

# 160,000 SF

ON 14.57 ACRES

## 36 VALLEY VIEW DRIVE

VALLEY VIEW BUSINESS PARK  
JESSUP BOROUGH, PA



## KOZ APPROVED!

The building is located in a Keystone Opportunity Zone, which exempts eligible companies from having to pay the vast majority of state and local taxes. The site has a KOZ end date of 12/31/24.



The Valley View Business Park 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.

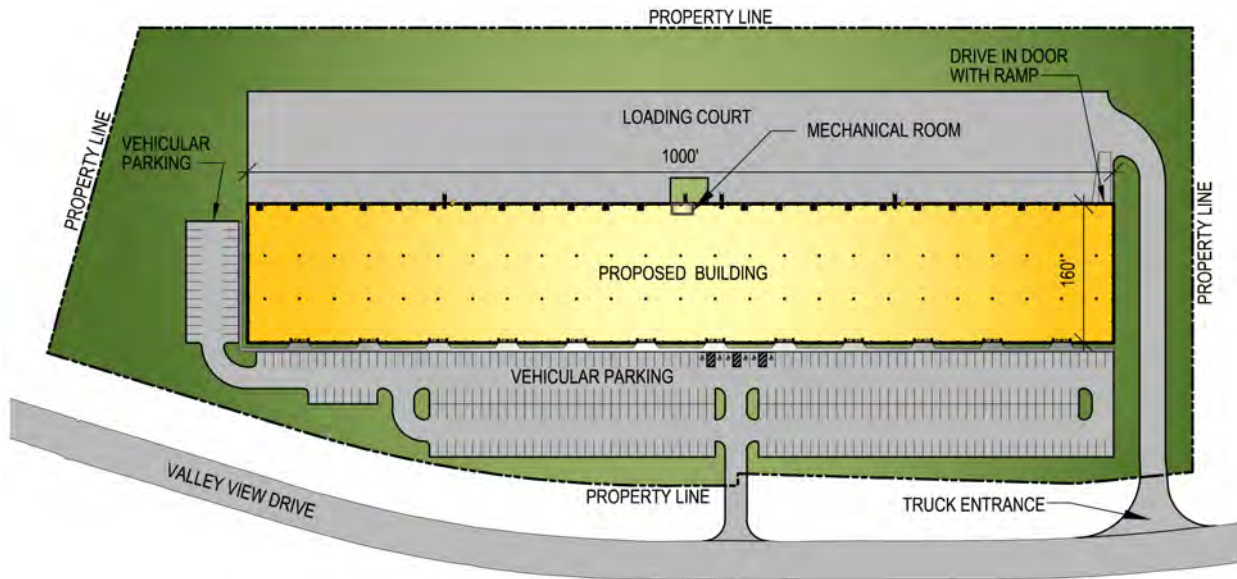
### DIRECTIONS TO VALLEY VIEW BUSINESS PARK:

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 .4 miles. Turn left into park.

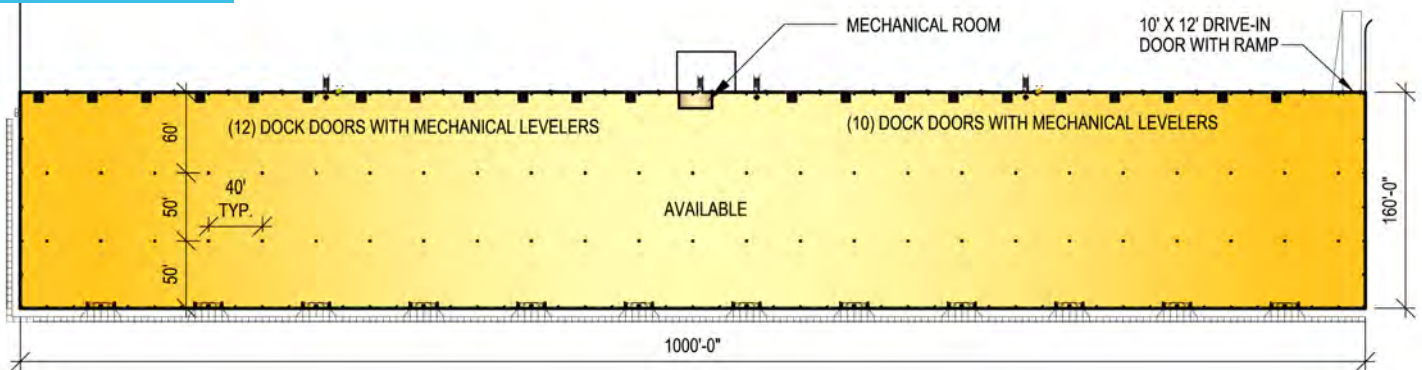
# PLANS AND SPECIFICATIONS

- 160,000 SF (1000' x 160') flex facility on 14.57 acres
- Can be subdivided in 6,400 SF increments
- 30' to 33' ceiling height
- Twenty-two (22) 8'6" w x 9'6" h vertical lift, insulated steel loading doors w/30,000 lb. capacity mechanical levelers w/bumpers
- One (1) 12' w x 14' h drive-in door
- 6" thick reinforced concrete floor
- Column spacing: 40' x 50' with 60' at loading bay
- Large areas on-site for vehicle and trailer parking
- Water Service: domestic & fire protection service provided
- Energy-efficient, LED fixtures in warehouse
- 225 amp (expandable to 800 amp), 120/208 volt, 3-phase electrical service
- Energy efficient direct fire heating units
- Ordinary Hazard Class III wet fire protection, system, ESFR capable
- Telecommunications: Comcast, Frontier, Verizon, Level 3 Communications

## SITE PLAN



## FLOOR PLAN



*Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, prior sale/lease, withdrawal notice, or other conditions*



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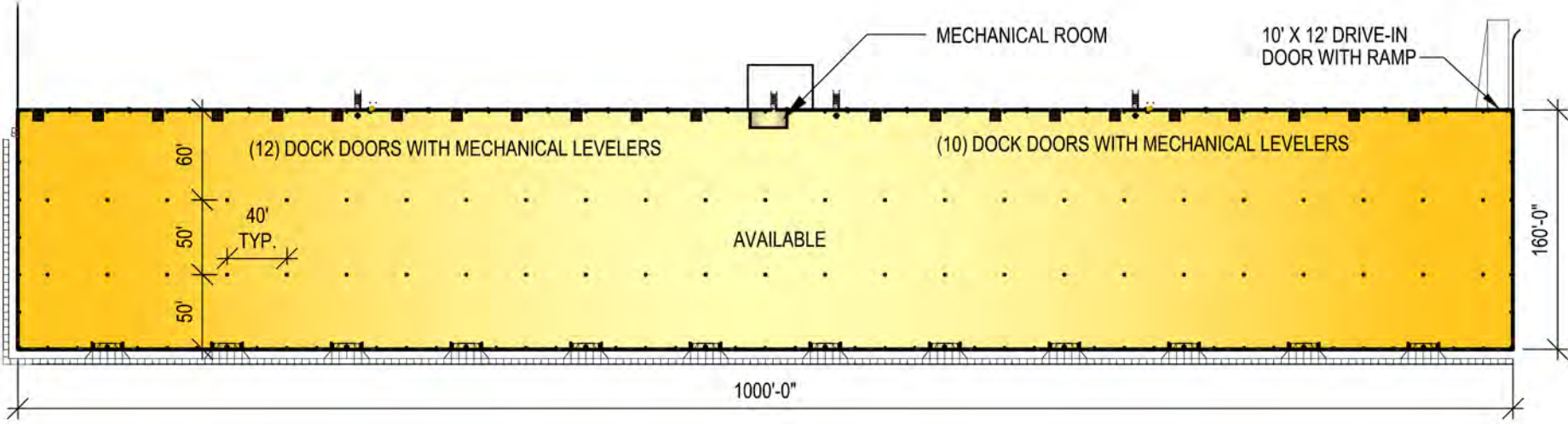
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# CONCEPTUAL FLOOR PLAN

PROPOSED 160,000 S.F. BUILDING

**PARCEL #13**  
**VALLEY VIEW BUSINESS PARK**  
**36 VALLEY VIEW DRIVE**  
**JESSUP BOROUGH**  
**JESSUP, PA 18434**



These plans have been prepared solely for marketing purposes for the exclusive use of  
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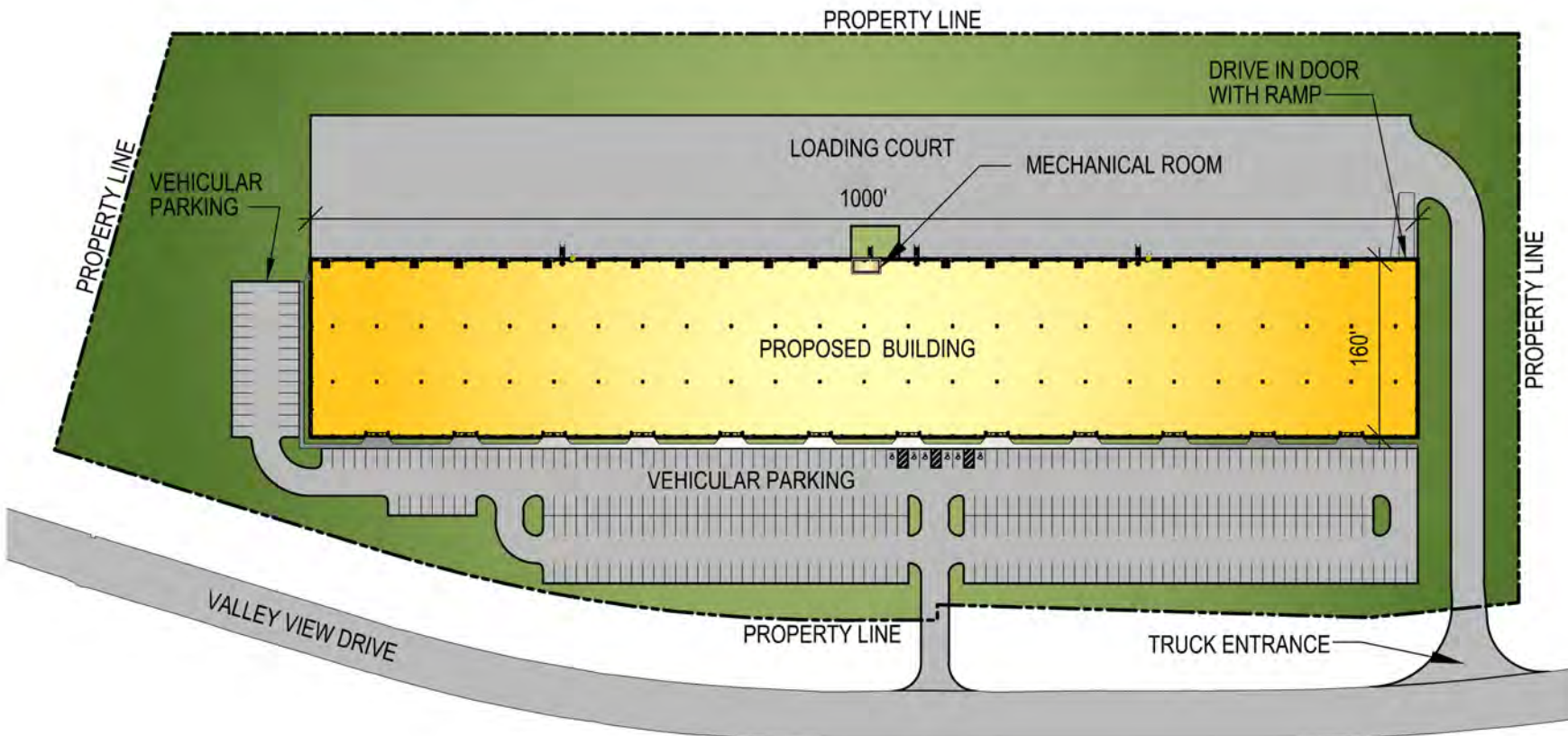
East Mountain Corporate Center  
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Wilkes-Barre, PA 18702

*Developing Northeastern Pennsylvania's I-81 Corridor Since 1985*

# CONCEPTUAL SITE PLAN

PROPOSED 160,000 S.F. BUILDING

PARCEL #13  
VALLEY VIEW BUSINESS PARK  
36 VALLEY VIEW DRIVE  
JESSUP BOROUGH  
JESSUP, PA 18434



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