

156,000 SF

ON 30.07 ACRES AVAILABLE FOR LEASE

1202 CRESTWOOD DRIVE (P-2B)

CRESTWOOD INDUSTRIAL PARK
WRIGHT TOWNSHIP, MOUNTAIN TOP, PA 18707



[SAMPLE BUILDING]

QUICK ACCESS TO I-81, I-80, & I-476



CRESTWOOD INDUSTRIAL PARK FEATURES

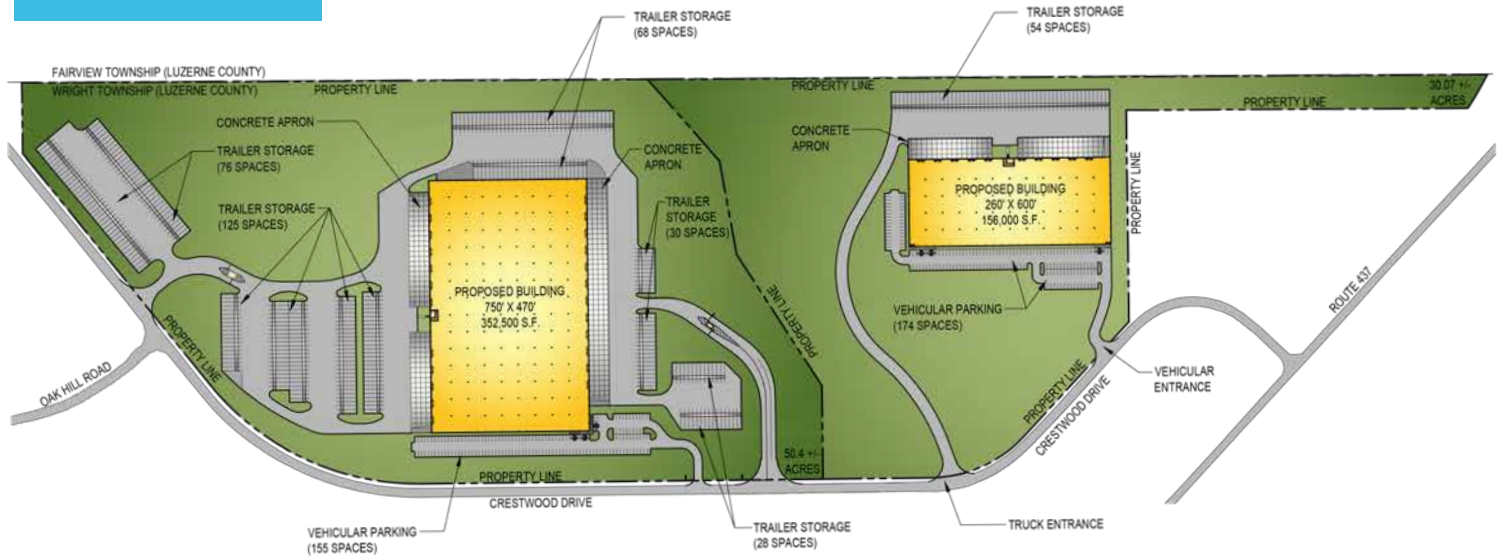
- ✓ Long-established business park offers quick access to I-81 and I-80 (via S.R. 309).
- ✓ Served by natural gas, public water and sewer, and reliable power and telecom services.
- ✓ Crestwood Industrial Park is roughly equidistant to Wilkes-Barre and Hazleton.
- ✓ Park is home to major facilities for ON Semiconductor, PepsiCo/Gatorade, Signify, Mission Foods, and Sealy.



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SITE PLAN



SITE IMPROVEMENTS

- **Available Space:** 156,000 SF
- **Acreage:** 30.07 acres
- **Building Dimensions:** 600' (length) x 260' (depth)
- Tenant space availability ranges from 65,000 SF to 156,000 SF.

BUILDING CONSTRUCTION

- **Floor:** 7" thick concrete floor slab, reinforced with welded steel mats. Floor is treated with *SpecHard* siliconate sealer/densifier and *E-Cure* curing compound.
- **Roof:** *Butler Manufacturing*, MR-24 metal roof system.
- **Exterior Walls:** Architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation.
- **Clear Ceiling Height:** 34'7" approximate clear structural height along loading dock wall.
- **Bay Spacing:** 50'-0" x 50'-0" bay spacing with a 60'-0" deep staging bay.
- The building will contain 3'-0" high x 6'-0" wide clerestory windows.

LOADING

- **Loading:** Single-sided loading.
- **Dock Equipment:** Twenty (20) 9'-0" x 10'-0" vertical lift dock doors with vision kits by *Haas Door* or equal with 40,000 lb capacity mechanical levelers with bumpers by *Rite-Hite* or equal.
- One (1) 12'-0" x 14'-0" vertical lift drive-in door by *Haas Door* or equal and a reinforced concrete ramp.

UTILITIES

- **HVAC:** Energy-efficient, roof-mounted *Cambridge* direct-fire units.
- **Lighting:** Energy-efficient LED fixtures.
- **Fire Protection:** Early Suppression Fast Response (ESFR) sprinkler system.
- **Utilities:** All utilities shall be separately metered.
- Provisions for domestic water and natural gas shall be provided.

PARKING

- On-site parking for approx. 174 vehicles.
- On-site trailer storage for approx. 54 trailers with 8' wide concrete dolly pad.
- Asphalt paving, including heavy duty pave at truck areas and light duty pave in vehicle parking areas.
- 8" thick x 60' deep, reinforced concrete dock apron at loading dock.

SITE FEATURES

- Professionally prepared and maintained landscaping.
- Marquee sign at site entrance

Northeastern Pennsylvania is the center of the Boston/ Washington Corridor and is at the confluence of five major highways. Interstates 81, 80, 84, 380 and 476 meet at this inland hub and provide excellent access to firms wishing to serve Maine to Virginia and west to Ohio.



CENTRALLY LOCATED ON NORTHEASTERN PENNSYLVANIA'S I-81 CORRIDOR

DEEP WATER PORTS

PORT	MI	KM
Philadelphia	120	193
New York/New Jersey	121	195
Wilmington	132	212
Baltimore	191	307

TRAVEL DISTANCES

CITY	MI	KM
Delaware Water Gap, PA	57	92
Allentown, PA	67	108
Morristown, NJ	96	155
Philadelphia, PA	113	182
Harrisburg, PA	116	187
Port Newark, NJ	126	203
New York, NY	128	206
Syracuse, NY	152	245
Baltimore, MD	194	312
Hartford, CT	198	319
Washington, DC	237	381
Pittsburgh, PA	290	467
Boston, MA	301	484



EMPLOYMENT & UNEMPLOYMENT DATA

FOR LACKAWANNA & LUZERNE COUNTIES

YEAR	NEPA REGION CIVILIAN LABOR FORCE	EMPLOYED	UNEMPLOYED	NEPA	PA	US
2022	273,300	257,700	15,600	5.7%	4.2%	3.3%
2021	273,500	252,600	20,900	7.6%	6.3%	5.4%
2020	277,800	249,100	28,700	10.3%	9.1%	8.1%
2019	280,100	264,800	15,300	5.5%	4.5%	3.7%



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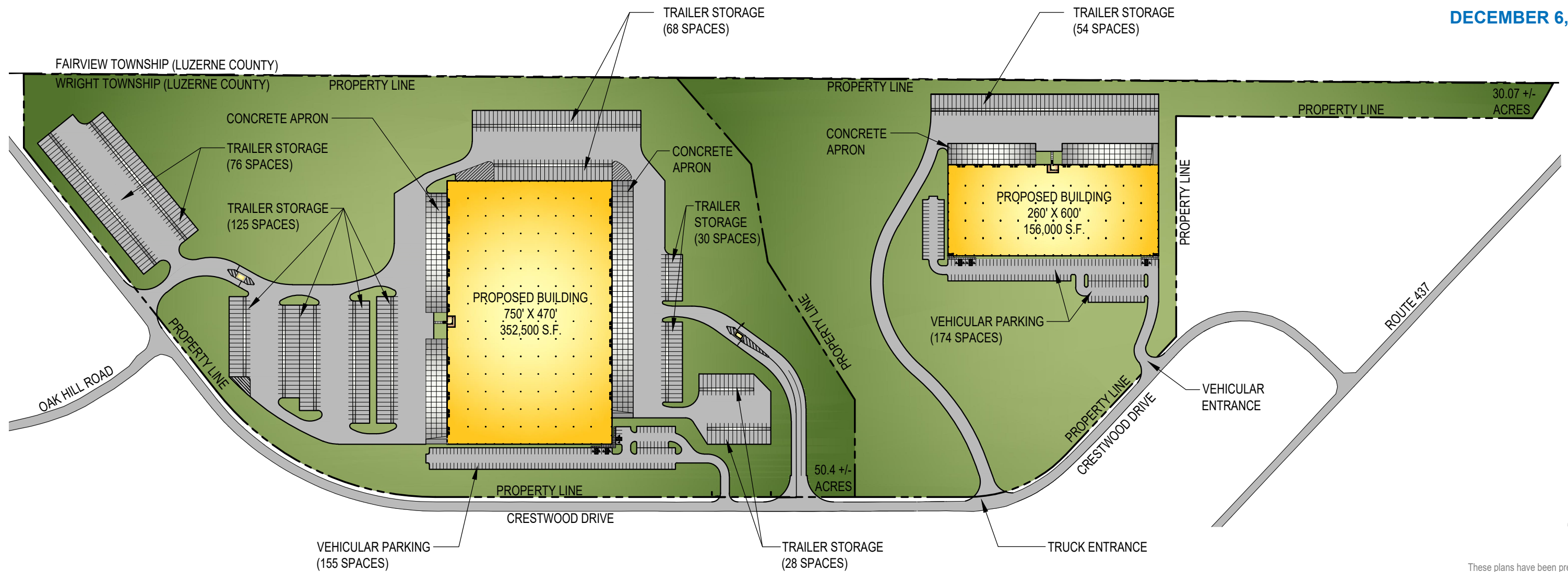
To learn more, please call one of us at **570.823.1100** to request a proposal and/or arrange a tour.

CONCEPTUAL SITE PLAN

PROPOSED 352,500 S.F. BUILDING
AND 156,000 S.F. BUILDING

CRESTWOOD DRIVE
CRESTWOOD INDUSTRIAL PARK
WRIGHT TOWNSHIP
MOUNTAINTOP, PA 18707

DECEMBER 6, 2021



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Developing Northeastern Pennsylvania's I-81 Corridor Since 1985