



**FOR  
LEASE**

# 117,000 SF

**CRESTWOOD DRIVE, PARCEL 2  
CRESTWOOD INDUSTRIAL PARK  
WRIGHT TOWNSHIP, MOUNTAIN TOP, PA**

.....

**BUILD-TO-SUIT  
OPPORTUNITY**

**LONG-ESTABLISHED  
BUSINESS PARK OFFERS  
QUICK ACCESS TO I-81  
AND I-80 (VIA SR 309)**

**CRESTWOOD INDUSTRIAL  
PARK IS JUST MINUTES  
FROM WILKES-BARRE  
AND HAZLETON**



SAMPLE BUILDING PHOTOS



**INDUSTRIAL FACILITY NEAR I-81, I-81, AND I-476**

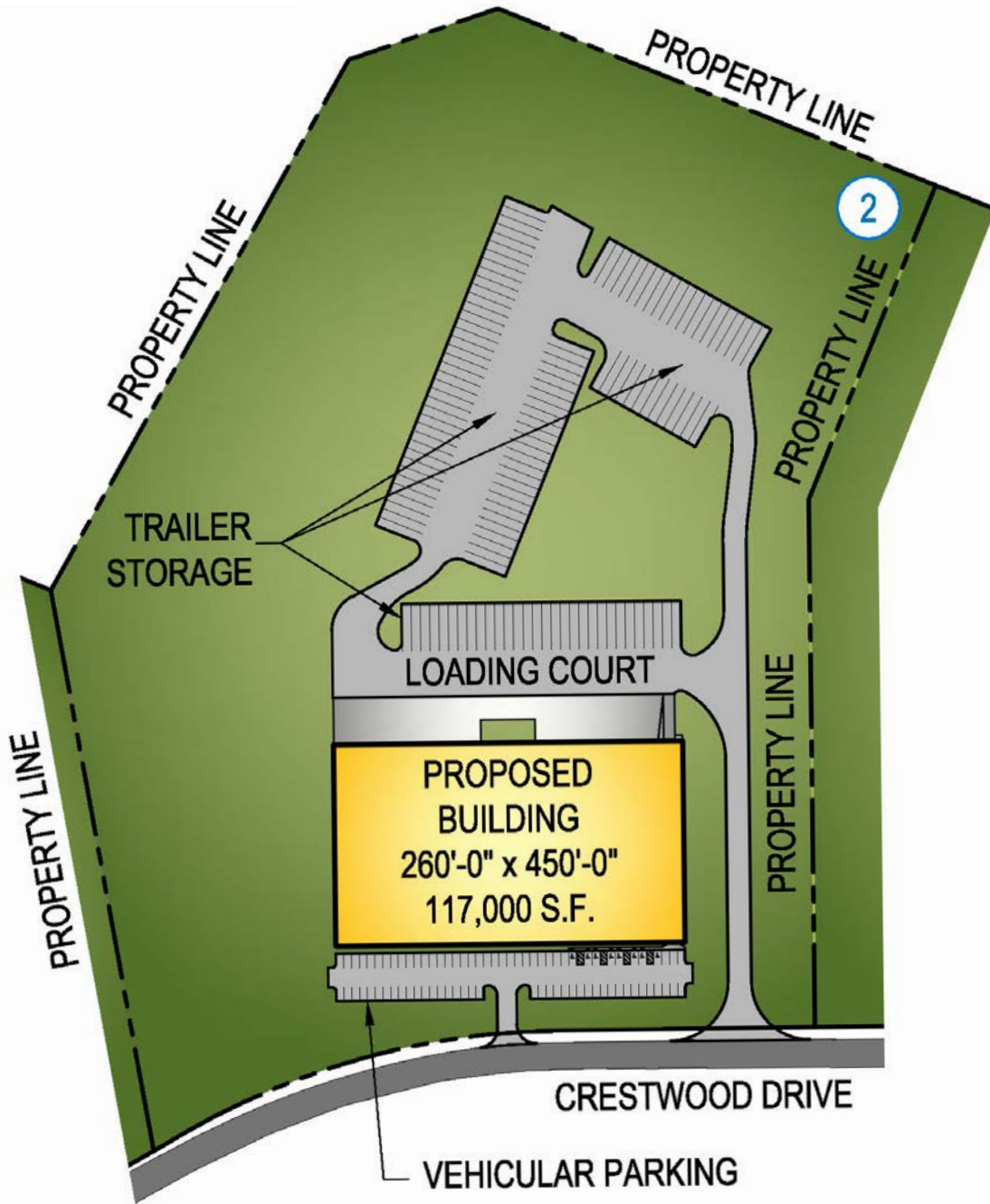
**mericle.com**  **570.823.1100**



# 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



FOR LEASE

CRESTWOOD DRIVE, P-2, WRIGHT TOWNSHIP, MOUNTAIN TOP, PA

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# SPECS

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## SIZE

- ▶ **AVAILABLE SPACE:** 117,000 SF
- ▶ **ACREAGE:** 26.22 acres
- ▶ **BUILDING DIMENSIONS:** 260'(w) x 450'(l)
- ▶ Tenant space availability ranges from 52,000 SF to 117,000 SF.

## BUILDING CONSTRUCTION

- ▶ **FLOOR:** 7" thick concrete floor slab, reinforced with welded steel mats. Floor is treated with *SpecHard* silicate sealer/densifier and *E-Cure* curing compound.
- ▶ **ROOF:** *Butler Manufacturing*, MR-24 standing seam.
- ▶ **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.
- ▶ **COLUMN 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

- ▶ Single-sided loading.
- ▶ **DOCK EQUIPMENT:** (16) 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.
- ▶ (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. (80) vehicles.
- ▶ On-site trailer storage for approx. (127) trailers with 8' wide concrete dolly pad.
- ▶ 8" thick x 60' deep, reinforced concrete dock apron at loading dock.
- ▶ Asphalt paving, including heavy duty pave at truck areas and light duty pave in vehicle parking areas.

## PARKING

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



### LABOR DRAW

More than 745,000 people live within 30 miles of Crestwood Industrial Park. NEPA's unemployment rate almost always runs higher than state and national averages.

This 117,000 square foot industrial building is centrally located within the Scranton/Wilkes-Barre labor market. ON Semiconductor, PepsiCo/Gatorade, Signify, Mission Foods, Tempur-Sealy, and more have major industrial operations in Crestwood Industrial Park.



### JOB TRAINING

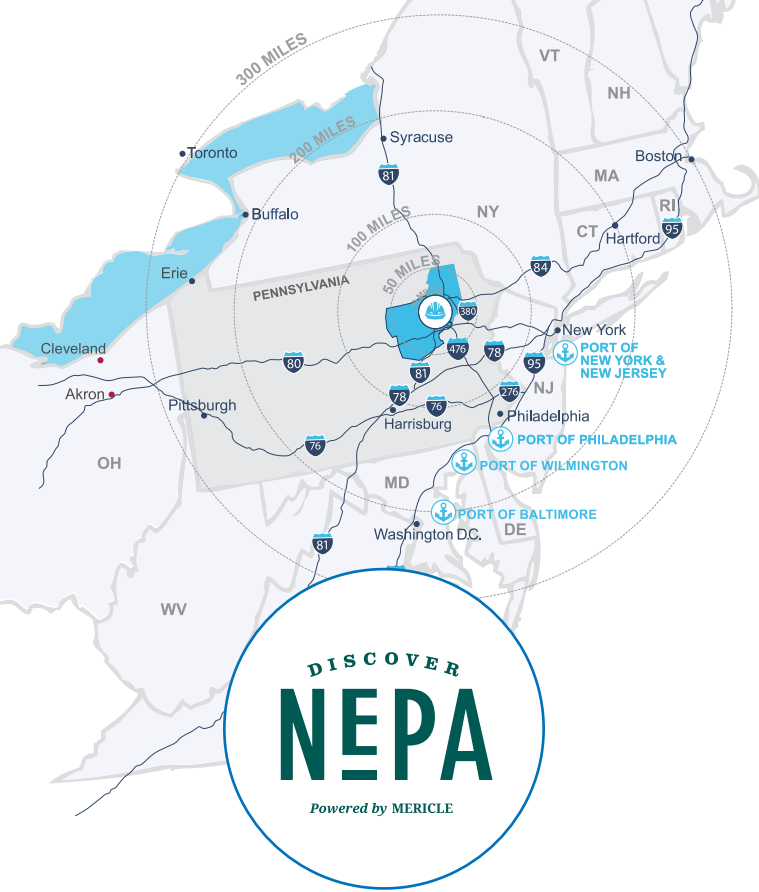
Job training grants will help reduce your costs in Crestwood Industrial Park. Mericle will arrange meetings between your leadership and the officials who coordinate these programs.

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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 “Mountain Top”) for events, shopping, dining, and many, many things to do!

**Mericle is Northeastern Pennsylvania proud.**

# CENTRALLY LOCATED ON NORTHEASTERN PENNSYLVANIA'S I-81 CORRIDOR



## DEEP WATER PORTS

### PORT

### MI AWAY

Philadelphia, PA	114
New York/New Jersey	118
Wilmington, DE	126
Baltimore, MD	179



## TRAVEL DISTANCES

### CITY

Wilkes-Barre, PA	10
Hazleton, PA	15
Delaware Water Gap, PA	48
Allentown, PA	59
Morristown, NJ	91
Philadelphia, PA	108
Harrisburg, PA	100
New York, NY	119
Syracuse, NY	159
Baltimore, MD	176
Hartford, CT	217
Washington DC	219
Pittsburgh, PA	258
Boston, MA	318



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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.

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