

9,029 SF

ON 10.02 ACRES AVAILABLE FOR LEASE

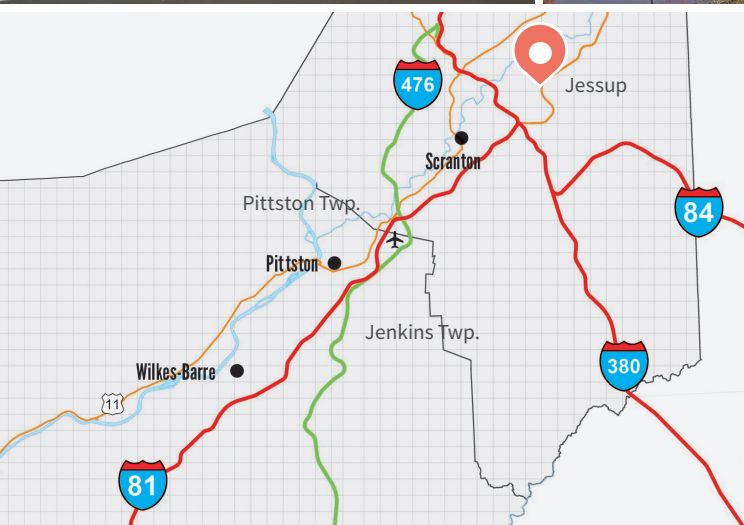
1 ALBERIGI DRIVE

JESSUP SMALL BUSINESS CENTER
JESSUP BOROUGH, PA



KOEZ APPROVED THROUGH 12/31/2020!

ELIGIBLE COMPANIES ARE EXEMPT FROM A VAST MAJORITY OF STATE AND LOCAL TAXES



The Jessup Small Business Center is conveniently located immediately off Route 6 and offers quick access to I-81, I-84, and I-380. **Close to 360,000 people live within 20 miles of the park.**

DIRECTIONS TO JESSUP SMALL BUSINESS PARK

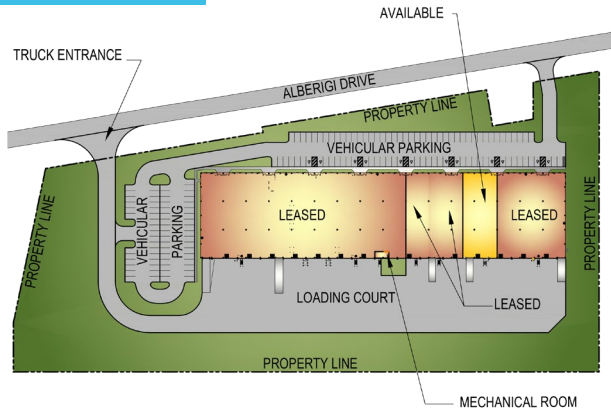
Take I-81 to Route 6. Follow Route 6 East (Robert P. Casey Highway) to Exit 3 (Jessup SR 247). Turn right onto SR 247 and travel approximately .35 miles. Turn left into park.



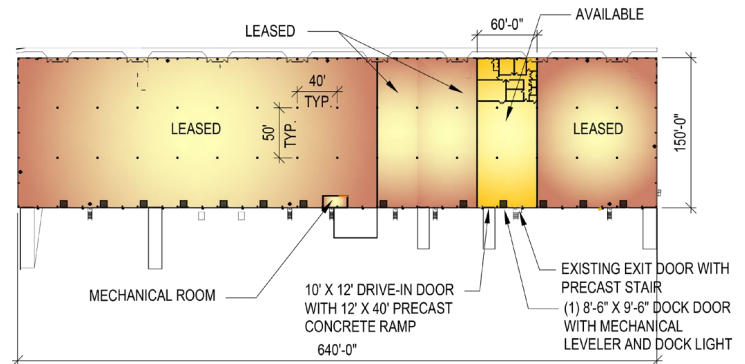
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SITE PLAN



FLOOR PLAN



SIZE

- **Available Space:** 9,029 SF
- **Acreage:** 10.02 acres
- **Building Dimensions:** 264' (length) x 150' (depth)
- **Available Space Dimensions:** 60' (length) x 150' (depth)

BUILDING CONSTRUCTION

- **Floor:** 6" concrete floor slab reinforced with welded steel mats.
- **Roof:** MR24 standing seam roof system by *Butler* with insulation.
- **Exterior Walls:** Architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation.
- **Column Spacing:** 40'-0" x 50'-0" bay spacing with a 60'-0" deep, single-sided, staging bay.
- **Ceiling Clear Height:** 30'-6" approximate clear structural height along loading walls and 33'-6" approximate clear structural height at high eave.

LOADING

- **Dock Equipment:** One (1) 8'-6" x 9'-6" vertical lift dock doors with 30,000 LB capacity *Rite-Hite*, mechanical leveler with bumper and *Tri Lite* dock light.
- The available space contains one (1) 10'-0" x 12'-0" vertical lift drive-in door with a 12' x 40' precast ramp.

UTILITIES & SYSTEMS

- **Warehouse HVAC:** Gas-fired unit heaters or energy-efficient *Cambridge* rooftop units.
- **Office HVAC:** Gas-electric packaged roof-top unit(s).
- **Electrical Service:** 225 amp, 120/208 volt, 3- phase service (expandable).
- **Warehouse Lighting:** Energy-efficient fluorescent T-bay Fixtures with light levels designed to 18 - 22 foot candles average.
- **Office Lighting:** 2x4 fluorescent troffers with prismatic lenses.
- **Fire Protection:** Ordinary Hazard Class III wet fire protection system, ESFR capable.
- **Utilities:** Separately metered. Provisions for domestic water and natural gas shall be provided.

PARKING

- On-site parking for approximately 80 vehicles.
- Asphalt paving including heavy duty pave in truck areas.

LOCATION

- Building is located immediately off S.R. 6 and is approx. five minutes from I-81, I-84, and I-380.

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.

DEVELOPMENT DIVISION

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To learn more, please call one of us at **570.823.1100** to request a proposal and/or arrange a tour.