

# 201,500 SF

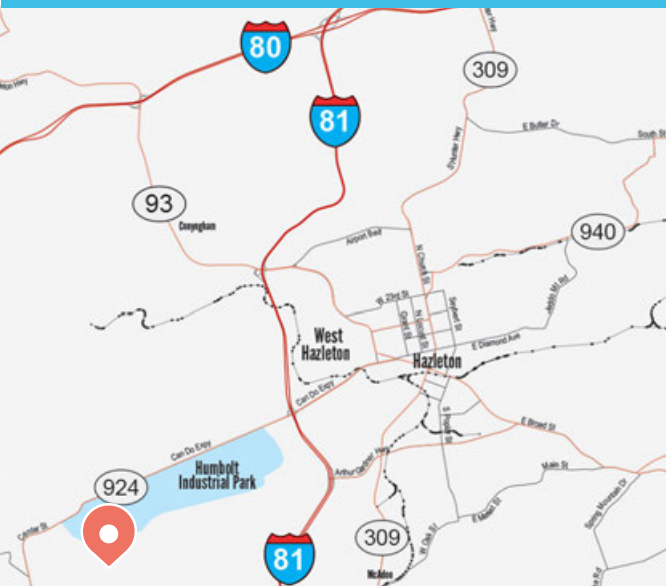
ON 15.15 ACRES AVAILABLE FOR LEASE

**62 GREEN MOUNTAIN ROAD (LOT B)**

HUMBOLDT INDUSTRIAL PARK  
EAST UNION TOWNSHIP | HAZLETON, PA 18202



## GREAT ACCESS TO I-81 & I-80!



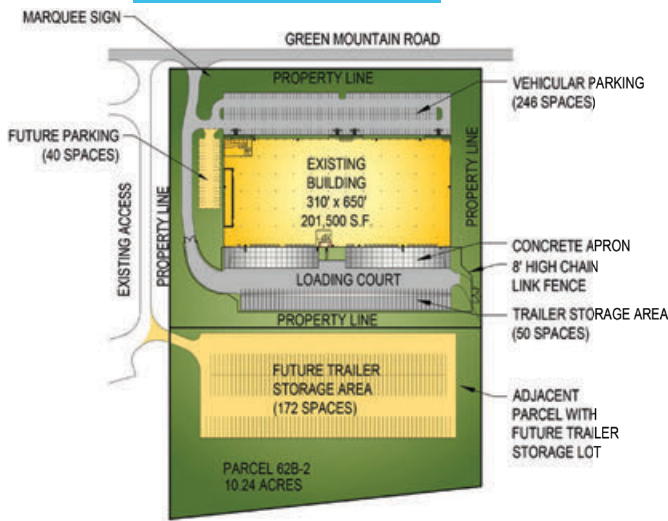
- ✓ Park is home to dozens of manufacturing, distribution, office, and e-commerce companies.
- ✓ A few tenants include Amazon.com, American Eagle Outfitters, Michael's Handcrafts, Simmons Company, Nature's Bounty, E.S. Kluft & Company, Freedom Corrugated, Reynolds Consumer Products, and many others.
- ✓ Humboldt Industrial Park is located near Hazleton, PA, just 1.2 miles from Exit 143 of I-81 and 9.2 miles from the I-81/I-80 intersection.
- ✓ The park is within a 300 mile radius of 68.3 million people.
- ✓ Downtown Hazleton and Hazleton's major suburban shopping areas are both just five minutes away.



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## SITE PLAN



## SIZE

- **Available Space:** 201,500 SF
- **Acreage:** Site contains approx. 15.15 acres, with adjacent 10.24 acre lot containing available future trailer storage.
- **Building Dimensions:** 650' (length) x 310' (depth).
- Existing office area is approx. 4,000 S.F.
- Existing shipping/receiving office area is approx. 1,545 SF.

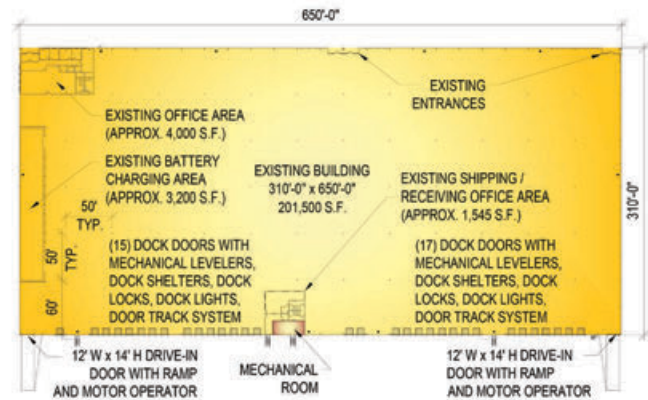
## BUILDING CONSTRUCTION

- **Floor:** 7" thick minimum, concrete floor slab reinforced with welded steel mats.
- **Roof:** Butler Manufacturing, MR-24 metal roof system.
- **Exterior Walls:** Exterior wall system is constructed with split-faced concrete block, metal wall panels, and an aluminum frame and glass storefront system.
- **Clear Ceiling Height:** 37'-9" clear structural height at low eave and 39'-11", clear structural height at high eave.
- **Bay Spacing:** 50' x 50' bay spacing with 60' bay at loading wall.

## LOADING

- Thirty-two (32) 9'-0" x 10'-0" vertical-lift, insulated steel dock doors with 35,000 lbs capacity mechanical levelers with bumpers, dock shelters, dock locks, dock lights, and door track system.
- Two (2) 12'-0" x 14'-0" vertical-lift drive-in doors with concrete ramps and motor operators.

## FLOOR PLAN



## UTILITIES

- **Warehouse HVAC:** Energy-efficient Cambridge direct-fire units.
- **Office and Shipping/Receiving Areas HVAC:** Packaged, gas/electric roof top units.
- **Warehouse Ventilation:** Roof top exhaust fans and wall mounted louvers have been provided, approx. one (1) air change per hour.
- **Electrical Service:** Two (2) 800 Amps, 277/480 Volts, 3-Phase, expandable.
- **Warehouse Lighting:** Energy-efficient LED fixtures with occupancy sensors designed to 30 foot candles at 3 feet above finished floor.
- **Office Lighting:** 2 x 4 and / or 2 x 2 fluorescent fixtures with prismatic lenses.
- **Fire Protection System:** Early Suppression Fast Response (ESFR) sprinkler system.
- Domestic water and natural gas provided.
- All utilities separately metered.

## PARKING

- On-site parking for approximately (246) vehicles.
- On-site future parking for approximately (40) vehicles.
- On-site trailer storage, with 8'-0" wide concrete dolly pad, for approximately (50) trailers with up to (172) future trailer storage available on adjacent lot.
- Asphalt paving, including heavy-duty pave for truck traffic.

## SPECIAL FEATURES

- Loading area secured by chain link fence/gate.





## GREAT LOCATION

Located in one of the largest and most successful business parks in the Commonwealth of Pennsylvania.

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## LABOR AVAILABILITY

Employers in Humboldt Industrial Park draw workers from a four-county area, allowing for an ample number of qualified job applicants.

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## MOVE YOUR BUSINESS

Mericle will be pleased to customize your move-in-ready space to your exact needs.





## DIRECTIONS TO 62 GREEN MOUNTAIN ROAD (LOT B)

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### TRAVELING NORTH ON I-81

Take Exit 143 for Rt. 924 toward Hazleton. At the end of the exit ramp, turn left. Drive approximately 1.2 miles. Humboldt Industrial Park will be on the left.

### TRAVELING SOUTH ON I-81

Take Exit 143 for Rt. 924 toward Hazleton. At the end of the exit ramp, turn right. Drive approximately 1.2 miles. Humboldt Industrial Park will be on the left.



To learn more about 62 Green Mountain Road (Lot B) and to schedule a tour, please call Bob Besecker, Jim Hilsher, or Bill Jones of Mericle's Leasing Team at **570.823.1100**.



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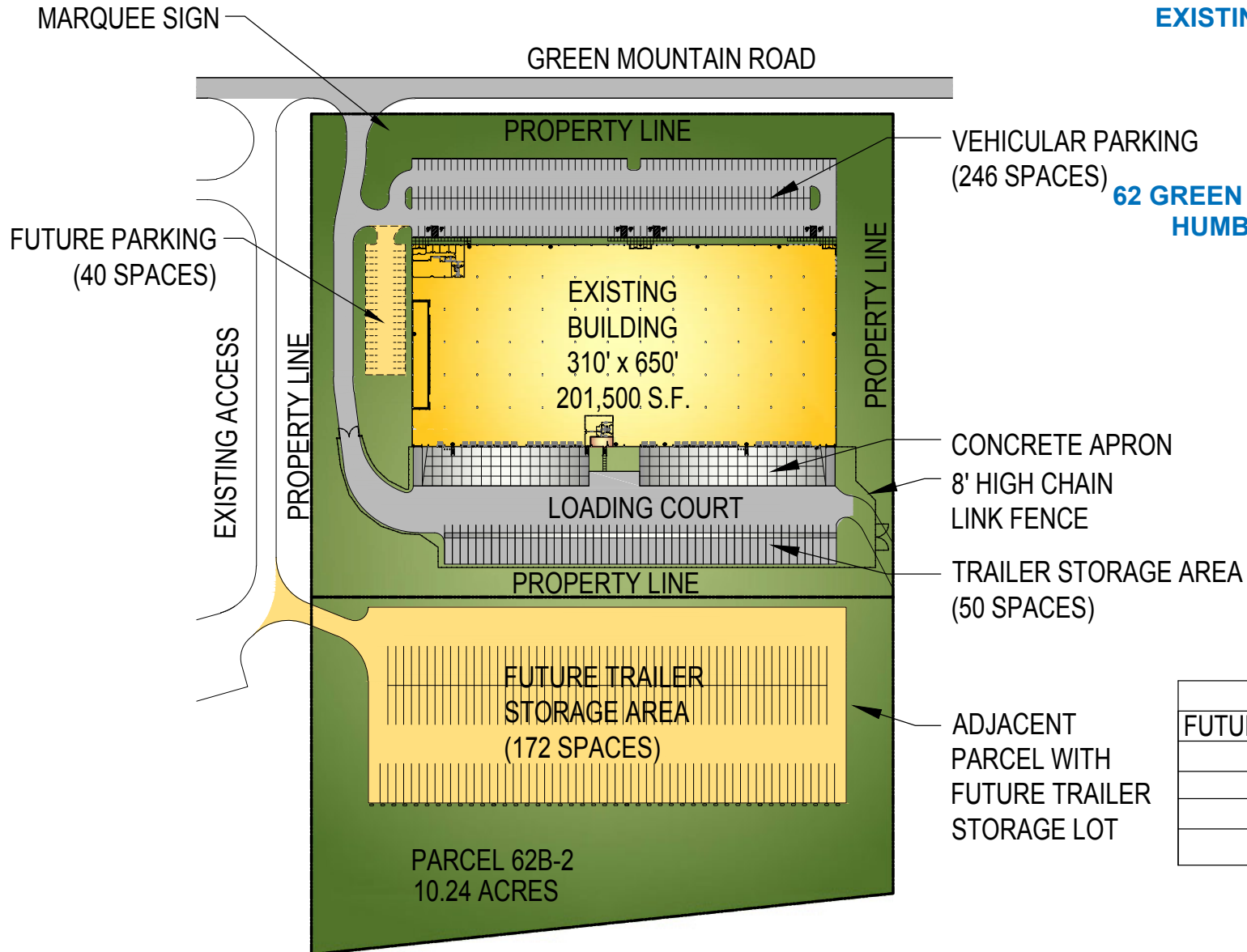
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## EXISTING SITE PLAN

EXISTING 201,500 S.F. BUILDING

PARCEL #62B

62 GREEN MOUNTAIN ROAD, LOT B  
HUMBOLDT INDUSTRIAL PARK  
EAST UNION TOWNSHIP  
HAZLETON, PA 18202



VEHICULAR PARKING	246
FUTURE VEHICULAR PARKING	40
TRAILER STORAGE	50
DOCK DOORS	32
DRIVE-IN DOORS	2
ACREAGE	15.15

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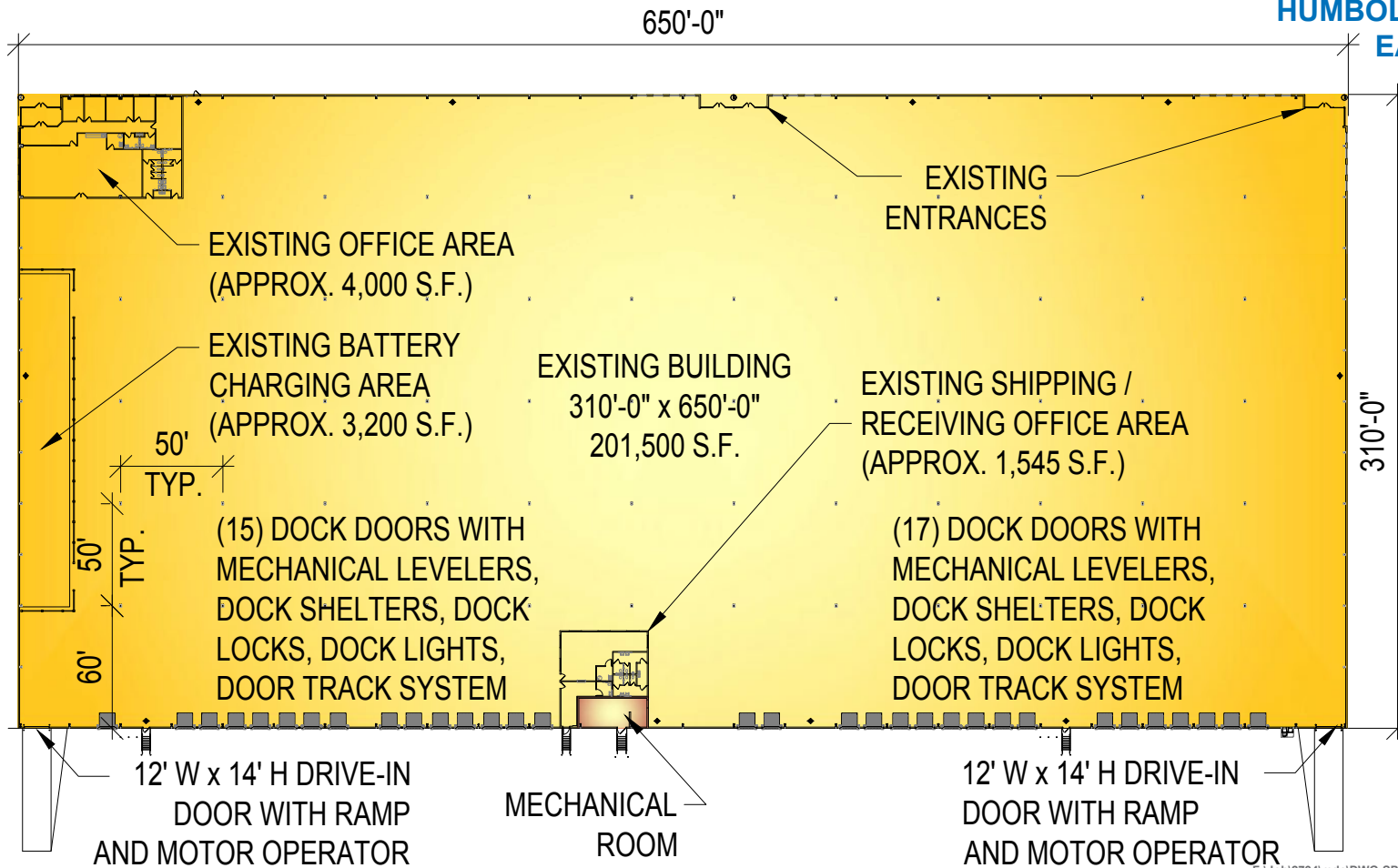
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## EXISTING FLOOR PLAN

EXISTING 201,500 S.F. BUILDING

PARCEL #62B  
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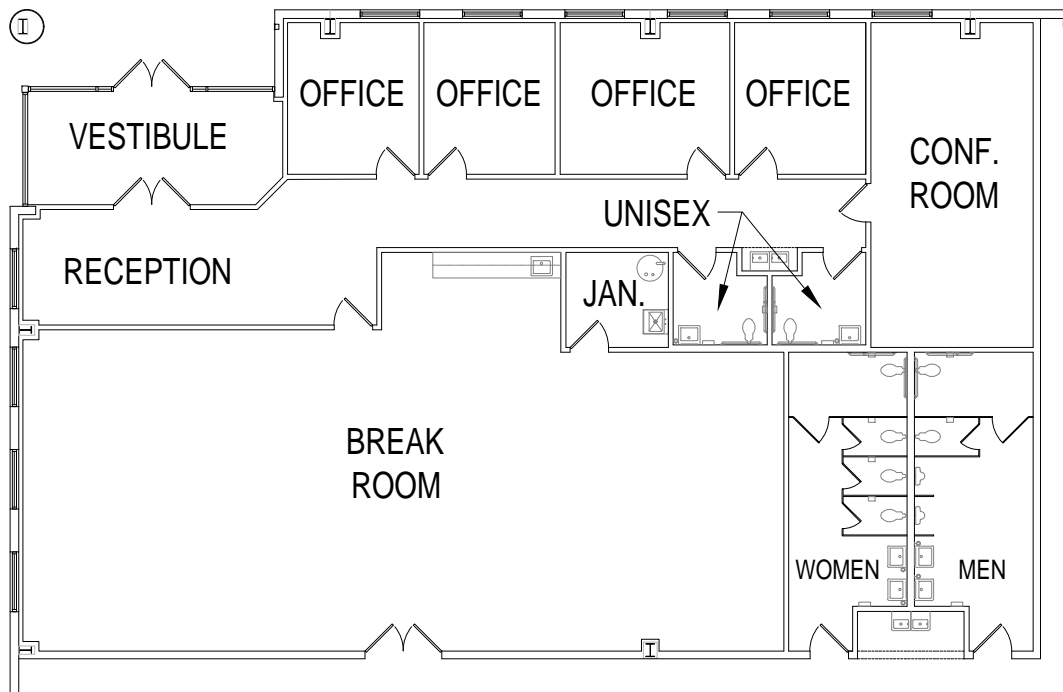


## EXISTING OFFICE PLANS

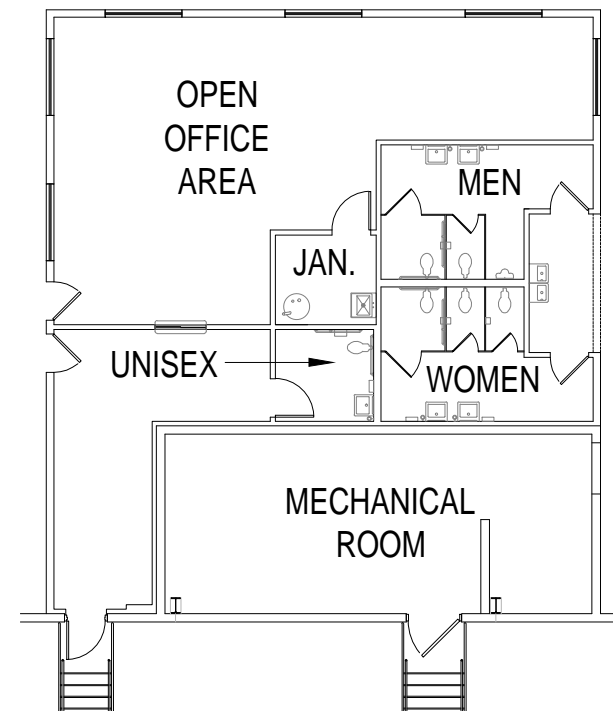
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PARCEL #62B

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MAIN OFFICE



SHIPPING / RECEIVING OFFICE

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