



**FOR
LEASE**

416,000 SF

**1220 EAST LACKAWANNA AVENUE
MID VALLEY INDUSTRIAL PARK
OLYPHANT, PA**

.....

BUILD-TO-SUIT

**MANY PROMINENT
MANUFACTURERS AND
DISTRIBUTION CENTERS
CALL MID VALLEY HOME.**

**CENTRALLY LOCATED
WITHIN THE SCRANTON/
WILKES-BARRE
LABOR MARKET.**



SAMPLE BUILDING



BUILD-TO-SUIT INDUSTRIAL SPACE NEAR I-81, I-84 & I-476

mericle.com



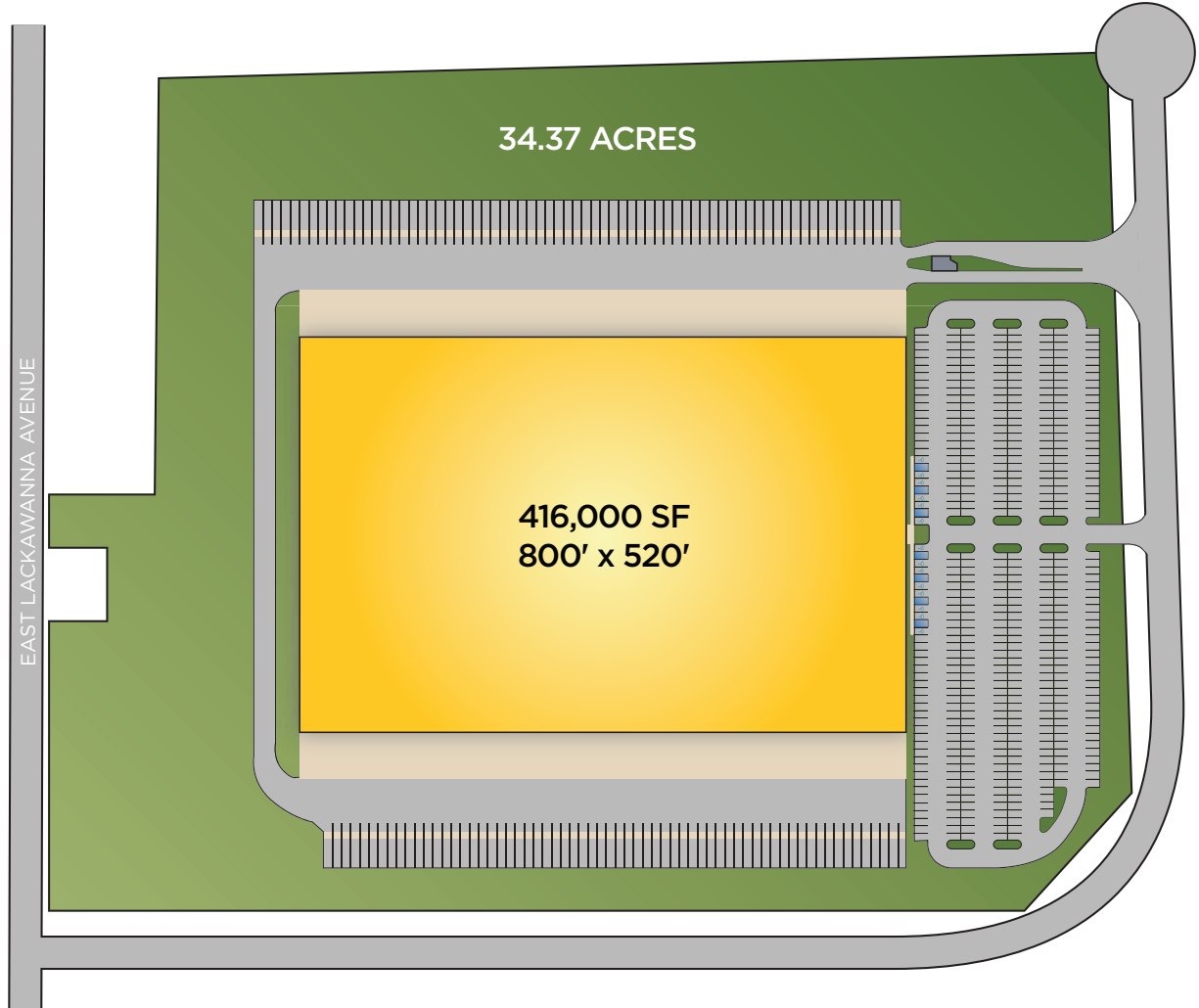
570.823.1100



PLANS

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



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SPECS

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SIZE

- ▶ **AVAILABLE SPACE:** 208,000 SF to 416,000 square feet
- ▶ **ACREAGE:** 34.37 acres
- ▶ **BUILDING DIMENSIONS:** 800'(l) x 520'(d)

BUILDING CONSTRUCTION

- ▶ **FLOOR:** 7" thick concrete floor slab, reinforced with welded steel mats. Floor is treated with Spec Hard silicate 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.
- ▶ **CEILINGS:** 35'-8" approximate clear structural height along loading dock wall.
- ▶ **COLUMNS:** 50'-0" x 50'-0" bay spacing with a 60'-0" deep staging bay.
- ▶ **NATURAL LIGHT:** The building contains 3'-0" high x 6'-0" wide clerestory windows.

PARKING

- ▶ Asphalt paving, including heavy duty pave at truck areas and light duty pave in vehicle parking areas.
- ▶ On-site parking for approximately 442 vehicles with future parking for up to 127 additional vehicle spaces.

SITE FEATURES

- ▶ Professionally prepared and maintained landscaping.
- ▶ Marquee sign at site entrance, directional signage on site.

LOADING

- ▶ The building contains fifty-six (56) 9'-0" x 10'-0" vertical lift dock doors (cross dock loading) with vision kits by Haas Door or equal with 40,000 LB capacity mechanical levelers with bumpers by Rite-Hite or equal
- ▶ The building contains two (2) 12'-0" x 14'-0" vertical lift drive-in doors by Haas Door or equal and a reinforced concrete ramp.
- ▶ 8" thick x 60' deep, reinforced concrete dock apron at loading dock

UTILITIES

- ▶ **HVAC:** The warehouse heating/ventilation system consists of energy efficient, roof mounted Cambridge direct-fire units.
- ▶ **ELECTRICAL SERVICE:** The electrical service is a 4000 Amp, 480/277 Volt, 3-phase service.
- ▶ **LIGHTING:** The warehouse lighting consists of energy efficient LED fixtures.
- ▶ **FIRE PROTECTION:** Early Suppression Fast Response (ESFR) wet sprinkler system.
- ▶ Provisions for domestic water and natural gas are provided.
- ▶ All utilities are separately metered.



LABOR DRAW

More than 700,000 people live within 30 miles, and more than 51 million people live within 200 miles of Mid Valley Industrial Park.

This 416,000 square foot office space is centrally located within the Scranton/Wilkes-Barre labor market. Tucker Rocky Distributing, Canpack US, Fastenal, Cintas, Material Technology & Logistics, and more call Mid Valley Industrial Park home.



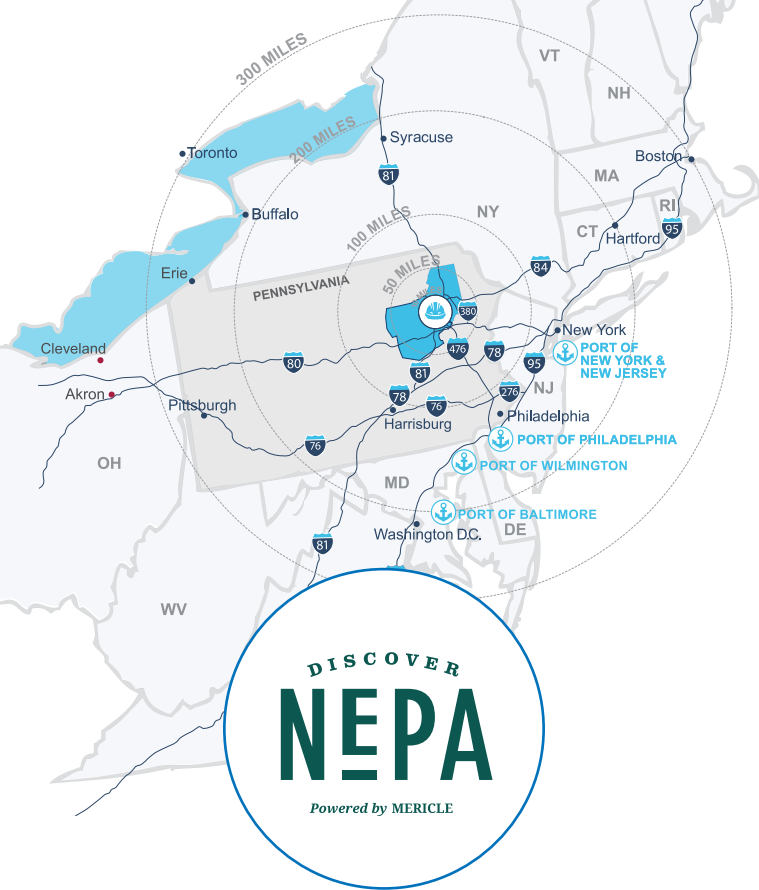
JOB TRAINING

Job training grants will help reduce your costs in CenterPoint. Mericle will arrange meetings between your leadership and the officials who coordinate these programs.

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DISCOVER
NEPA

Powered by MERICLE

Northeastern Pennsylvania (NEPA) is close to big cities, but features affordable living, safe neighborhoods, access to recreation, and the opportunity to be heard and make a difference.

Check out **DiscoverNEPA.com** (search "Pittston") for events, shopping, dining, and many, many things to do!

Mericle is Northeastern Pennsylvania proud.

CENTRALLY LOCATED ON NORTHEASTERN PENNSYLVANIA'S I-81 CORRIDOR



TRAVEL DISTANCES

CITY

MI AWAY

Downtown Wilkes-Barre, PA	26
Scranton, PA	9
Delaware Water Gap, PA	49
Allentown, PA	81
Morristown, NJ	98
Philadelphia, PA	130
Harrisburg, PA	127
Port of Newark, NJ	119
New York, NY	120
Syracuse, NY	127
Baltimore, MD	207
Hartford, CT	187
Washington DC	250
Pittsburgh, PA	288
Boston, MA	288



Mericle, a Butler Builder®, is proud to be part of a network of building professionals dedicated to providing you the best construction for your needs.

BOB BESECKER, Vice President
bbesecker@mericle.com

JIM HILSHER, Vice President
jhilsher@mericle.com

BILL JONES, Vice President
bjones@mericle.com

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

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