

201,500 - 248,000 SF

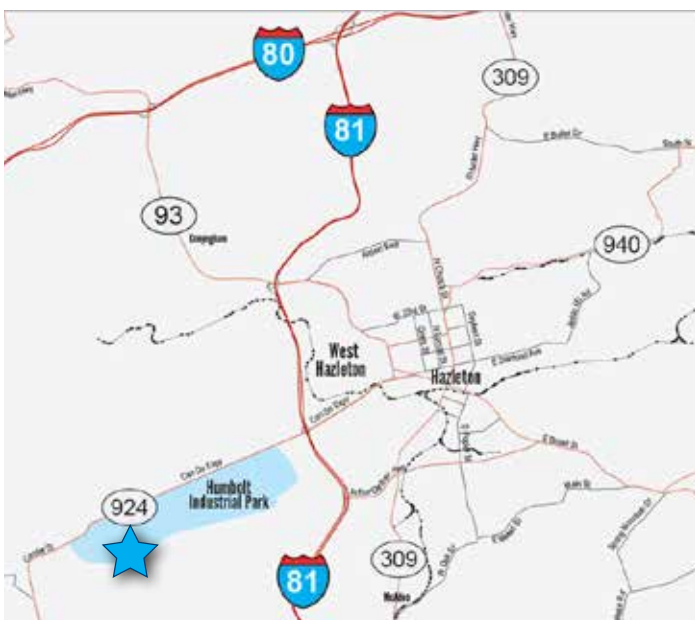
ON 20.5 ACRES

610 OAK RIDGE ROAD
PARCEL #57
HUMBOLDT INDUSTRIAL PARK
HAZLETON, PA 18202



SAMPLE BUILDING PICTURE

GREAT ACCESS TO I-81 & I-80!



DIRECTIONS TO HUMBOLDT INDUSTRIAL PARK:

Traveling North on I-81 - Take Exit 143 for Rt. 924 toward Hazleton. At the end of the exit ramp, turn left. Drive approximately 1.2 miles. Humboldt Industrial Park will be on the left.

Traveling South on I-81 - Take Exit 143 for Rt. 924 toward Hazleton. At the end of the exit ramp, turn right. Drive approximately 1.2 miles. Humboldt Industrial Park will be on the left.

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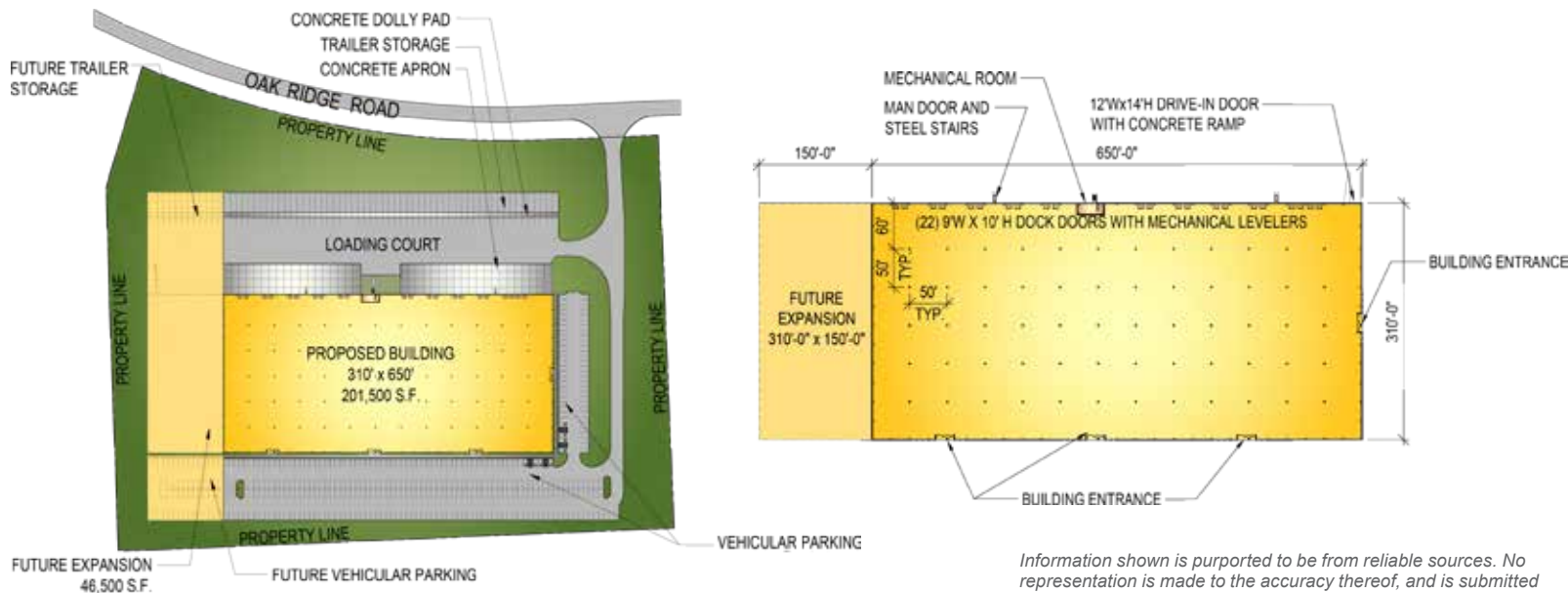
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HAZLETON, PA 18202



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.

PROPOSED PROPERTY SPECIFICATIONS

- 20.5 acre site
- Building shall contain 201,500 SF expandable to 248,000 SF
- 650' (length) x 310' (depth); Expansion 150' (length) x 310' (depth)
- Bay spacing shall be 50' x 50' spacing with a 60' deep staging bay
- Floor slab shall be 7" thick concrete reinforced with welded steel mats
- Roof system shall be MR24 standing seam roof system with insulation
- The building shall contain twenty-two (22) 9'-0" x 10'-0" vertical lift dock doors with 30,000 lb capacity Rite-Hite, mechanical levelers with bumpers and one (1) 12'-0" x 14'-0" vertical lift drive-in door with concrete access ramp
- Heating system shall be energy efficient Cambridge direct-fire units in warehouse areas, and gas / electric packaged roof-top HVAC units in office areas
- Electrical service shall be 800 AMP, 277/480 V, 3-phase, expandable to 4000 AMP
- Interior warehouse lighting shall be LED
- Fire protection system shall be an early suppression fast response (ESFR) wet sprinkler system
- Provisions for domestic water and natural gas shall be provided
- All utilities shall be separately metered
- On-site vehicular parking shall be approximately (334) spaces with future parking for up to (60) additional spaces
- On-site trailer storage shall be for approximately (55) trailer spaces with (12) future spaces
- Shall have 8" thick x 60' deep, reinforced concrete apron at loading dock
- Shall have 8' wide concrete dolly pad at 60' deep trailer storage area



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