door jambs and at each interior side of the overhead loading doors.

**40'2" CEILING CLEAR HEIGHT**

- Roof is a 60 mil, fully adhered EPDM membrane. Roof is Class A, UL approved with a FM I-60 rating. Walkway pads are provided at all concentration points. Building has one (1) aluminum exterior roof access ladder.
- Column spacing is 45' x 50' with 61' at loading docks
- The warehouse lighting is 400 watt metal halide high bay fixtures designed to maintain 30 foot candles.
- Warehouse floor is 8" thick reinforced concrete (4000 PSI). Cumulative floor level and flatness during test period exceeded tolerances of approximately Ff63.7, Fl47.9. Floor is sealed with Ashford Formula.

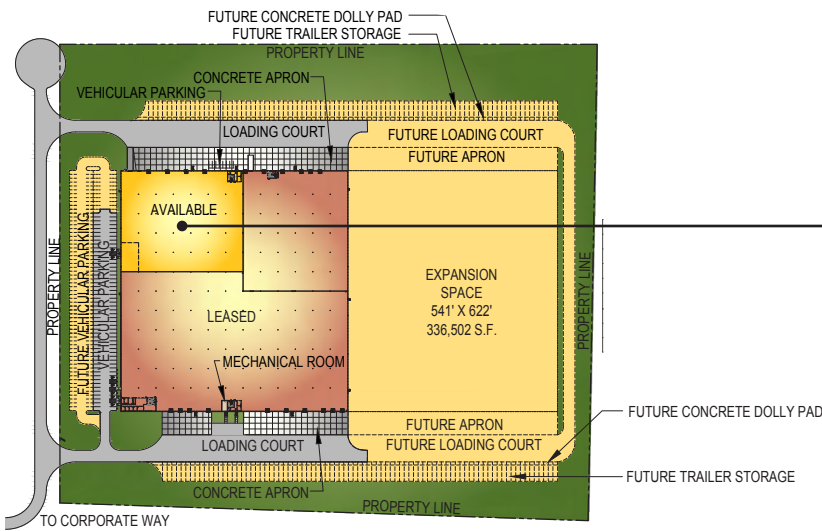
8" FLOOR

82,575 SF FOR LEASE

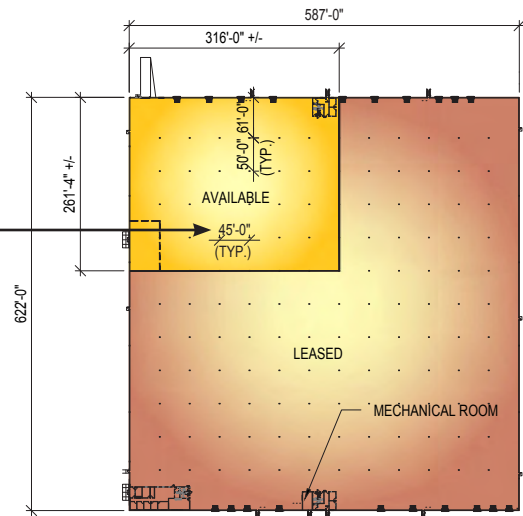
IN NORTHEASTERN PA!



SITE PLAN



FLOOR PLAN



BUILDING SPECIFICATIONS

- **Available Space:** 82,575 SF (316' x 261'-4") available in a 365,114 SF building. Will subdivide to 35,556 SF. Space includes 999 SF office.
- **Acreage:** 38.12 acres
- **Building Dimensions:** Approx. 316'-0" (length) x 261'-4" (depth). The site can accommodate a future building expansion of an additional 336,502 SF, providing for a total square footage of 701,616 SF. The overall dimensions of the expansion shall be 541' in length x 622' in width.

BUILDING CONSTRUCTION

- **Floor:** 8" concrete floor slab reinforced with welded steel mats
- **Roof:** Roof is built-up EPDM membrane roofing
- **Column Spacing:** 45' x 50' bay spacing with a 61' deep staging bay at the loading dock
- **Clear Ceiling Height:** 40'-2" approximate clear ceiling height

LOADING

- **Dock Equipment:** Four (4) 9'-0" x 10'-0", insulated, overhead coiling dock doors, with vision panels. Future locations for seven (7) additional 9'-0" x 10'-0" dock doors in available space. Dock doors are equipped with a 45,000 lb capacity, Rite Hite mechanical leveler with bumpers, Frommelt dock seals, Rite Hite dock restraints,

dock lights, and control panels. The available space contains (1) 12'-0" x 14'-0", insulated, overhead coiling drive-in door with ramp and (1) 8'-0" x 10'-0", insulated, overhead coiling compactor door.

- **Trailer Court:** 8" thick reinforced concrete dock apron.

UTILITIES & SYSTEMS

- **HVAC:** Warehouse Area is a 150,000 cfm, 4000 mbh, indirect gas fired, interior, vertical air rotation unit as manufactured by Applied Air. Office space has existing heating and cooling supplied by electric/gas roof top packaged unit.
- **Electrical Service:** 800 amp 480/277 volt 3 phase service
- **Lighting:** Warehouse lighting is 400 watt metal halide high bay fixtures with lighting levels of 30 fc average. Office lighting is fluorescent 2 x 4 troffers with prismatic lenses.
- **Fire Protection:** Early Suppression Fast Response (ESFR) high density wet-pipe sprinkler system. Office Area is a light hazard, wet sprinkler system.
- **Utilities:** Separately Metered, Public Water, Sewer, Gas, and Electric

PARKING

- On-site parking for 27 vehicles with future parking for 143 vehicles.
- Asphalt paving including heavy duty pave in truck areas.

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PHOTO COLLAGE

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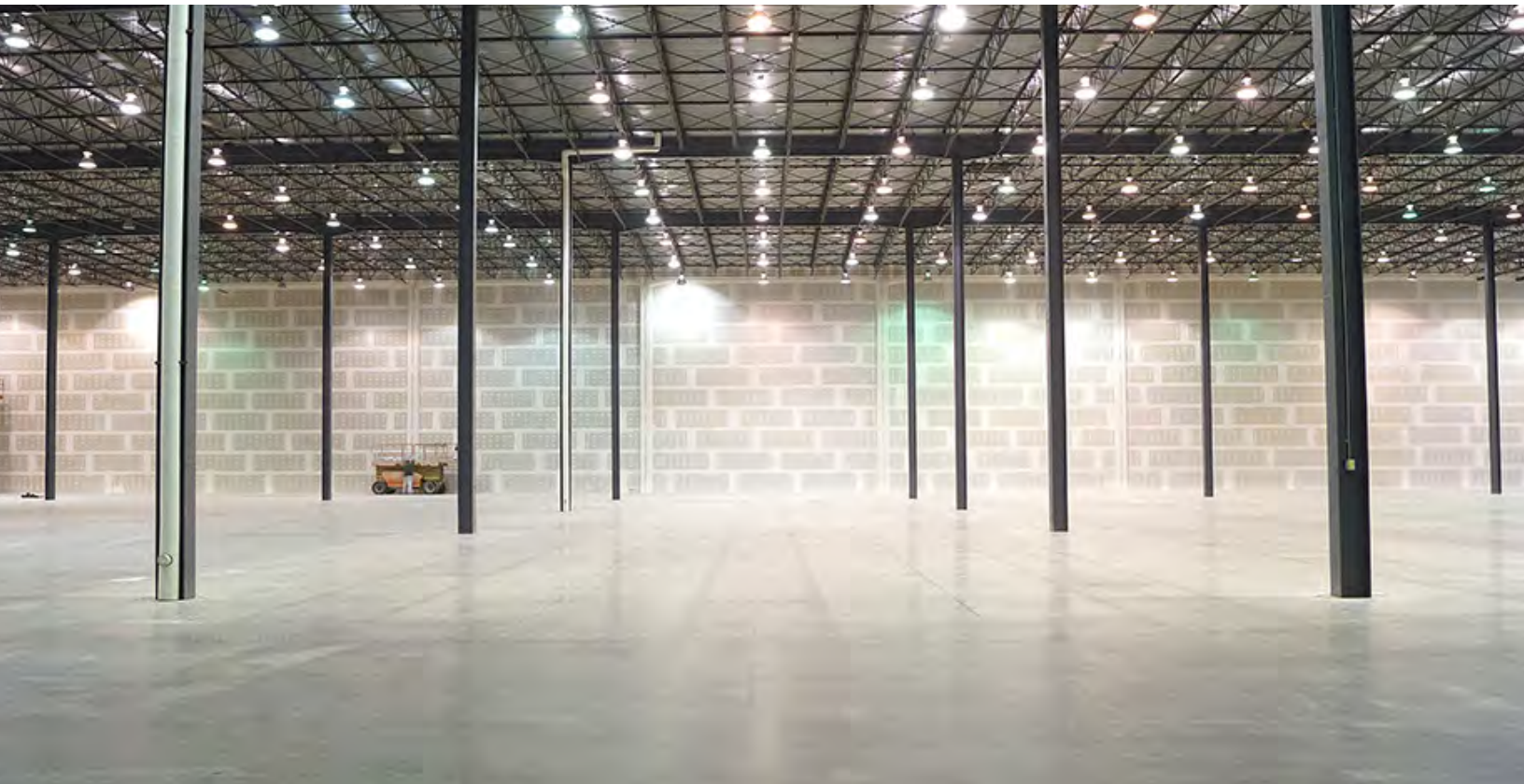


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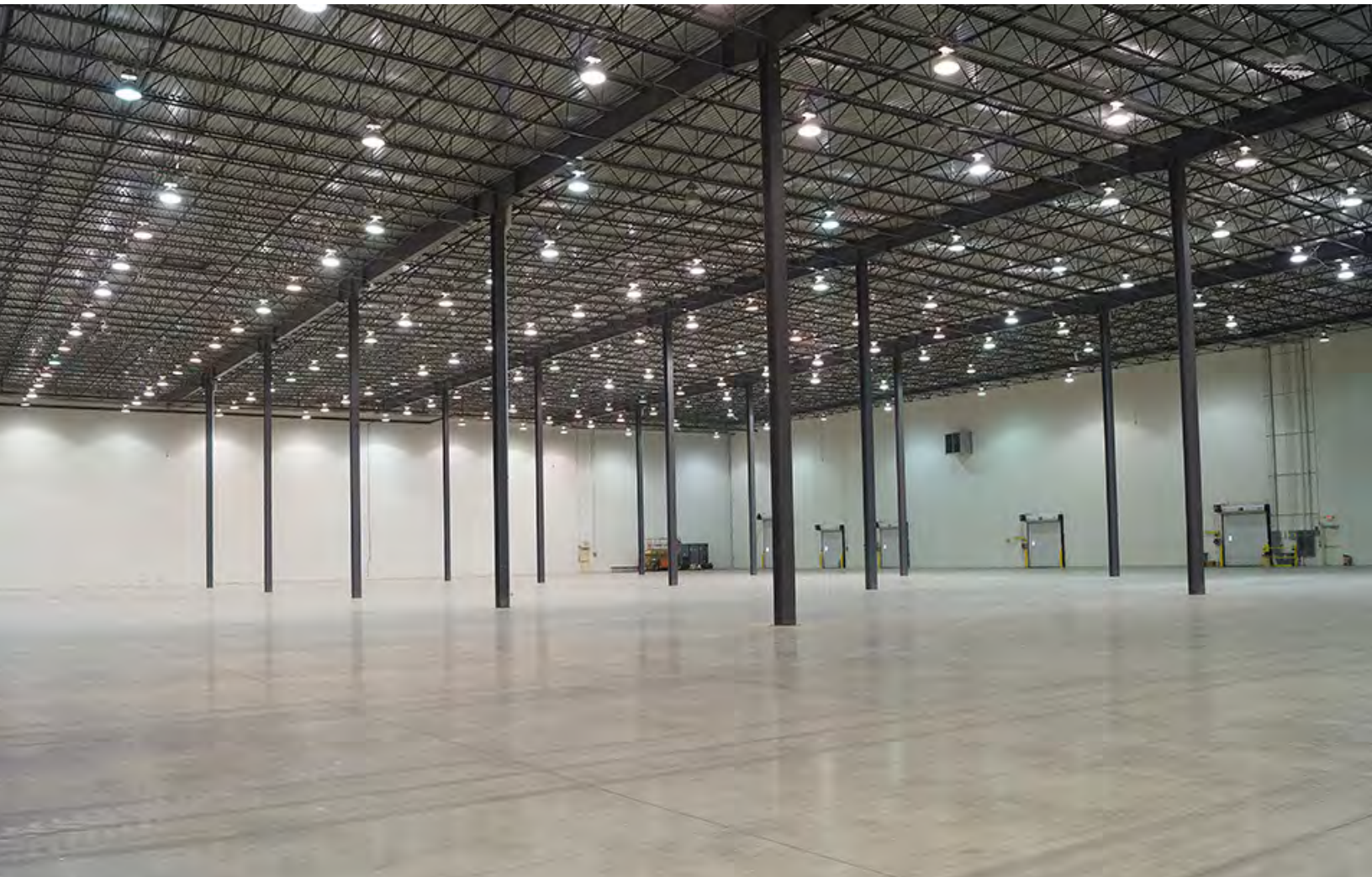


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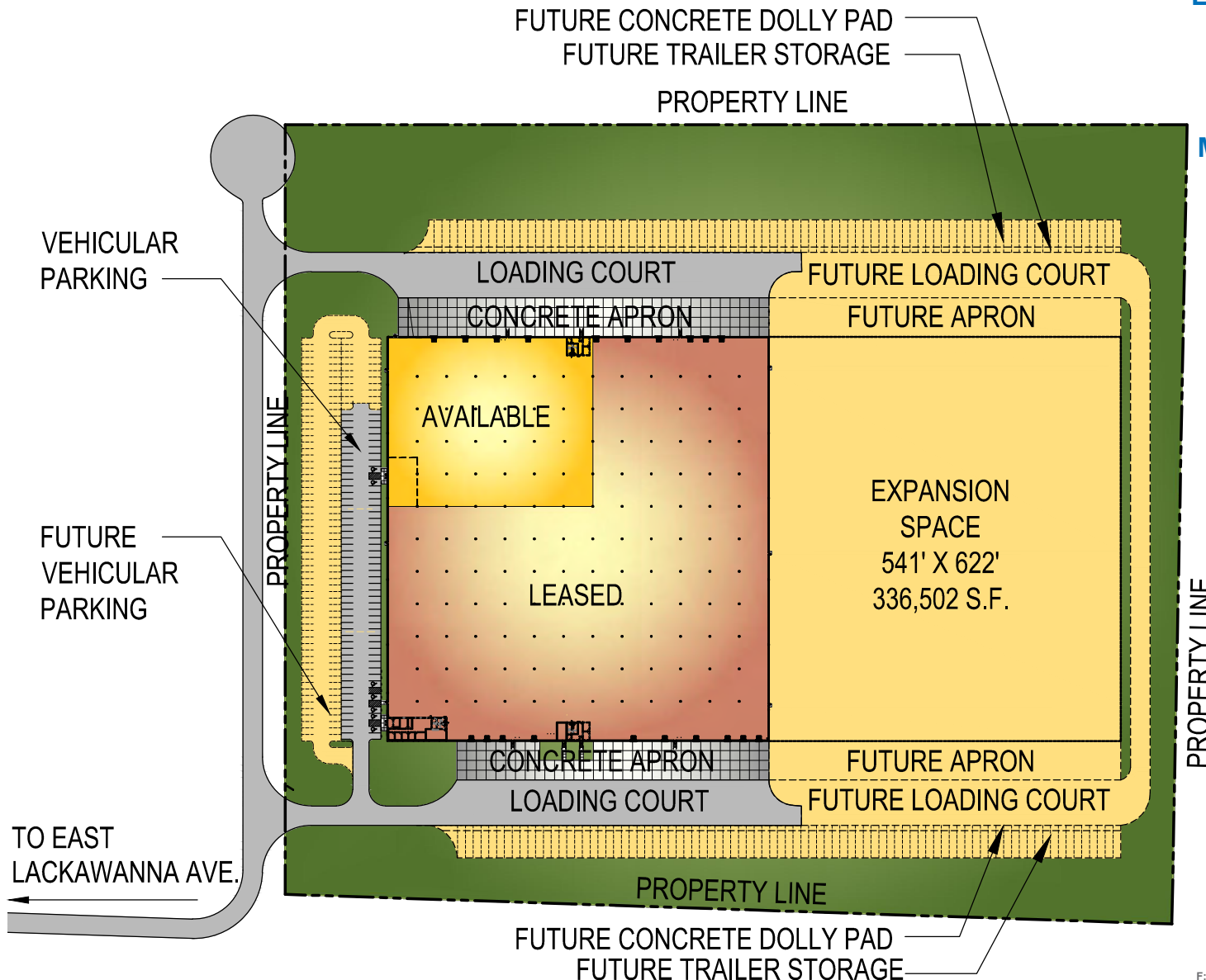
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EXISTING SITE PLAN

**AVAILABLE 82,575 S.F. SPACE WITHIN AN
EXISTING 365,114 S.F. BUILDING
EXPANDABLE TO 701,616 S.F.**

**1200 EAST LACKAWANNA AVE
MID-VALLEY INDUSTRIAL PARK
OLYPHANT BOROUGH
OLYPHANT, PA 18447**



AVAILABLE S.F.	82,575 S.F.
EXPANSION	336,502 S.F.
PARKING SPACES	13
FUTURE PARKING	143
FUTURE TRAILER STORAGE	173
LOADING DOORS	4
DRIVE-IN DOORS	1
COMPACTOR DOORS	1
ACREAGE	38.12

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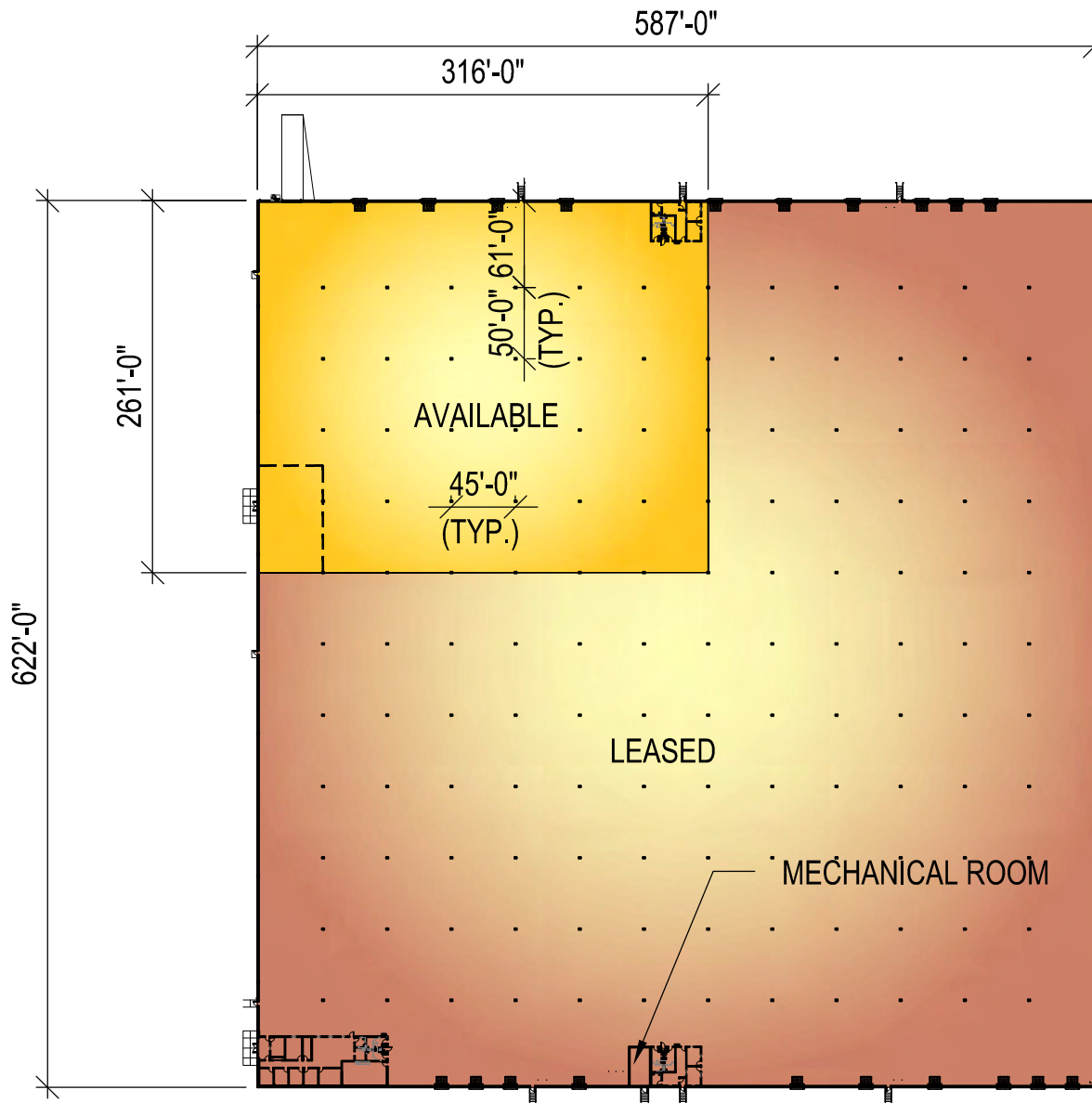
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EXISTING FLOOR PLAN

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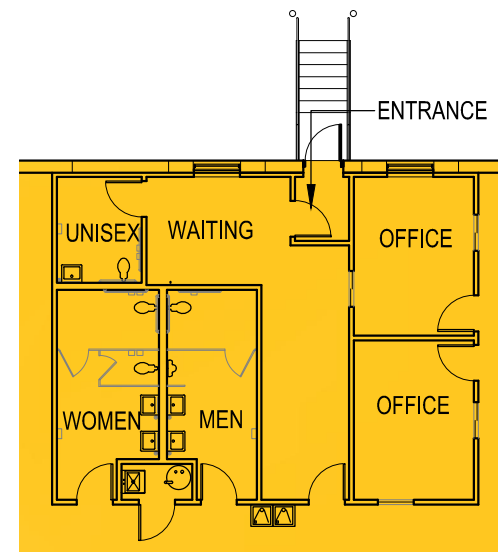
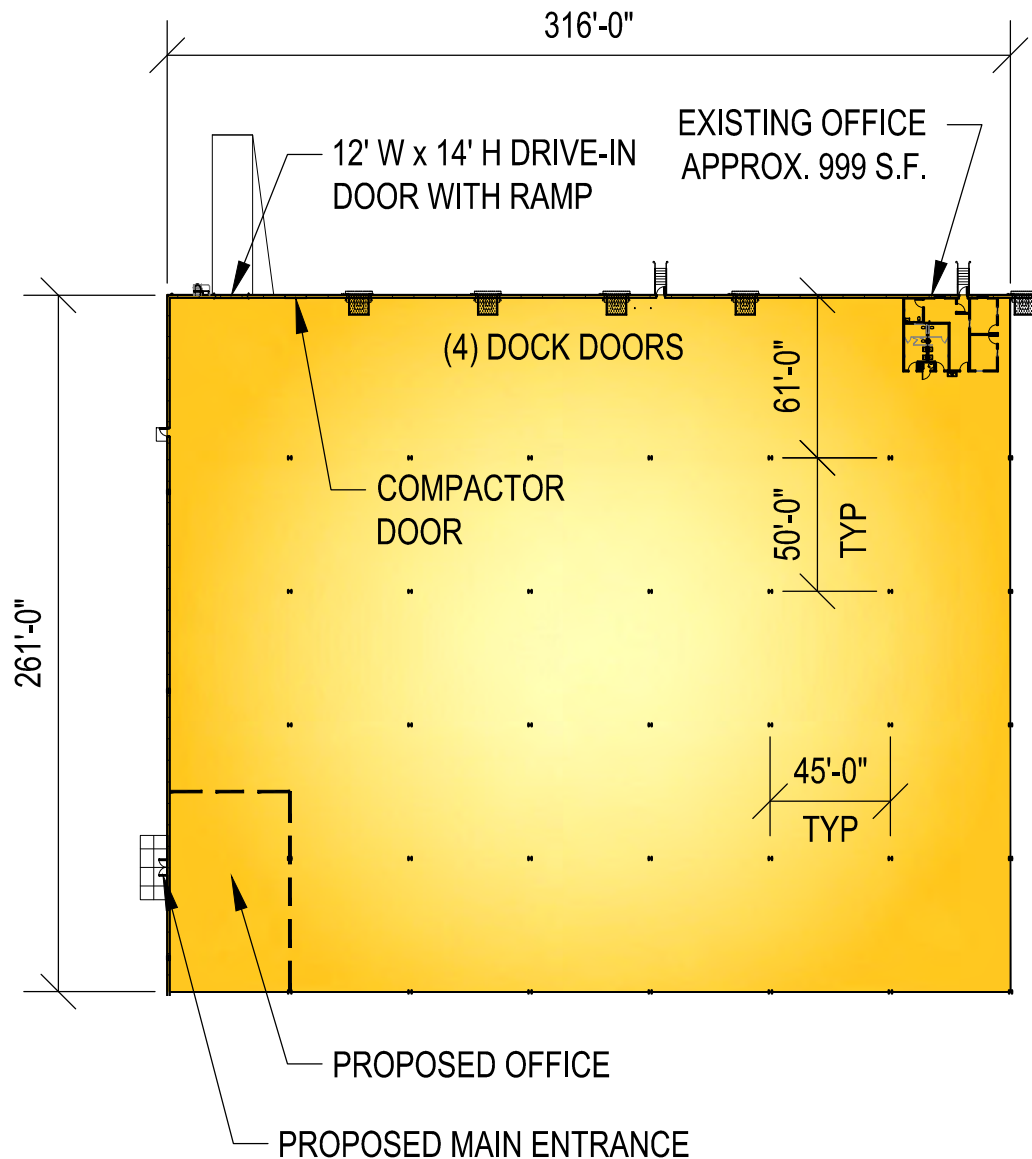
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ENLARGED OFFICE PLAN

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SPECIFICATIONS

SITE IMPROVEMENTS

- SITE CONTAINS APPROXIMATELY 38.12 ACRES
- ON-SITE PARKING FOR 13 VEHICLES WITH FUTURE PARKING FOR 143 VEHICLES.
- ASPHALT PAVING INCLUDING HEAVY DUTY PAVE IN TRUCK AREAS.
- 8" THICK REINFORCED CONCRETE DOCK APRON.
- FUTURE TRAILER STORAGE SPACES FOR UP TO 173 TRAILERS.
- MARQUEE SIGN LOCATED AT VEHICULAR ENTRANCE

BUILDING IMPROVEMENTS

- AVAILABLE SPACE CONTAINS 82,575 S.F.
- AVAILABLE SPACE DIMENSIONS 316'-0" (LENGTH) X 261'-0" (DEPTH).
- SPACE CONTAINS EXISTING 999 S.F. OFFICE SPACE.
45' X 50' BAY SPACING WITH A 61' DEEP STAGING BAY AT THE LOADING DOCK.
- 8" THICK CONCRETE FLOOR SLAB REINFORCED WITH WELDED STEEL MATS.
- ROOF IS BUILT-UP EPDM MEMBRANE ROOFING.
- EXTERIOR WALLS ARE LOAD-BEARING, PRECAST CONCRETE WALL PANELS WITH AN ALUMINUM/GLAZING ENTRANCE SYSTEM.
- THE AVAILABLE SPACE CONTAINS (4) 9'-0" X 10'-0" VERTICAL LIFT DOCK DOORS WITH 45,000 LB CAPACITY MECHANICAL LEVELERS WITH BUMPERS.
- THE AVAILABLE SPACE CONTAINS (1) 12'-0" X 14'-0" VERTICAL LIFT DRIVE-IN DOOR WITH RAMP AND (1) 8'-0" X 10'-0" VERTICAL LIFT COMPACTOR DOOR.

UTILITIES AND BUILDING SYSTEMS

- WAREHOUSE HEATING SYSTEM IS ENERGY EFFICIENT GAS FIRED UNIT HEATERS.
- ELECTRICAL SERVICE SHALL BE A 800 AMP 480/277 VOLT 3 PHASE SERVICE.
- WAREHOUSE LIGHTING IS 400 WATT METAL HALIDE HIGH BAY FIXTURES WITH LIGHTING LEVELS OF 30 FC AVERAGE.
- OFFICE LIGHTING IS FLUORESCENT 2 X 4 TROFFERS WITH PRISMATIC LENSES.
- FIRE PROTECTION SYSTEM IN WAREHOUSE IS AN EARLY SUPPRESSION FAST RESPONSE (ESFR) WET SPRINKLER SYSTEM.
- FIRE PROTECTION SYSTEM AT OFFICES IS A LIGHT HAZARD, WET SPRINKLER SYSTEM.
- PROVISIONS FOR DOMESTIC WATER AND NATURAL GAS SHALL BE PROVIDED.

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