

# 84,582 to 253,311 SF

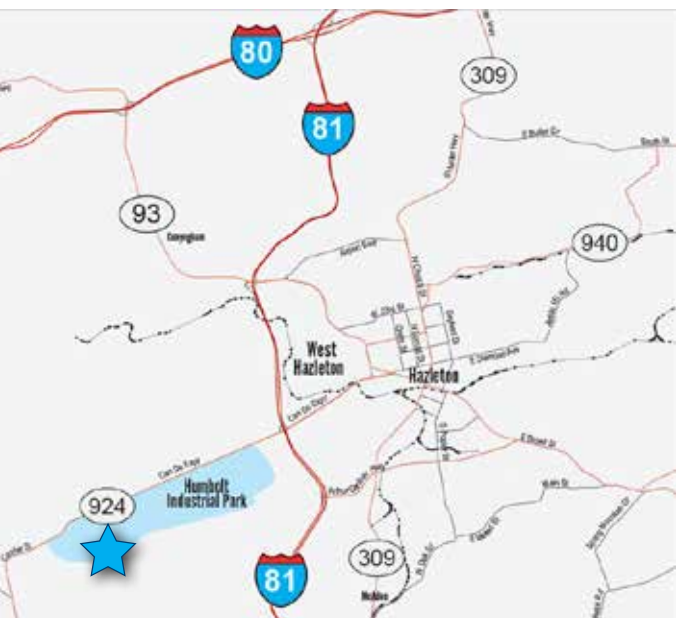
ON 22.78 ACRES

**585 OAK RIDGE ROAD**

HUMBOLDT INDUSTRIAL PARK  
HAZLE TOWNSHIP, PA



## 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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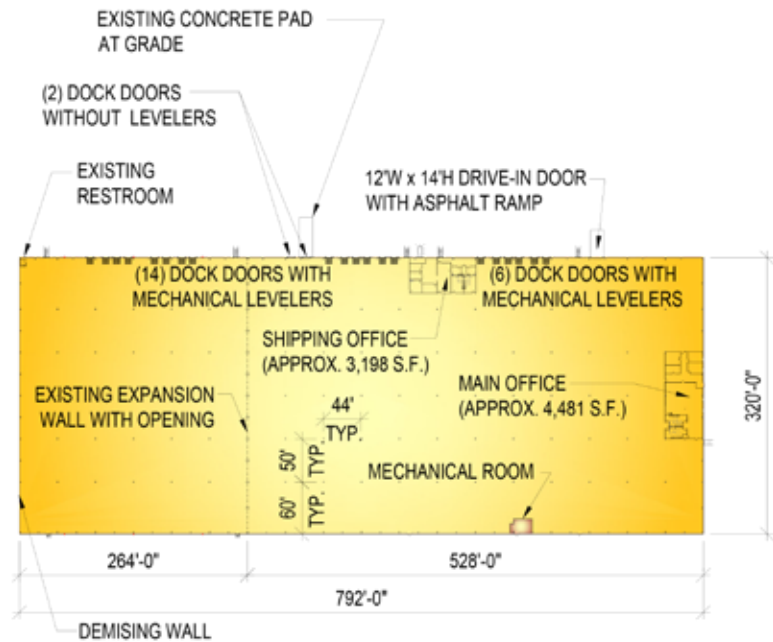
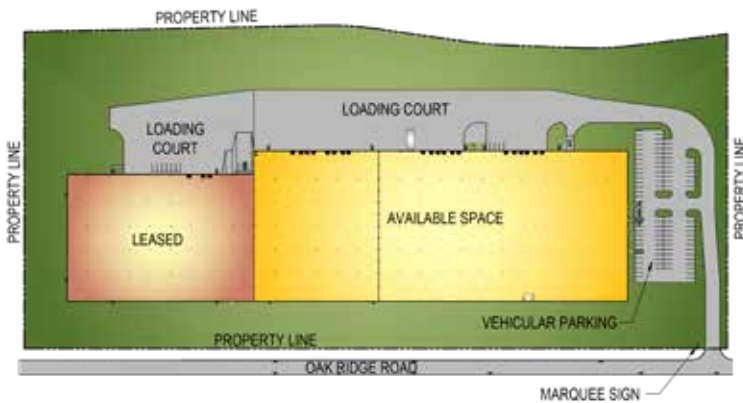
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# 84,582 to 253,311 SF

ON 22.78 ACRES

## 585 OAK RIDGE ROAD

HUMBOLDT INDUSTRIAL PARK  
HAZLE TOWNSHIP, PA



*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.*

## PROPERTY SPECIFICATIONS

- Available space is 84,582 SF to 253,311 SF.
- Building contains 360,360 SF on 22.78 acres.
- Available space dimensions is 792' x 320'.
- 4,481 SF main office and a 3,198 SF shipping office.
- Approximate 32' clear structural height at low eave. Approximate 36' clear structural height at ridge.
- 50' x 44' typical bay spacing with 60' loading bays.
- Exterior wall system consisting of architectural masonry, aluminum frame windows and insulated metal wall panels.
- Twenty (20) 8'6" x 9'6" vertical lift dock doors with 30,000 lb. capacity mechanical levelers and bumpers.
- One (1) 12' x 14' drive-in door with asphalt ramp.
- One (1) 8'6" x 9'6" drive-in door with concrete ramp.
- One (1) 8'6" x 9'6" vertical lift dock door.
- 6" thick reinforced concrete floor slab.
- Warehouse heating system energy-efficient gas-fired unit heaters.
- MR24 standing seam roof system.
- Electrical service is 800 amp (expandable), 480/277V, 3-phase.
- Interior lighting is LED fixtures in the warehouse and fluorescent fixtures in the office areas.
- Fire protection is an ESFR wet sprinkler system with an Ordinary Hazard System in the office area.
- On-site parking for approx. 102 vehicles.



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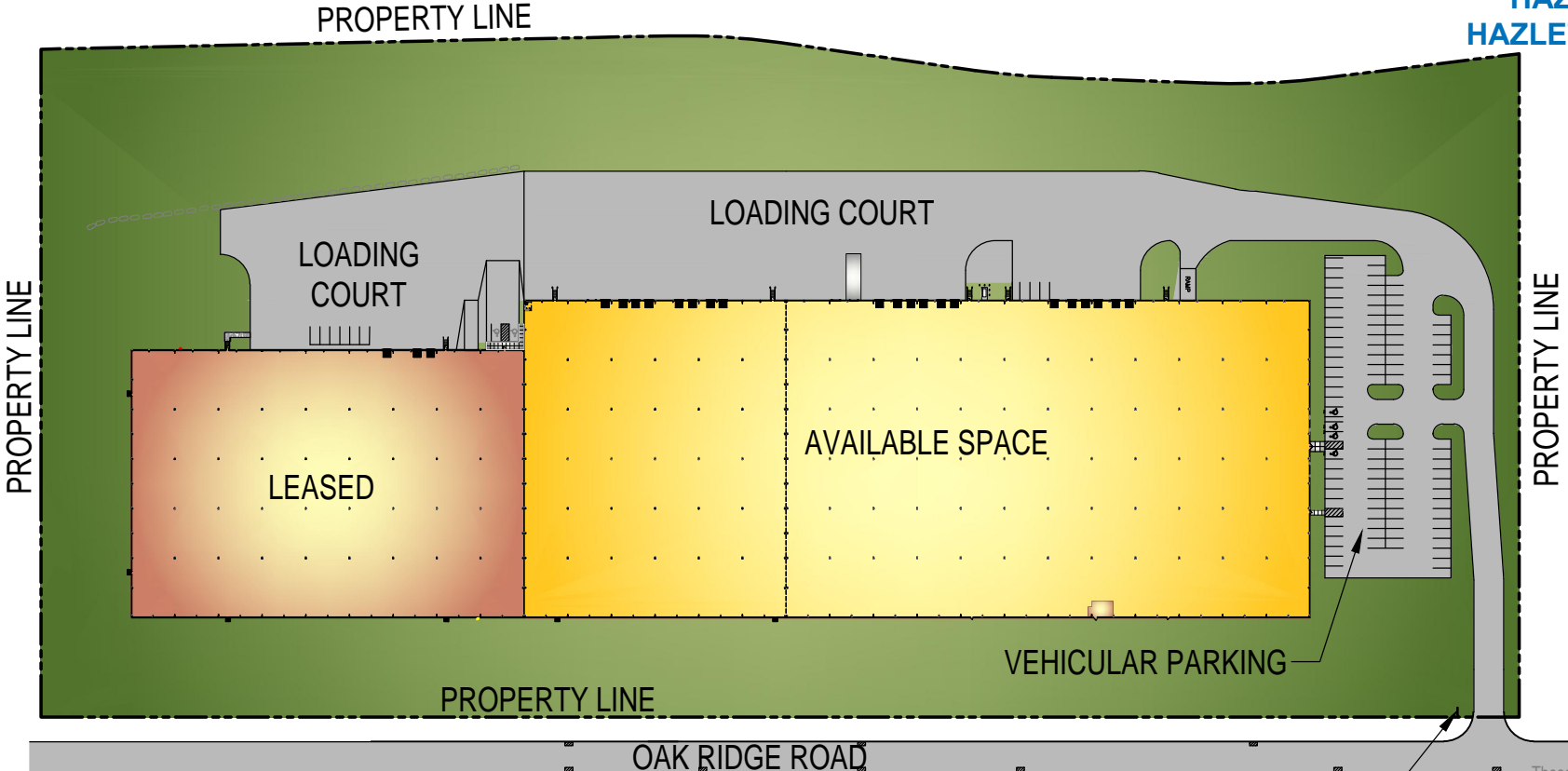
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# EXISTING SITE PLAN

AVAILABLE 253,311 S.F. SPACE  
WITHIN AN EXISTING 360,360 S.F. BUILDING

PARCEL #52A  
585 OAK RIDGE ROAD  
HUMBOLDT INDUSTRIAL PARK  
HAZLE TOWNSHIP  
HAZLETON, PA 18202

VEHICULAR PARKING	102
DOCK DOORS	22
DRIVE-IN DOORS	1
ACREAGE	22.78



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-- Mericle Commercial Real Estate Services

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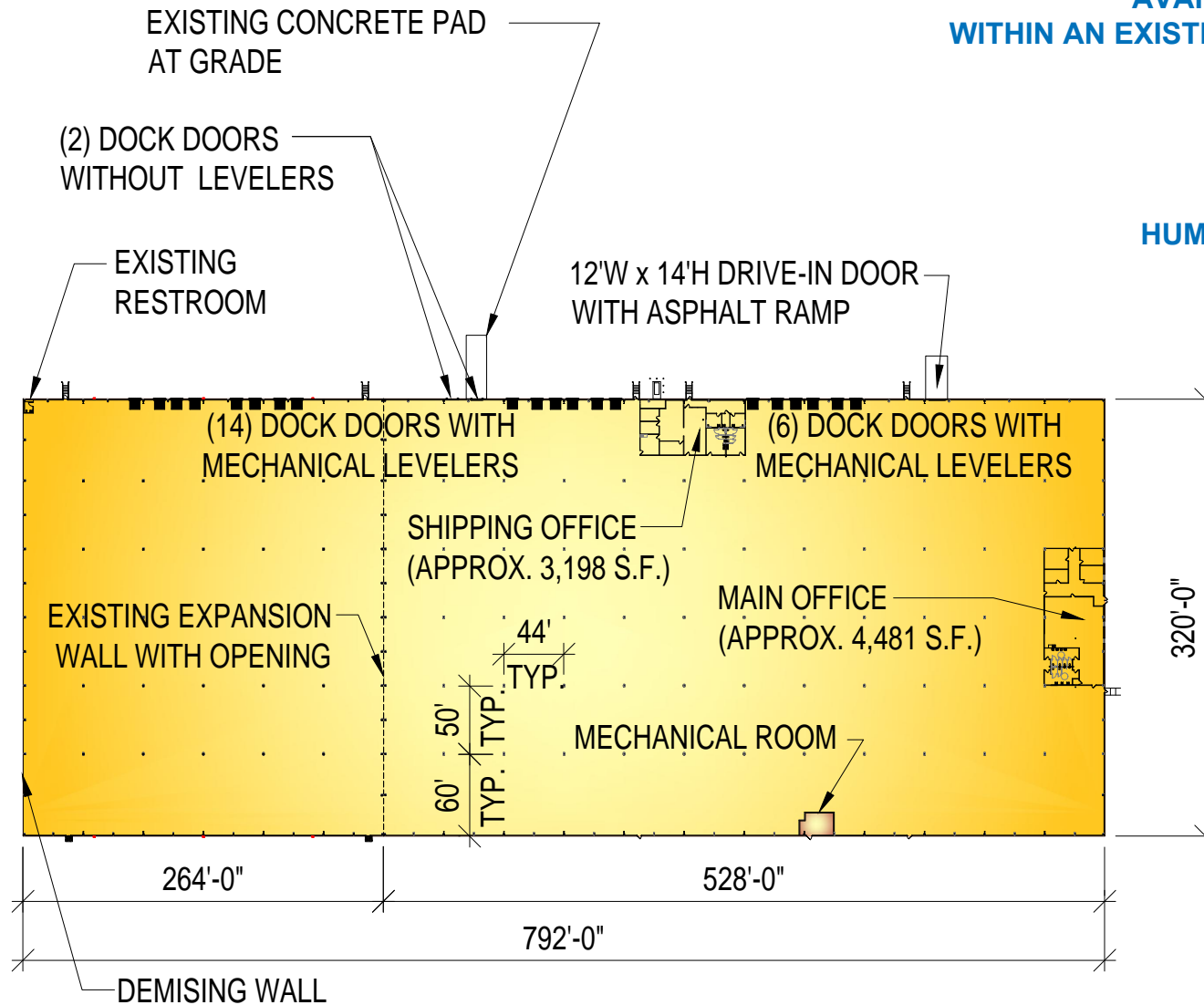
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# BUILDING PLAN

AVAILABLE 253,311 S.F. SPACE  
WITHIN AN EXISTING 360,360 S.F. BUILDING

PARCEL #52A  
585 OAK RIDGE ROAD  
HUMBOLDT INDUSTRIAL PARK  
HAZLE TOWNSHIP  
HAZLETON, PA 18202



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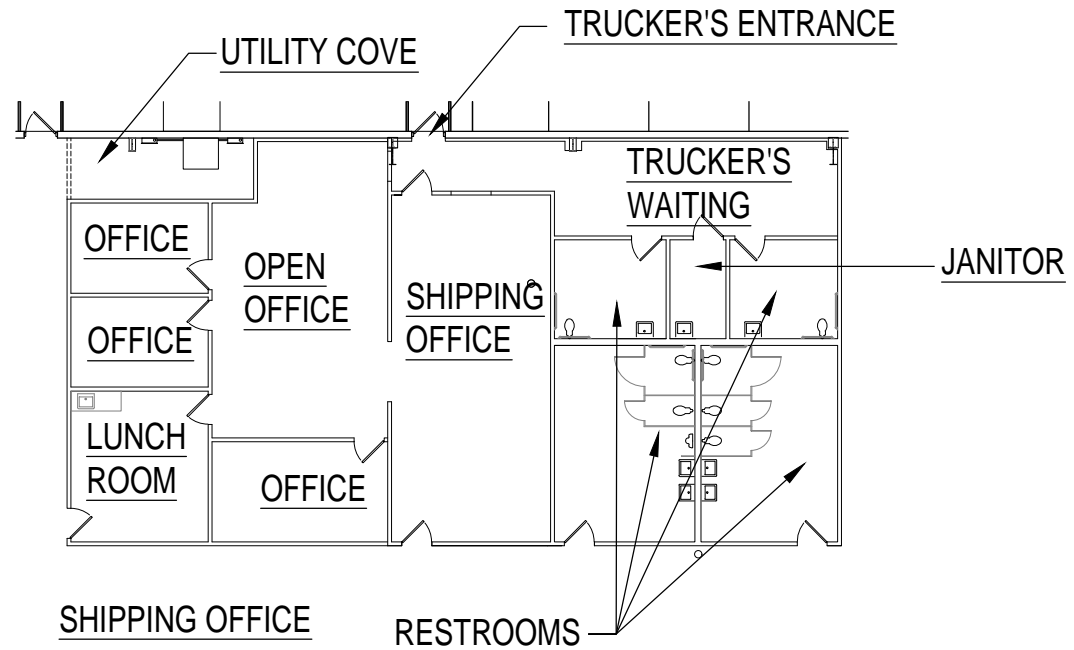
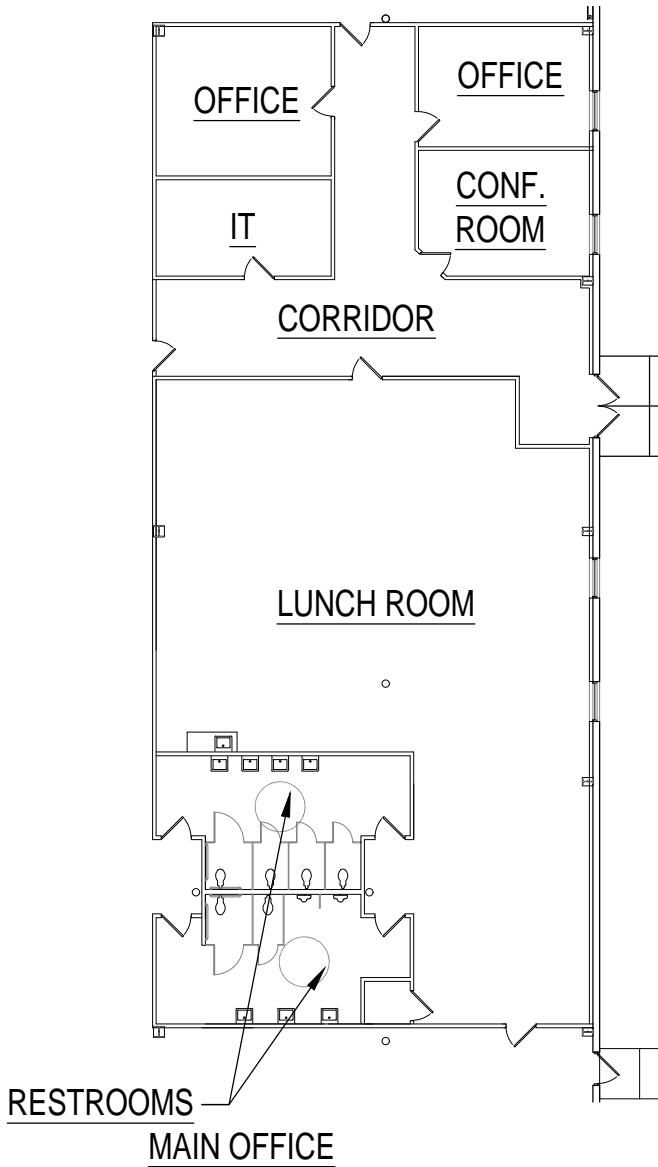
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# ENLARGED OFFICE PLANS

AVAILABLE 253,311 S.F. SPACE  
WITHIN AN EXISTING 360,360 S.F. BUILDING

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585 OAK RIDGE ROAD  
HUMBOLDT INDUSTRIAL PARK  
HAZLE TOWNSHIP  
HAZLETON, PA 18202



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