

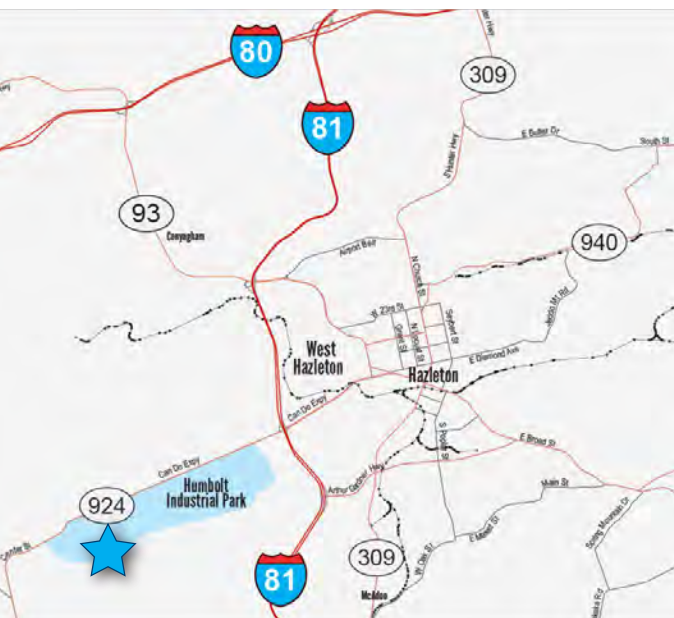
196,924 SF

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.

PLANS AND SPECIFICATIONS

SIZE

- Building contains 360,360 square feet.
- Overall building dimensions are 270' (length) x 396' (width) and 320' (length) x (792') width.
- Available space is 196,924 square feet with a 4,481 square foot main office and a 3,198 square foot shipping office.
- Site contains approximately 22.78 acres.

BUILDING CONSTRUCTION

- Exterior wall system consisting of architectural masonry, aluminum frame windows and insulated metal wall panels.
- 6" concrete floor slab reinforced with welded steel mats.
- Approximate 32' clear structural height at low eave. Approximate 36' clear structural height at ridge.
- MR24 standing seam roof system.
- 50' x 44' typical bay spacing with 60' loading bays.

LOADING

- The Available Space contains sixteen (16) 8'-6" x 9'-6" vertical-lift dock doors with fourteen (14) 30,000 lb capacity mechanical levelers with bumpers.
- The Available Space contains one (1) 12' x 14' vertical-lift drive-in door with asphalt access ramp.
- Asphalt paving including heavy duty pave in truck areas.

UTILITIES

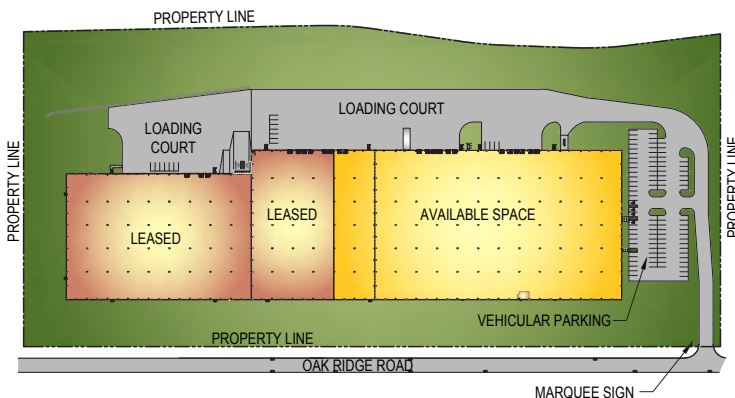
- Heating system is energy efficient gas-fired, unit heaters in the Warehouse and packaged gas/electric Trane roof top units in the Office Area.
- Electrical service is a 800 amp, 480/277V, 3 phase, expandable.
- Interior lighting is LED fixtures in the warehouse and fluorescent fixtures in the office areas.
- Fire protection system is an Early Suppression Fast Response (ESFR) wet sprinkler system with an Ordinary Hazard System in the Office Area.
- Provisions for domestic water and natural gas shall be provided.
- All utilities shall be separately metered.

PARKING AND AMENITIES

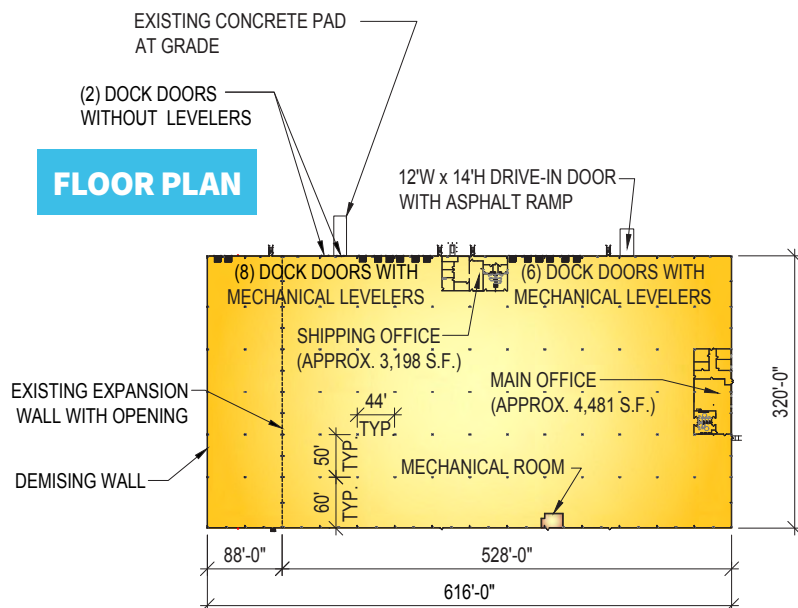
- On-site parking for approximately 101 vehicles.
- Professionally prepared and maintained landscape design.
- Marquee sign at site.

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.

SITE PLAN



FLOOR PLAN



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585 Oak Ridge Road
Humboldt Industrial Park

196,924 SF



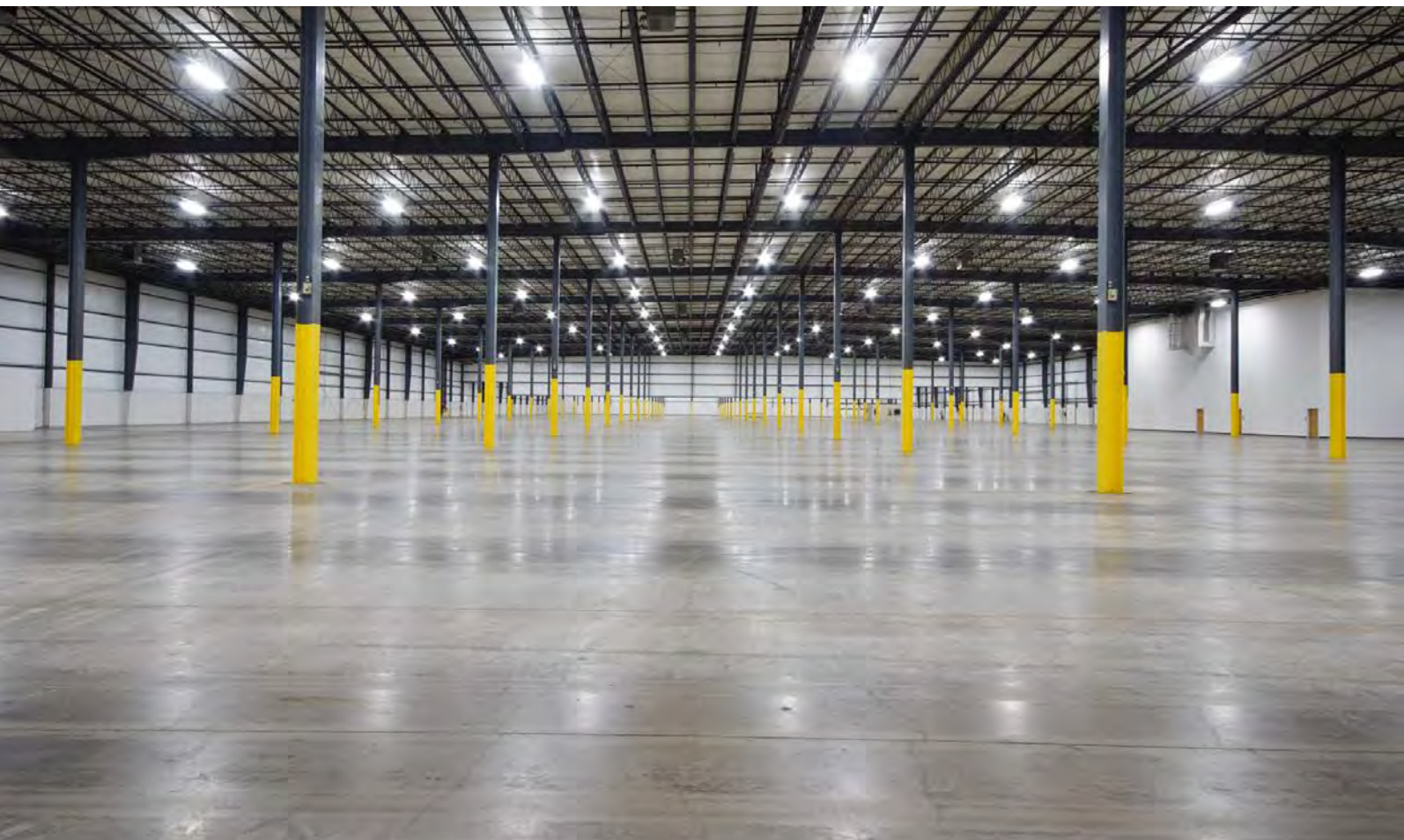
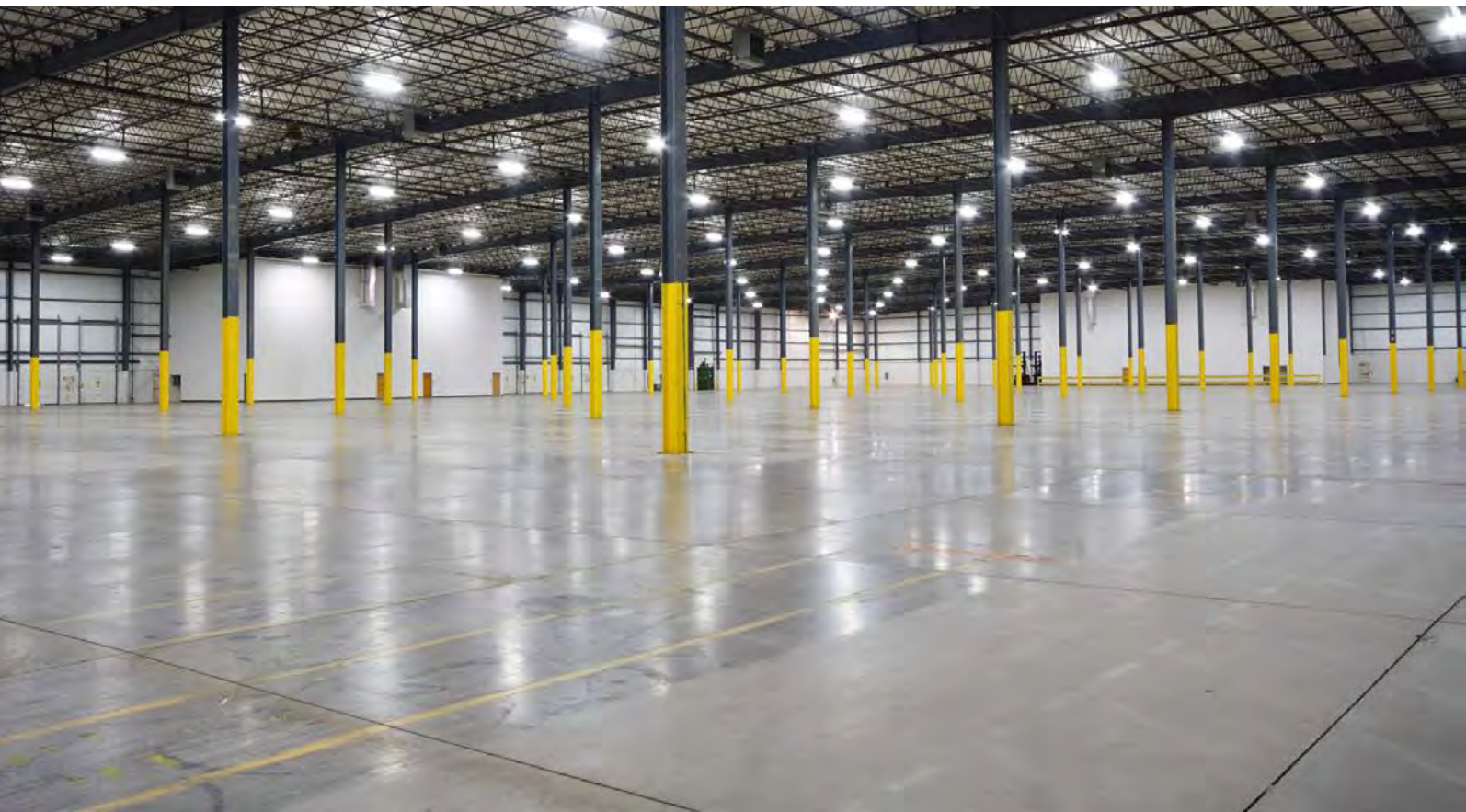
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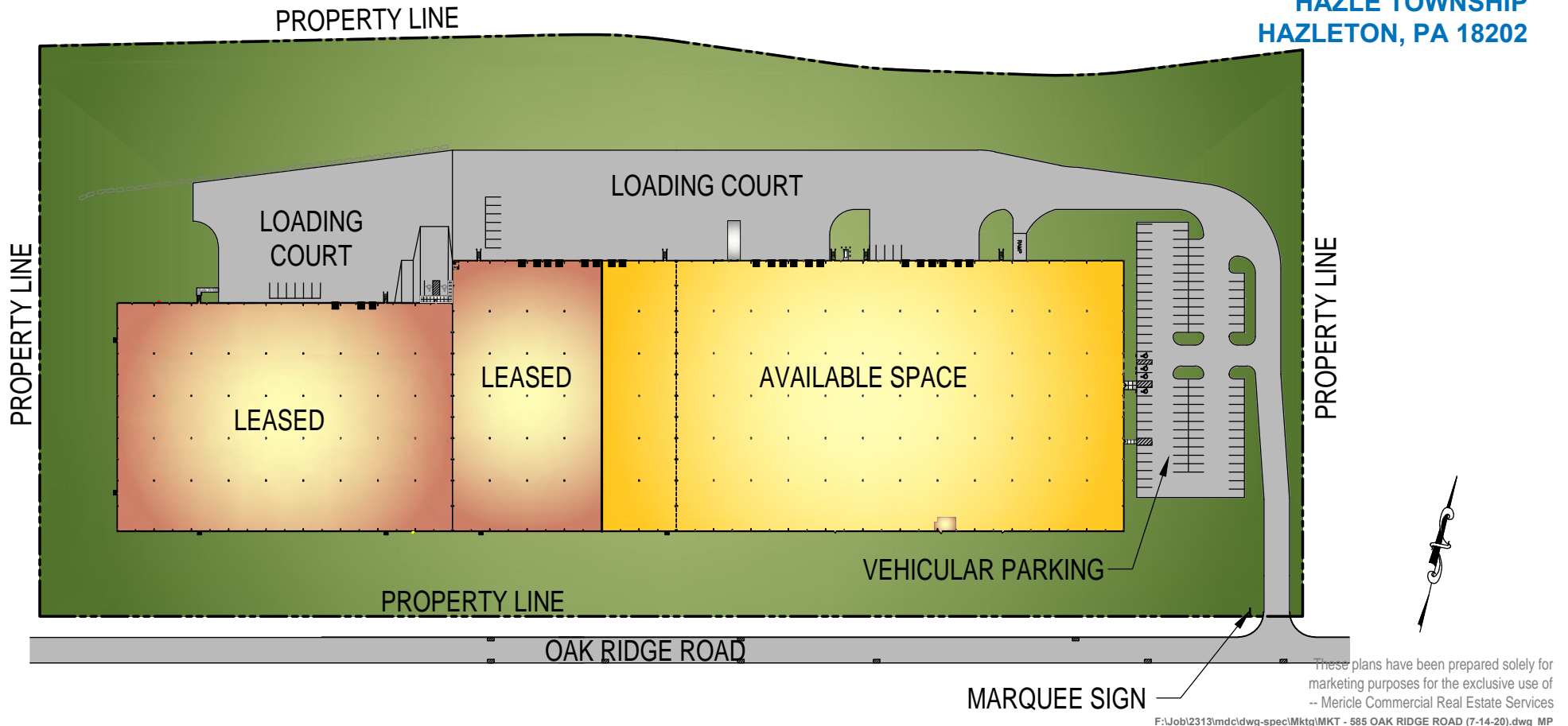


EXISTING SITE PLAN

VEHICULAR PARKING	101
DOCK DOORS	16
DRIVE-IN DOORS	1
ACREAGE	22.78

AVAILABLE 196,924 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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-- Mericle Commercial Real Estate Services

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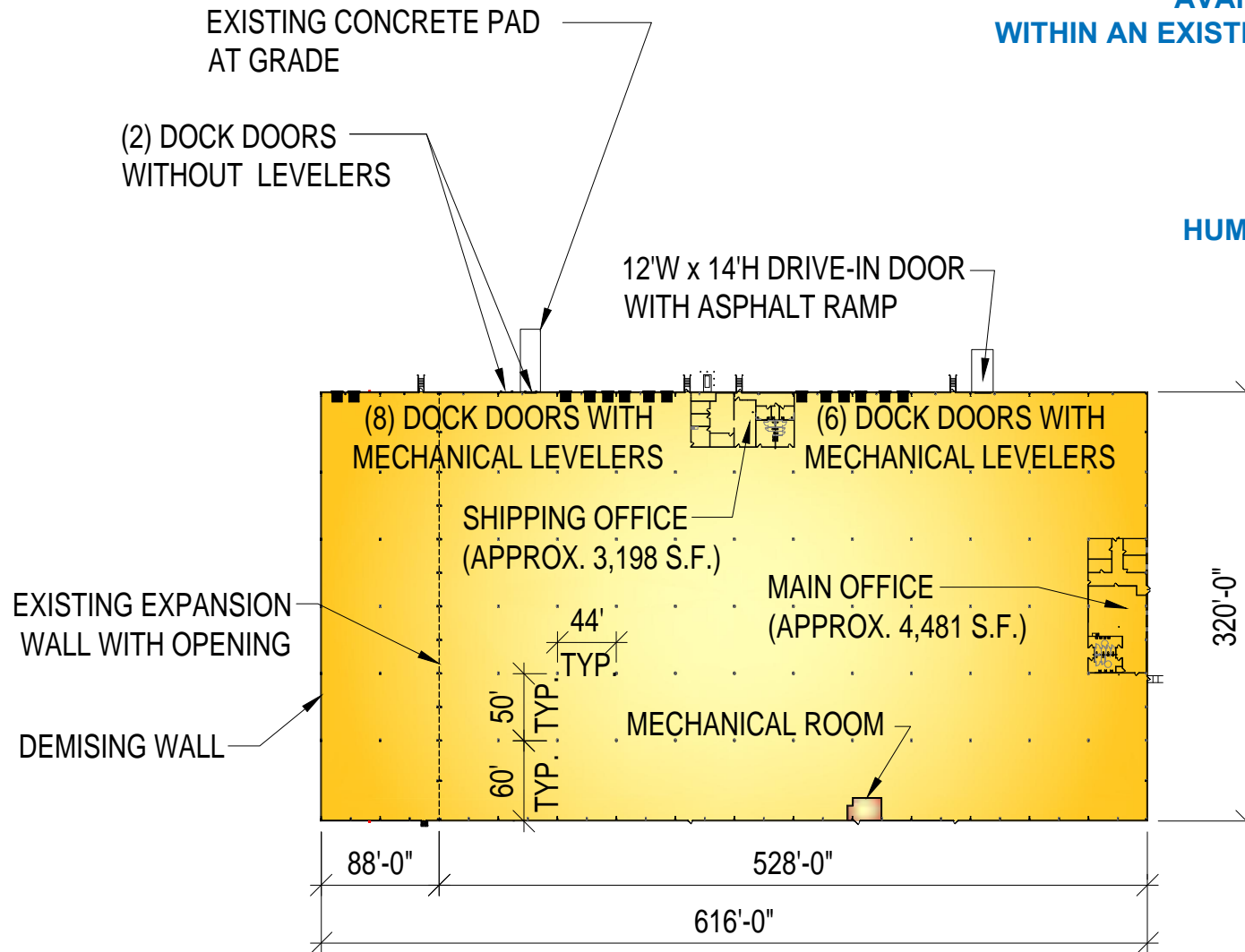
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BUILDING PLAN

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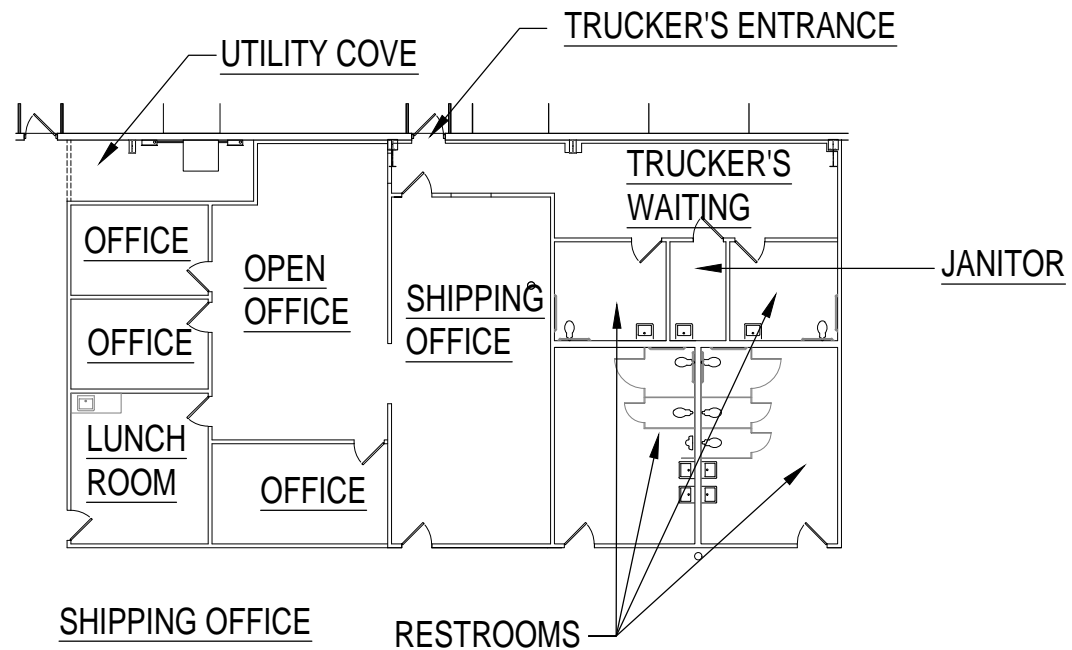
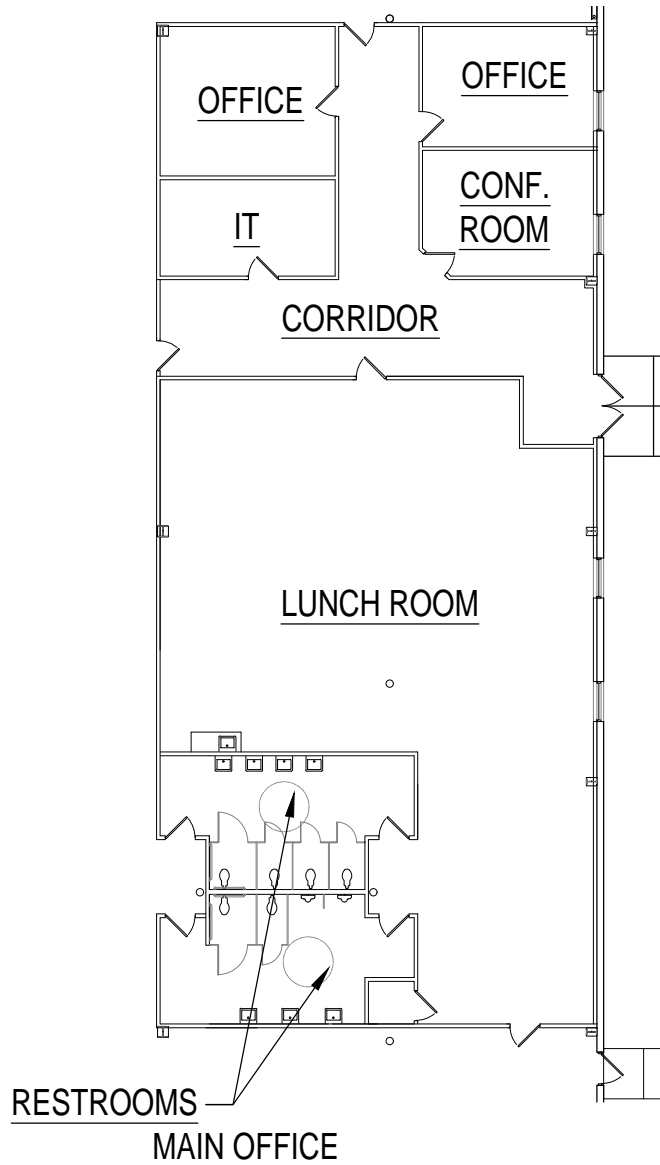
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ENLARGED OFFICE PLANS

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SPECIFICATIONS

SITE IMPROVEMENTS

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- On-site parking for approximately 101 vehicles.
- Asphalt paving including heavy duty pave in truck areas.
- Professionally prepared and maintained landscape design.
- Marquee sign at site.

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