

47,557 SF

ON 38.12 ACRES

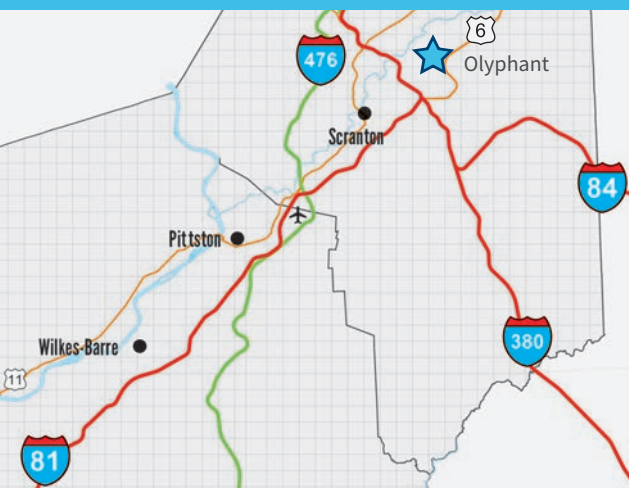
1200 CORPORATE WAY, SUITE 200

MID VALLEY INDUSTRIAL PARK
OLYPHANT, PA



GREAT I-81 CORRIDOR LOCATION

PRIME EAST COAST INDUSTRIAL LOCATION



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.

570.823.1100
mericle.com



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



MODERN OFFICE SPACE

Shipping/receiving office

999 SF



BUILDING WALLS

Exterior walls are load-bearing,
precast concrete wall panels with an
aluminum/glazing entrance system.

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

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LOADING

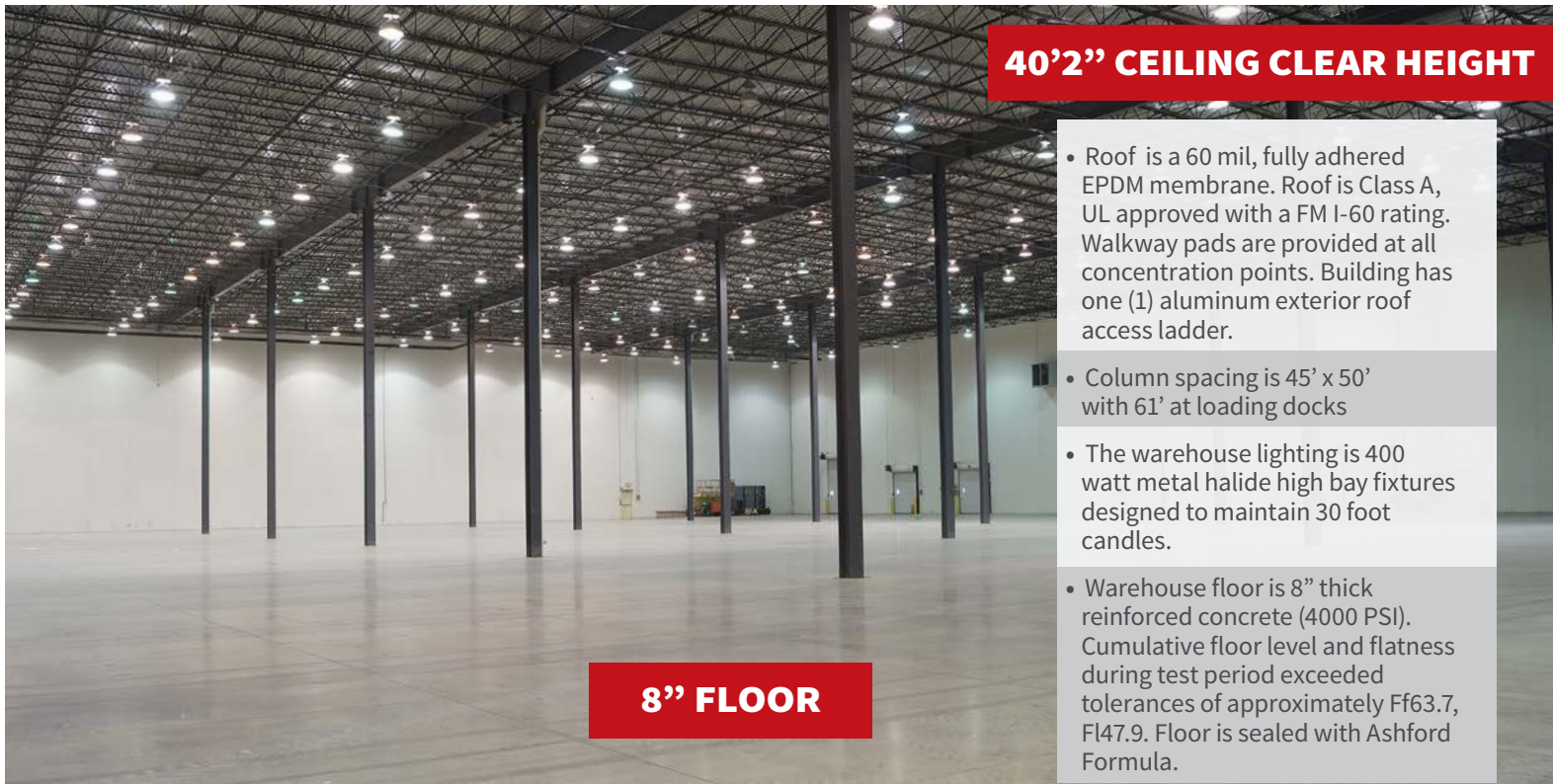
- **Doors** – Two (2) 9'x10' insulated steel coiling overhead doors with 45,000 lb. capacity mechanical levelers with bumpers. Future locations for additional 9'-0" x 10'-0" dock doors in available space. All overhead doors have vision panels and electrical operators.
- **Concrete Apron** – Extends 60' 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** – Two (2) dock seals (Frommelt)
- **Truck Restraints** – Two (2) Rite-Hite recessed truck restraints
- **Dock Lights** – Two (2) Rite-Hite Cool Head dock lights
- **Levelers** – Two (2) Rite-Hite hydraulic levelers (45,000 lb capacity)
- **Control Panels** – Two (2) Rite-Hite DOK Commander master control panels
- **Canopies** – Two (2) 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

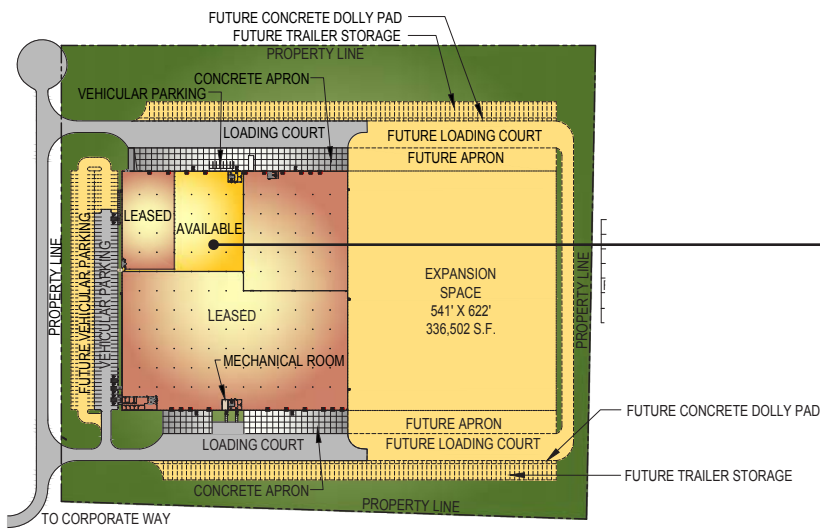


47,557 SF FOR LEASE

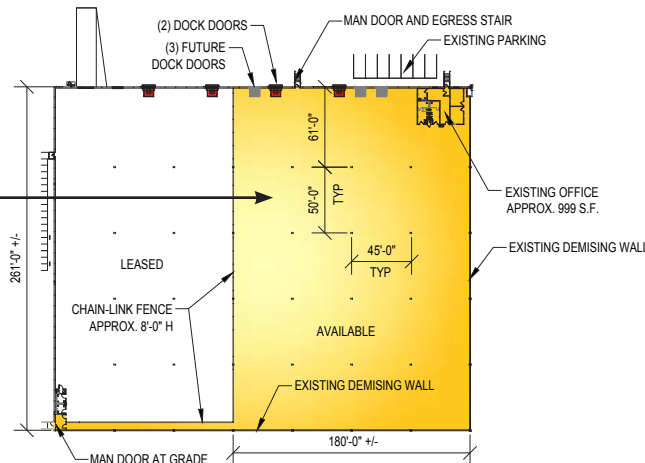
IN NORTHEASTERN PA!



SITE PLAN



FLOOR PLAN



BUILDING SPECIFICATIONS

- **Available Space:** 47,557 SF (180' x 261') available in a 365,114 SF building. Space includes 999 SF office.
- **Acreage:** 38.12 acres

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
- **Exterior Walls:** load-bearing, precast concrete wall panels with an aluminum/glazing entrance system.

LOADING

- **Dock Equipment:** Two (2) 9'-0" x 10'-0", insulated, overhead coiling dock doors, with vision panels. Future locations for (3) 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.
- **Trailer Court:** 8" thick reinforced concrete dock apron.

UTILITIES & SYSTEMS

- **HVAC:** The existing heating for the Warehouse Area is a 150,000 cfm, 4000 mbh, indirect gas fired, interior, vertical air rotation unit as manufactured by Applied Air. The existing available 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

- Abundant on-site parking for vehicles and trailers.
- Asphalt paving including heavy duty pave in truck areas.

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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