

168,730 SF

ON 22.78 ACRES AVAILABLE FOR LEASE

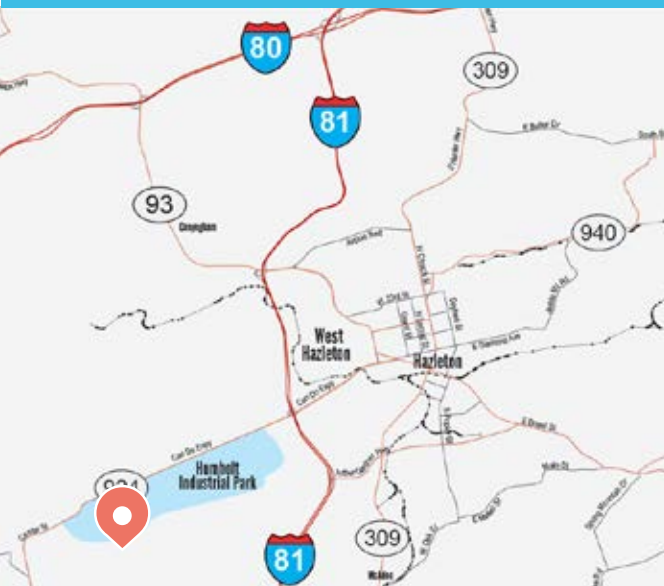
585 OAK RIDGE ROAD

HUMBOLDT INDUSTRIAL PARK

HAZLE TOWNSHIP, HAZLETON, PA 18202



GREAT ACCESS TO I-81 & I-80!



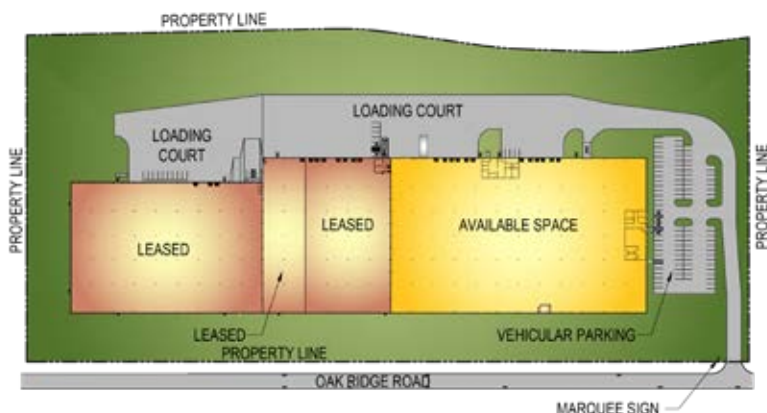
- ✓ Park is home to dozens of manufacturing, distribution, office, and e-commerce companies.
- ✓ A few tenants include Amazon.com, American Eagle Outfitters, Michael's Handcrafts, Simmons Company, Nature's Bounty, E.S. Kluft & Company, Freedom Corrugated, Brake Parts, Inc., Reynolds Consumer Products., and many others.
- ✓ Humboldt Industrial Park is located near Hazleton, PA, just 1.2 miles from Exit 143 of I-81 and 9.2 miles from the I-81/I-80 intersection.
- ✓ The park is within a 300 mile radius of 68.3 million people.
- ✓ Downtown Hazleton and Hazleton's major suburban shopping areas are both just five minutes away.



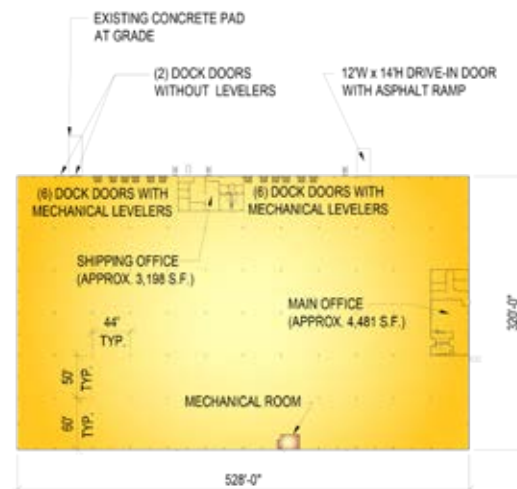
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SITE PLAN



FLOOR PLAN



SIZE

- **Available Space:** 168,730 SF for lease within an existing 360,360 SF industrial building.
- **Acreage:** 22.78 acres
- **Building Dimensions:** 270' (length) x 396' (width) and 320' (length) x 792' (width).
- Features a 4,481 SF main office and a 3,198 SF shipping office.

BUILDING CONSTRUCTION

- **Floor:** 6" concrete floor slab reinforced with welded steel mats.
- **Roof:** Butler Manufacturing, MR-24 metal roof system.
- **Exterior Walls:** Exterior wall system consisting of architectural masonry, aluminum frame windows and insulated metal wall panels.
- **Clear Ceiling Height:** Approx. 32' clear structural height at low eave. Approx. 36' clear structural height at ridge.
- **Bay Spacing:** 50' x 44' typical bay spacing with 60' loading bays.

LOADING

- **Loading:** Single-sided loading.
- **Dock Equipment:** Fourteen (14) 8'-6" x 9'-6" vertical-lift dock doors with twelve (12) 30,000 lb capacity mechanical levelers with bumpers.
- One (1) 12' x 14' vertical-lift drive-in door with asphalt access ramp.

UTILITIES

- **HVAC:** Energy efficient, gas-fired unit heaters in the warehouse and packaged gas/electric Trane roof top units in the office area.
- **Electrical Service:** 800 Amp, 480/277 Volt, 3-Phase electrical service (expandable).
- **Lighting:** LED fixtures in the warehouse and fluorescent fixtures in the office areas.
- **Fire Protection:** Early Suppression Fast Response (ESFR) wet sprinkler system with an Ordinary Hazard System in the Office Area.
- **Utilities:** All utilities shall be separately metered.
- Provisions for domestic water and natural gas shall be provided.

PARKING

- Asphalt paving including heavy duty pave in truck areas.
- On-site parking for approximately 101 vehicles.
- Abundant on-site trailer storage.

LOCATION

- Humboldt is centrally located in a four-county area consisting of Luzerne, Schuylkill, Columbia, and Carbon counties, near the intersection of I-81 and I-80.
- The park is home to close to 60 industries and more than 9,000 employees.
- Mericle owns several available buildings and ReadyToGo!™ Sites in Humboldt.



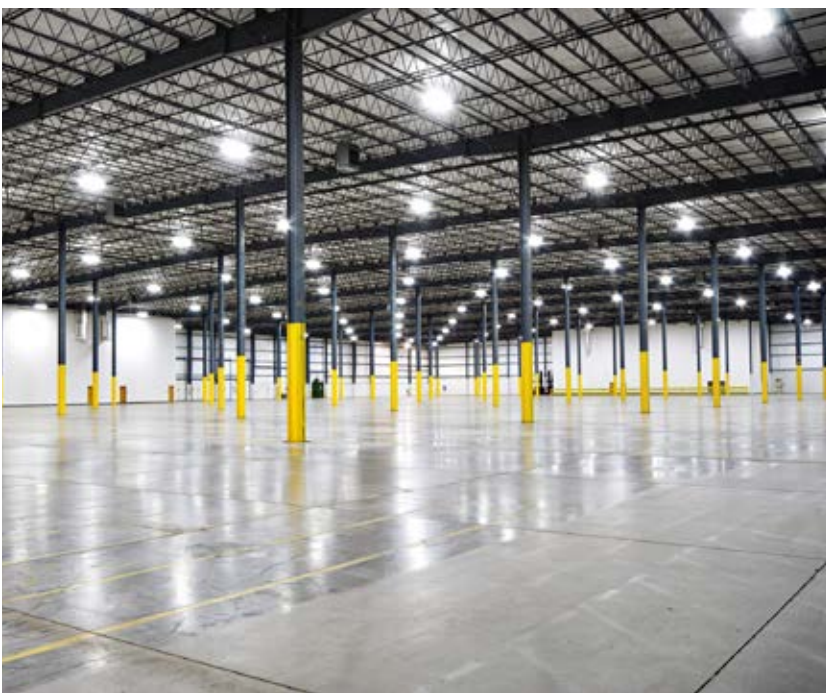
GREAT LOCATION

Located in one of the largest and most successful business parks in the Commonwealth of Pennsylvania.



LABOR AVAILABILITY

Employers in Humboldt Industrial Park draw workers from a four-county area, allowing for an ample number of qualified job applicants.



MOVE YOUR BUSINESS

Mericle will be pleased to customize your move-in-ready space to your exact needs.



DIRECTIONS TO 585 OAK RIDGE ROAD

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.



To learn more about 585 Oak Ridge Road and to schedule a tour, please call Bob Besecker, Jim Hilsher, or Bill Jones of Mericle's Leasing Team at **570.823.1100**.



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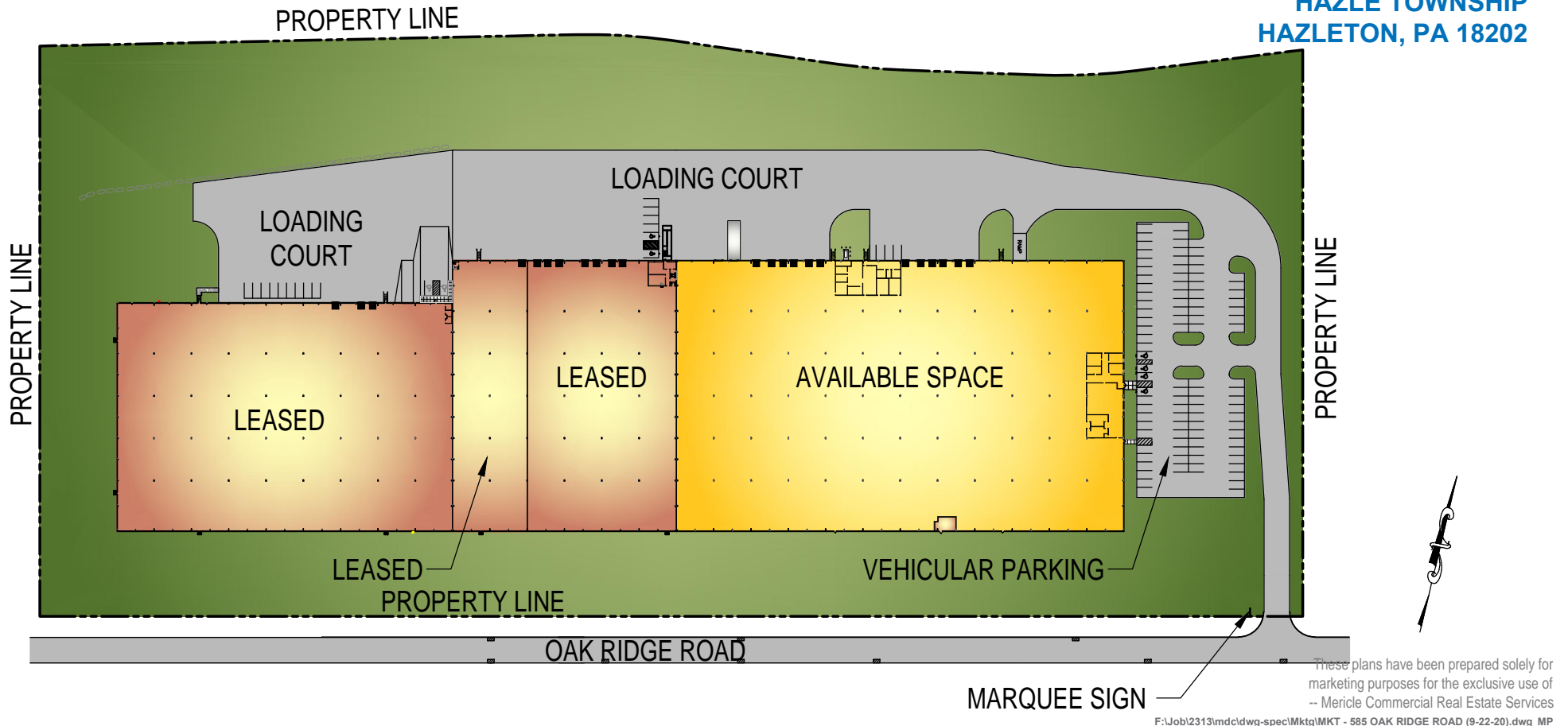
BILL JONES
Vice President
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EXISTING SITE PLAN

VEHICULAR PARKING	101
DOCK DOORS	14
DRIVE-IN DOORS	1
ACREAGE	22.78

AVAILABLE 168,730 S.F. SPACE
WITHIN AN EXISTING 360,360 S.F. BUILDING

PARCEL #52A
585 OAK RIDGE ROAD
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HAZLETON, PA 18202



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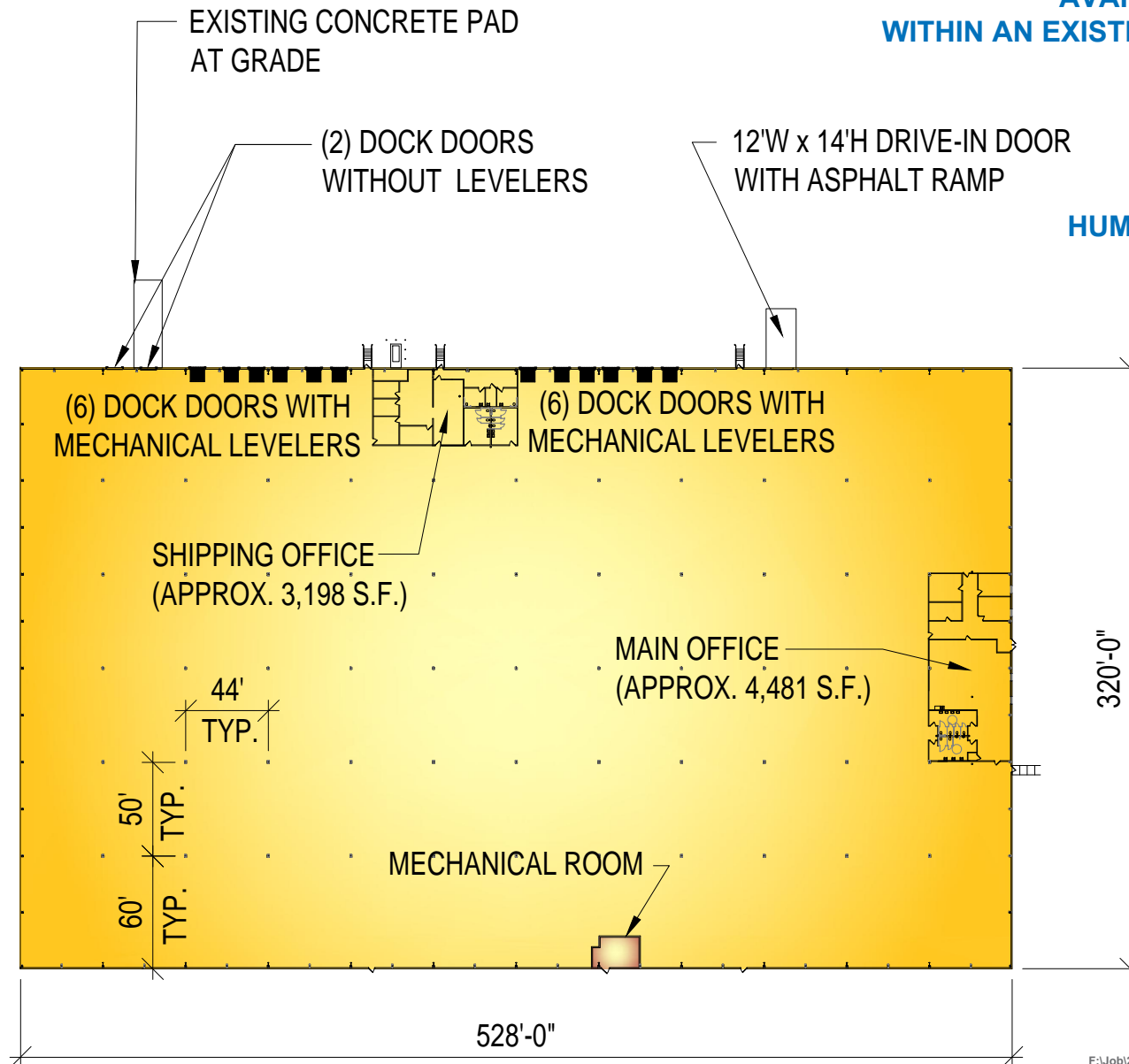
East Mountain Corporate Center
100 Baltimore Drive
Wilkes-Barre, PA 18702

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

BUILDING PLAN

**AVAILABLE 168,730 S.F. SPACE
WITHIN AN EXISTING 360,360 S.F. BUILDING**

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-- Mericle Commercial Real Estate Services

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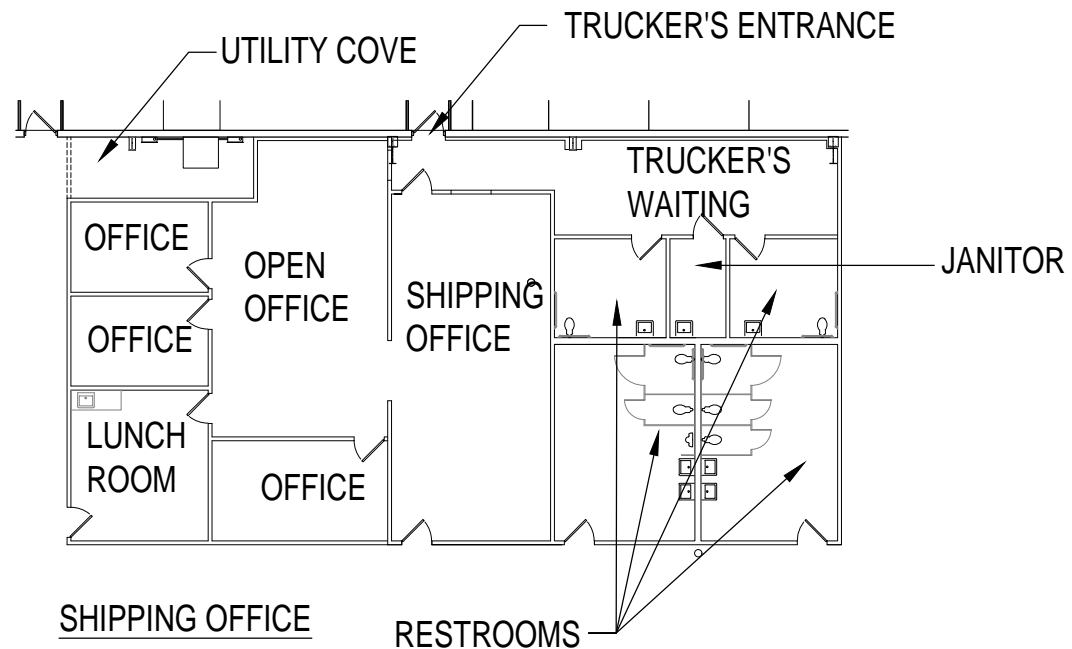
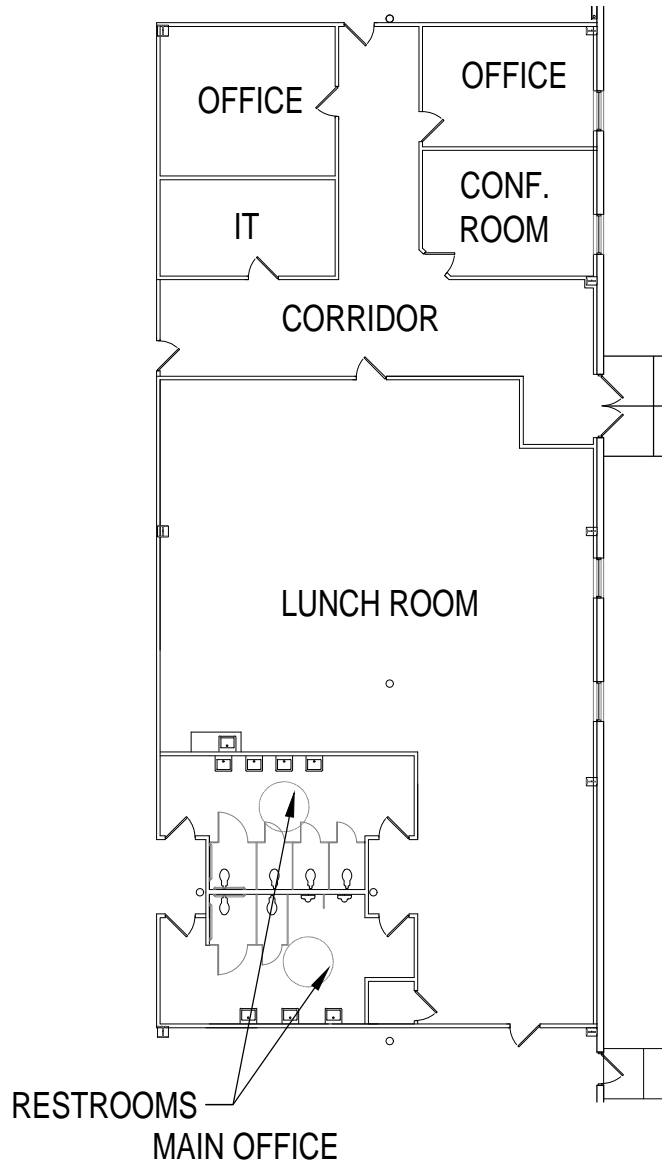
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ENLARGED OFFICE PLANS

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