

# 110,000 SF

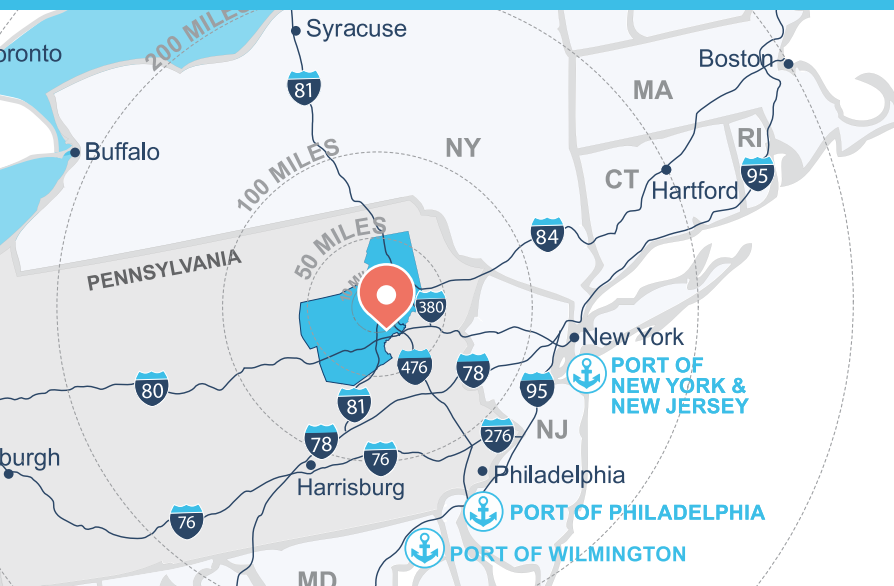
ON 10.0889 ACRES AVAILABLE FOR LEASE

**5-11 ELMWOOD ROAD**

CRESTWOOD INDUSTRIAL PARK  
WRIGHT TOWNSHIP, MOUNTAIN TOP, PA 18707



## SECURE INDUSTRIAL SPACE NEAR I-81 AND I-80



### CRESTWOOD INDUSTRIAL PARK

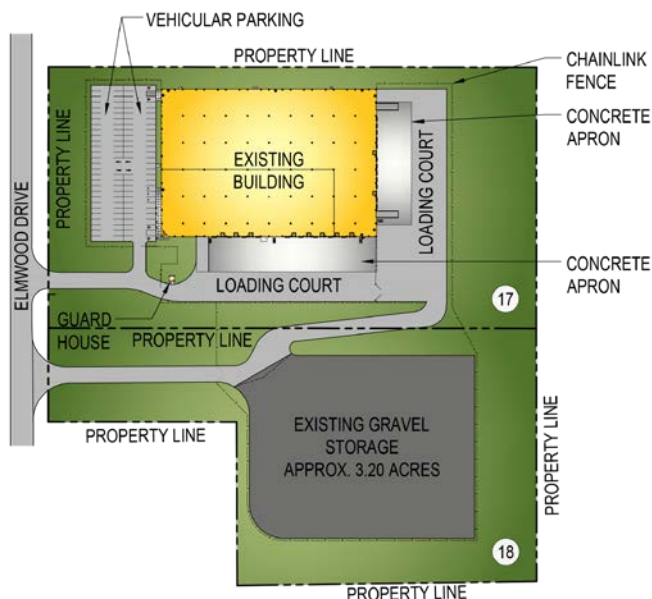
Home to major facilities for ON Semiconductor, PepsiCo/Gatorade, Philips Lighting, and Sealy, this park offers good access to I-81 and I-80 and is served by very strong utility systems. The park is located in Wright Township (Mountain Top), Luzerne County. Mericle has developed seven buildings here and owns several available sites for build-to-suit and speculative projects.



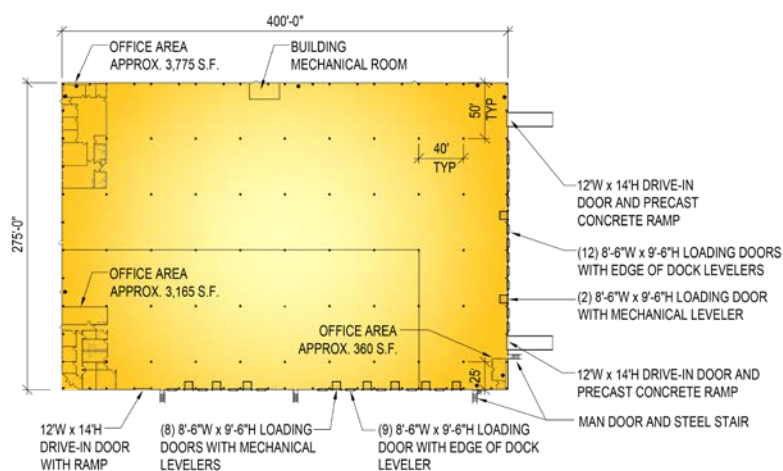
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## SITE PLAN



## FLOOR PLAN



## SIZE

- **Building Size:** 110,000 SF
- **Building Dimensions:** 400' (length) x 275' (width)
- **Acreage:** 10.0889 acres
- **Office Available:** 3,775 SF and 3,165 SF main offices; 360 SF warehouse office.

## BUILDING CONSTRUCTION

- **Floor:** 6" thick reinforced concrete.
- **Roof:** MR-24 standing seam metal roof.
- **Column Spacing:** 40' x 50' typical.
- **Exterior Walls:** Masonry and metal wall panels.
- **Ceiling Clear Height:** 30'2" clear structural height at low eave and 33'0" clear structural height at high eave.

## LOADING

- **Dock Equipment:** Space is served by (31) 8'6" x 9'6" vertical lift dock doors with dock lights, dock shelters and bumpers.
- (21) have edge of dock levelers and (10) have mechanical levelers.
- Loading is on two sides of building.
- Has two (3) 12' x 14' drive-in doors with access ramps.

## UTILITIES

- **Warehouse Heating:** Energy-efficient, gas-fired suspended heating units.
- **Office HVAC:** Trane packaged rooftop units.
- **Electrical Service:** (1) 800 Amp, 277/480 Volt, 3-Phase service, and (1) 400 Amp, 277/480 Volt, 3-Phase service.
- **Warehouse Lighting:** T-bay, high-efficiency fluorescent fixtures.
- **Office Lighting:** 2 x 4 recessed fluorescents with prismatic lenses.
- **Fire protection:** ESFR in warehouse; light duty hazard in office.
- Domestic water and natural gas are provided.

## PARKING AND LOCATION

- **Vehicular Parking:** ± 104 spaces
- **Location:** Approximately a 10-minute drive from I-81 and I-80 in established business park.

## SPECIAL FEATURES

- Adjacent 7.46-acre parcel includes a 3.20-acre gravel lot that can be used for trailer parking and/or outdoor storage.
- Includes guard shack and security fencing.





## GREAT LOCATION

An approximately 10-minute drive from I-81 and I-80.



## SECURE STORAGE

Space features guard shack and security fencing.



## OUTDOOR STORAGE

Adjacent gravel lot available for trailer storage and/or outdoor storage.





## DIRECTIONS TO CRESTWOOD INDUSTRIAL PARK

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### TRAVELING ON I-80

Take Exit 262 (Mountain Top/  
Hazleton, Route 309). Follow  
Route 309 North 7 miles.  
Turn right at traffic light  
by McDonald's.

### TRAVELING NORTH ON I-81

Take Exit 165A (Mountain Top/  
Hazleton, Route 309). Follow  
Route 309 South about 5 miles.  
Turn left at traffic light  
by McDonald's.

### TRAVELING SOUTH ON I-81

Take Exit 165 (Mountain Top/  
Hazleton, Route 309). Follow  
Route 309 South about 5 miles.  
Turn left at traffic light  
by McDonald's.



To learn more about 5-11 Elmwood Road and to schedule a tour, please call Bob Besecker, Jim Hilsher, or Bill Jones of Mericle's Leasing Team at **570.823.1100**.



**BOB BESECKER**  
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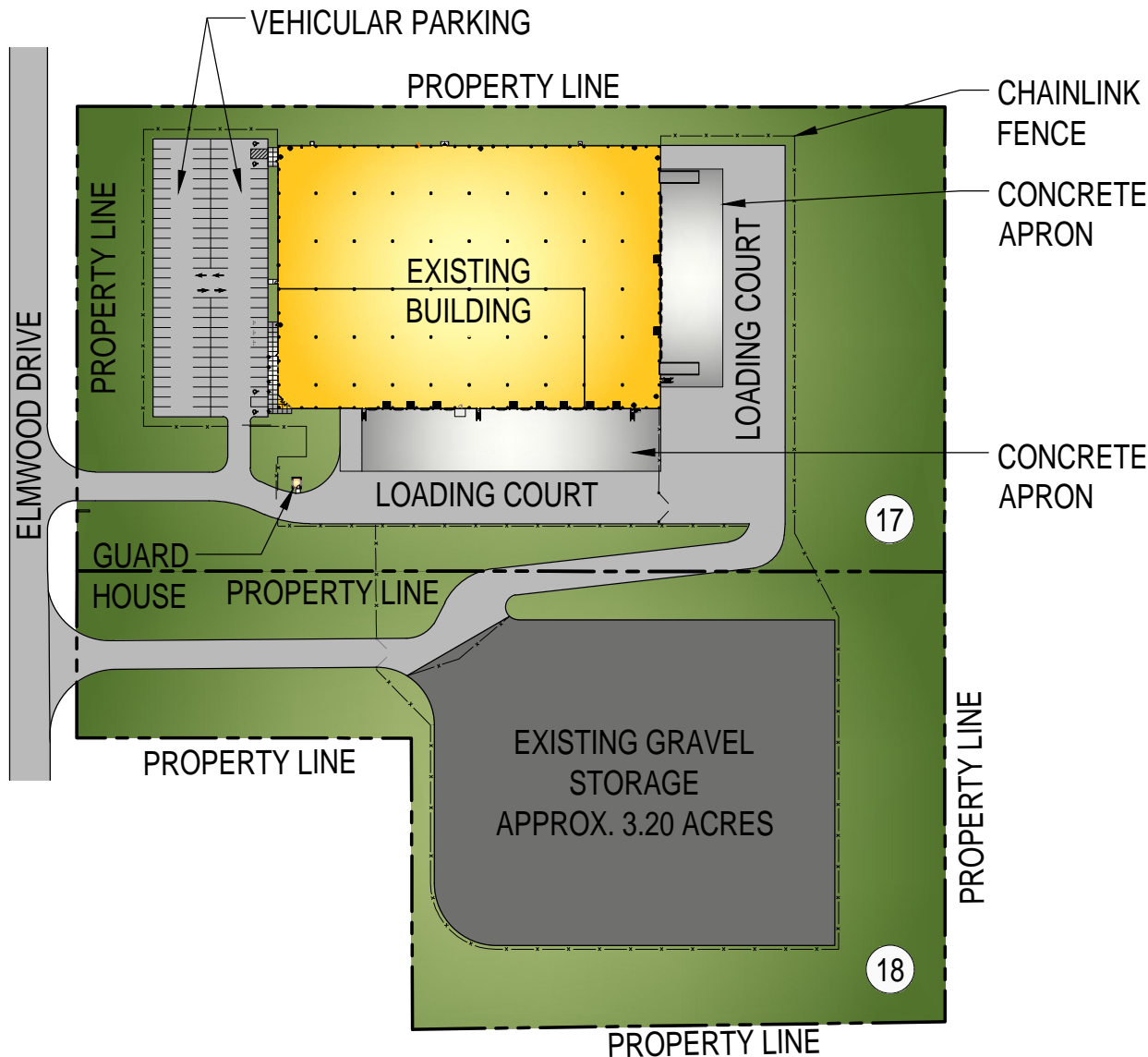
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## EXISTING SITE PLAN

EXISTING 110,000 S.F. BUILDING

**PARCEL #17**  
**5-11 ELMWOOD ROAD**  
**CRESTWOOD INDUSTRIAL PARK**  
**WRIGHT TOWNSHIP**  
**MOUNTAINTOP, PA 18707**



AVAILABLE S.F.	110,000 S.F.
PARKING SPACES	104
LOADING DOORS	31
DRIVE-IN DOOR	3
ACREAGE (LOT 17)	10.0889
ACREAGE (LOT 18)	7.46

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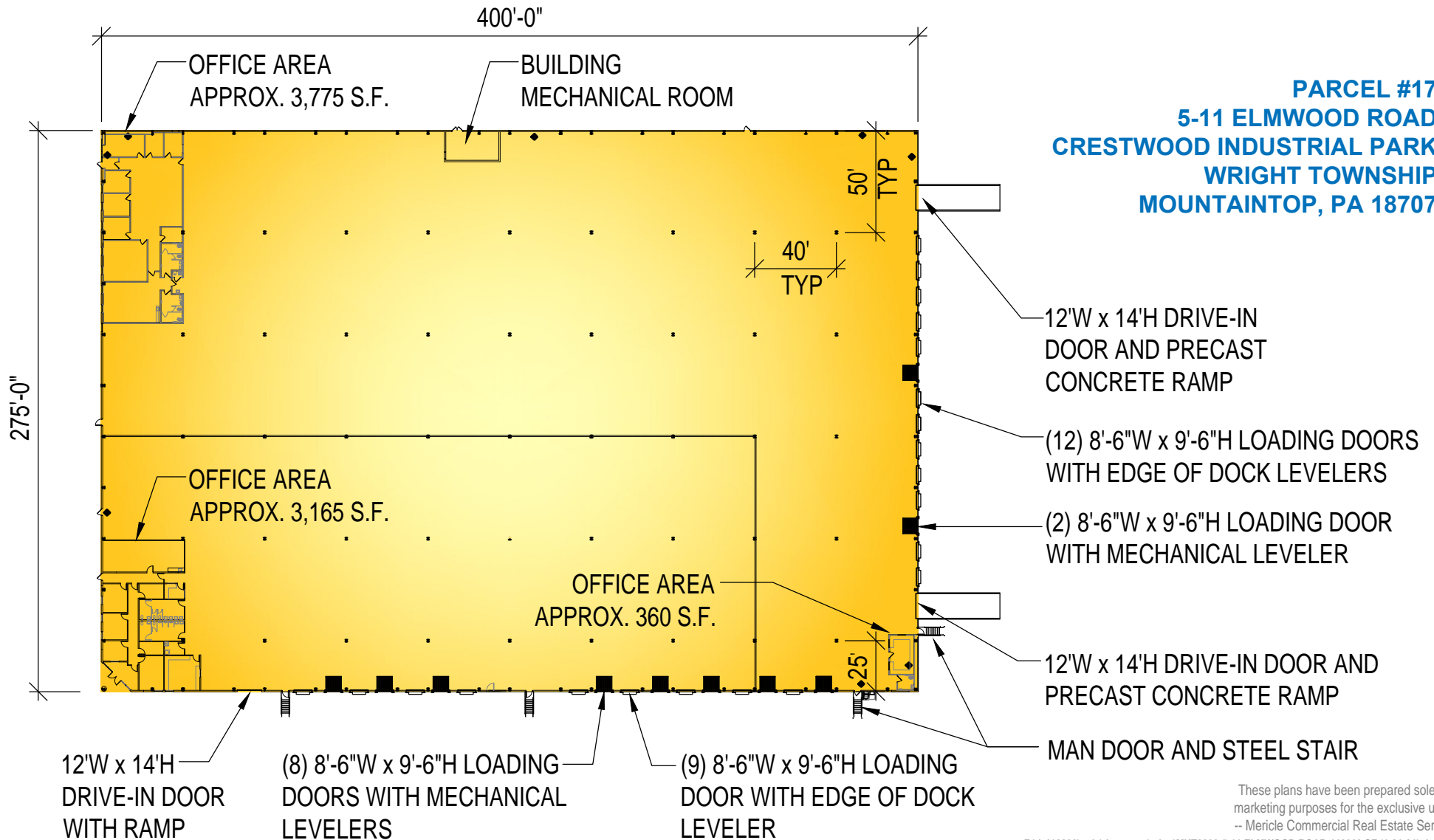
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 100 Baltimore Drive  
 Wilkes-Barre, PA 18702

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## EXISTING BUILDING PLAN

EXISTING 110,000 S.F. BUILDING

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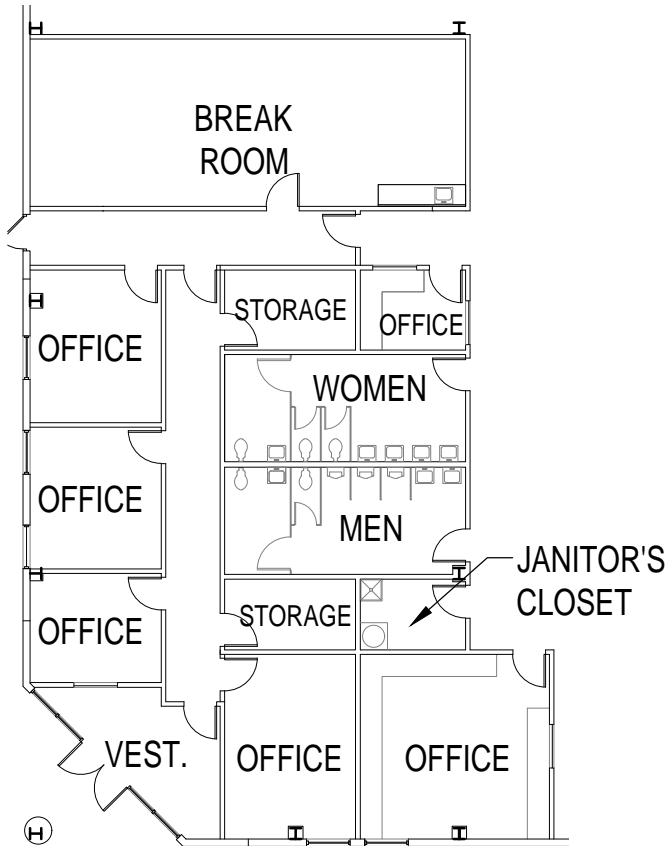
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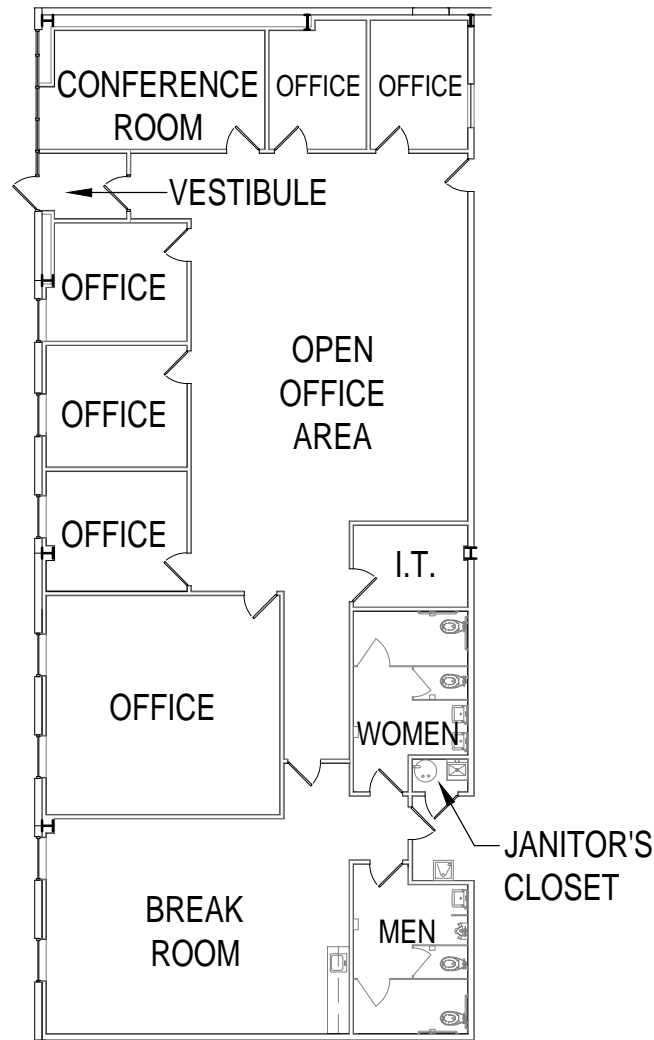
## EXISTING OFFICE PLANS

EXISTING 110,000 S.F. BUILDING

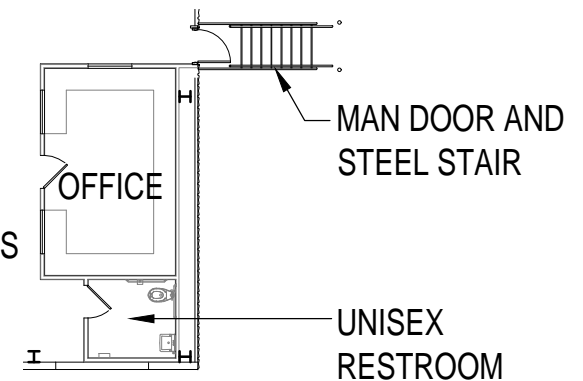
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EXISTING OFFICE AREA  
 (APPROX. 3,165 S.F.)



EXISTING OFFICE AREA  
 (APPROX. 3,775 S.F.)



EXISTING OFFICE AREA  
 (APPROX. 360 S.F.)

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