



**FOR  
LEASE**

# 124,102 SF

**610 OAK RIDGE ROAD  
HUMBOLDT INDUSTRIAL PARK  
HAZLE TOWNSHIP, PA**

.....

## INDUSTRIAL

**BUILDING IS IN A LERTA  
ZONE — 10 YEAR,  
100% ABATEMENT ON  
IMPROVEMENTS**

**FEDERAL QUALIFIED  
OPPORTUNITY ZONE (QOZ)  
DESIGNATION**



**RAIL-AVAILABLE INDUSTRIAL SITE NEAR I-81 AND I-80**

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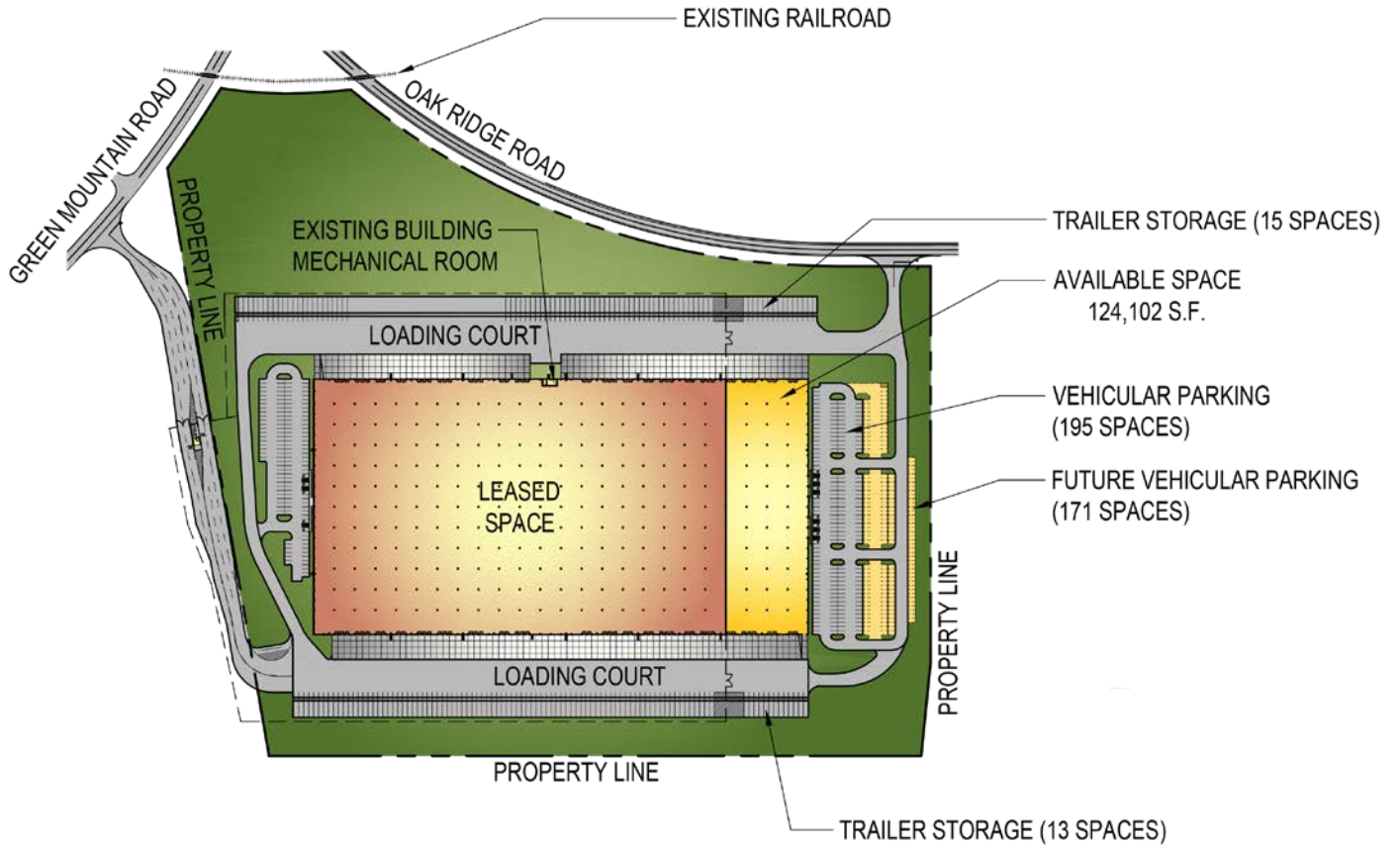
**570.823.1100**



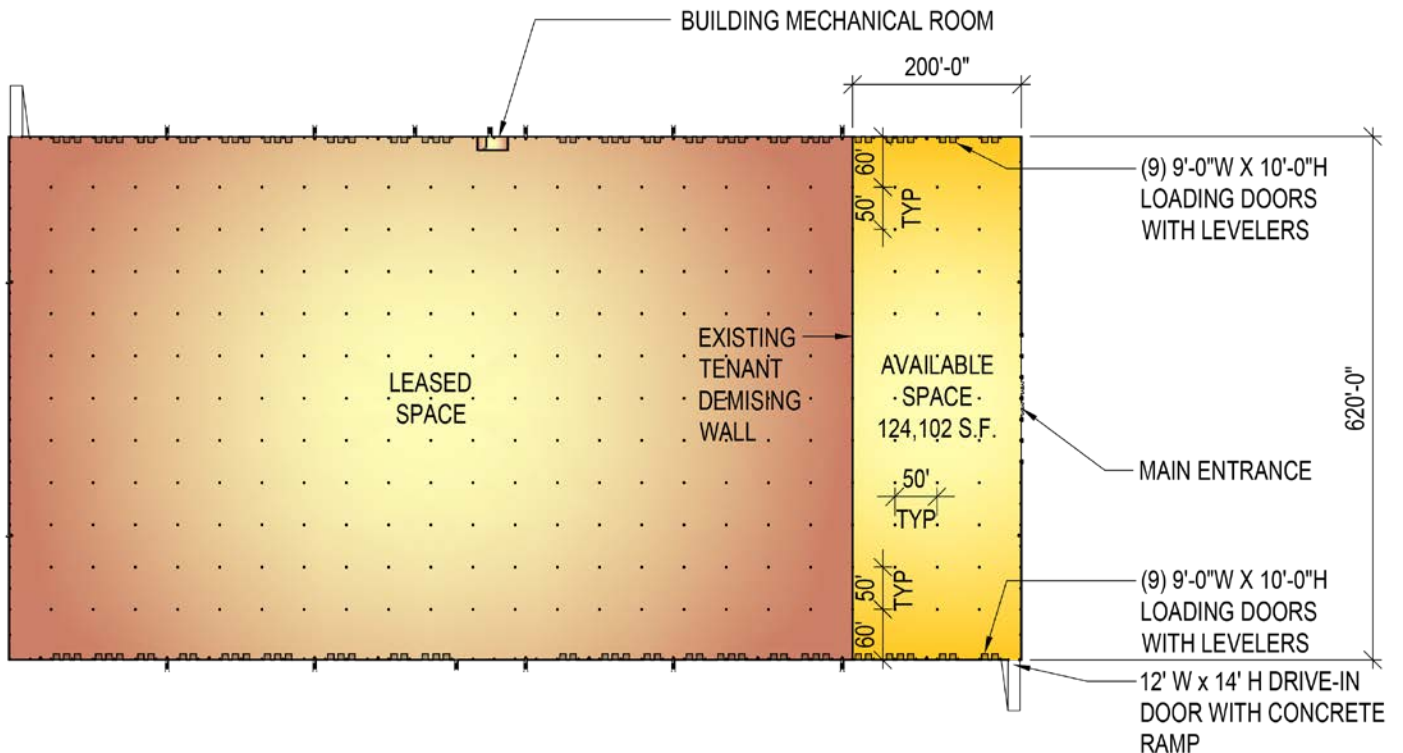
# PLANS

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



## FLOOR PLAN



FOR LEASE

610 OAK RIDGE ROAD, HAZLE TOWNSHIP, PA

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# SPECS

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## SIZE

- ▶ **AVAILABLE SPACE:** 124,102 SF within a 744,000 SF facility.
- ▶ **ACREAGE:** 54.08 acres
- ▶ **BUILDING DIMENSIONS:** 620'-0" (width) x 1200'-0" (length)
- ▶ **AVAILABLE SPACE DIMENSIONS:** 620'-0" (width) x 200'-0" (length)

## BUILDING CONSTRUCTION

- ▶ **FLOOR:** 7" thick concrete floor slab, reinforced w/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 frame windows and insulated metal wall panels.
- ▶ **CLEAR CEILING HEIGHT:** Average structural clear height of approximately 38'-5".
- ▶ **COLUMN SPACING:** 50'-0" x 50'-0" bay spacing with a 60'-0" deep staging bay.
- ▶ The building contains 3'-0" high x 6'-0" wide clerestory windows.

## LOADING

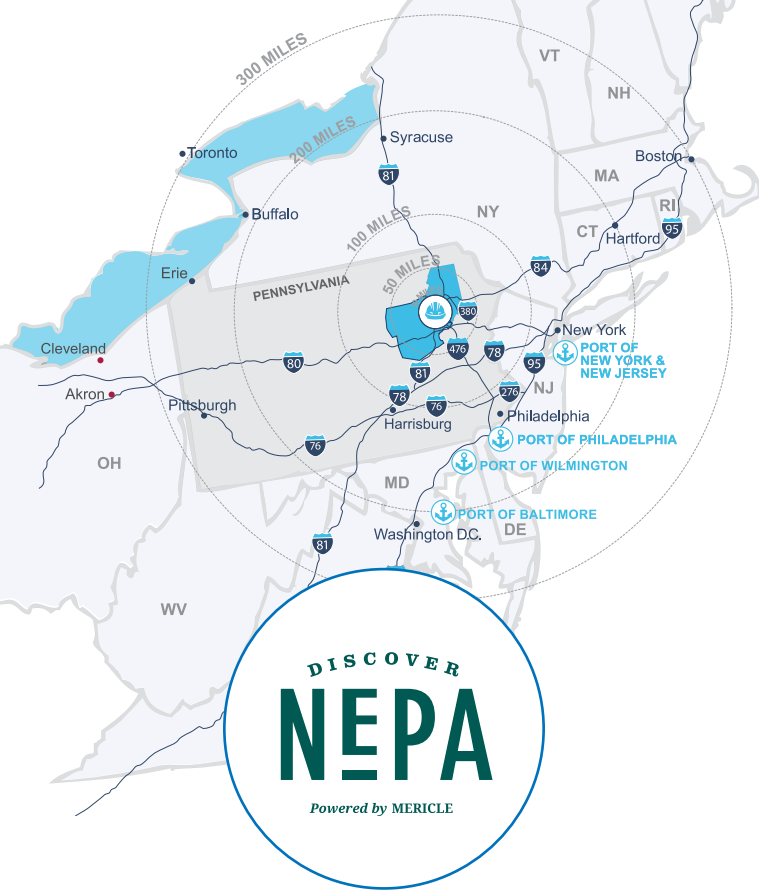
- ▶ **DOCK EQUIPMENT:** Eighteen (18) 9'-0" x 10'-0" vertical lift dock doors with vision kits by *Haas Door* or equal with 40,000 LB capacity mechanical levelers with bumpers by *Rite-Hite* or equal.
- ▶ **DRIVE-IN DOOR:** One (1) 12'-0" x 14'-0" vertical lift drive-in door by *Haas Door* or equal and reinforced concrete ramp.
- ▶ **DOCK APRON:** 8" thick x 60' deep, reinforced concrete apron at loading dock.

## UTILITIES

- ▶ **WAREHOUSE HEATING:** Energy-efficient, roof mounted *Cambridge* direct-fire units.
- ▶ **WAREHOUSE LIGHTING:** Energy-efficient LED fixtures.
- ▶ **ELECTRICAL POWER:** Available up to multiples of 4,000 Amps.
- ▶ **FIRE PROTECTION:** Early suppression fast response (ESFR) wet sprinkler system.
- ▶ **UTILITIES:** All utilities shall be separately metered.
- ▶ **ELECTRIC:** PPL Utilities
- ▶ **GAS:** UGI Utilities, Inc.
- ▶ **WATER:** CAN DO, Inc. Hazleton City Authority
- ▶ **SEWER:** CAN DO, Inc. Greater Hazleton Joint Sewer Authority
- ▶ **TELECOM:** Verizon and Frontier Communications serve the park.
- ▶ **RAIL:** Reading Blue Mountain & Northern Railroad

## PARKING

- ▶ Asphalt paving, including heavy duty pave at truck areas and light duty pave in vehicle parking areas.
- ▶ On-site parking for approx. (195) vehicles with future parking for up to (171) additional spaces.
- ▶ On-site trailer storage for approx. (28) trailers with 8' wide concrete dolly pad.
- ▶ Adjacent lot (57B) can accommodate an additional (333) trailers.
- ▶ The trailer storage area shall have an 8' wide, 8" thick reinforced concrete dolly pad.



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



## DEEP WATER PORTS

### PORT

### MI AWAY

Philadelphia, PA	108
Wilmington, DE	121
New York/New Jersey	130
Baltimore, MD	163



## TRAVEL DISTANCES

### CITY

Allentown, PA	55
Delaware Water Gap, PA	62
Harrisburg, PA	86
Philadelphia, PA	101
Binghamton, NY	107
Morristown, NJ	112
New York, NY	135
Baltimore, MD	153
Syracuse, NY	176
Washington, DC	201
Hartford, CT	234
Pittsburgh, PA	256
Boston, MA	338



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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.

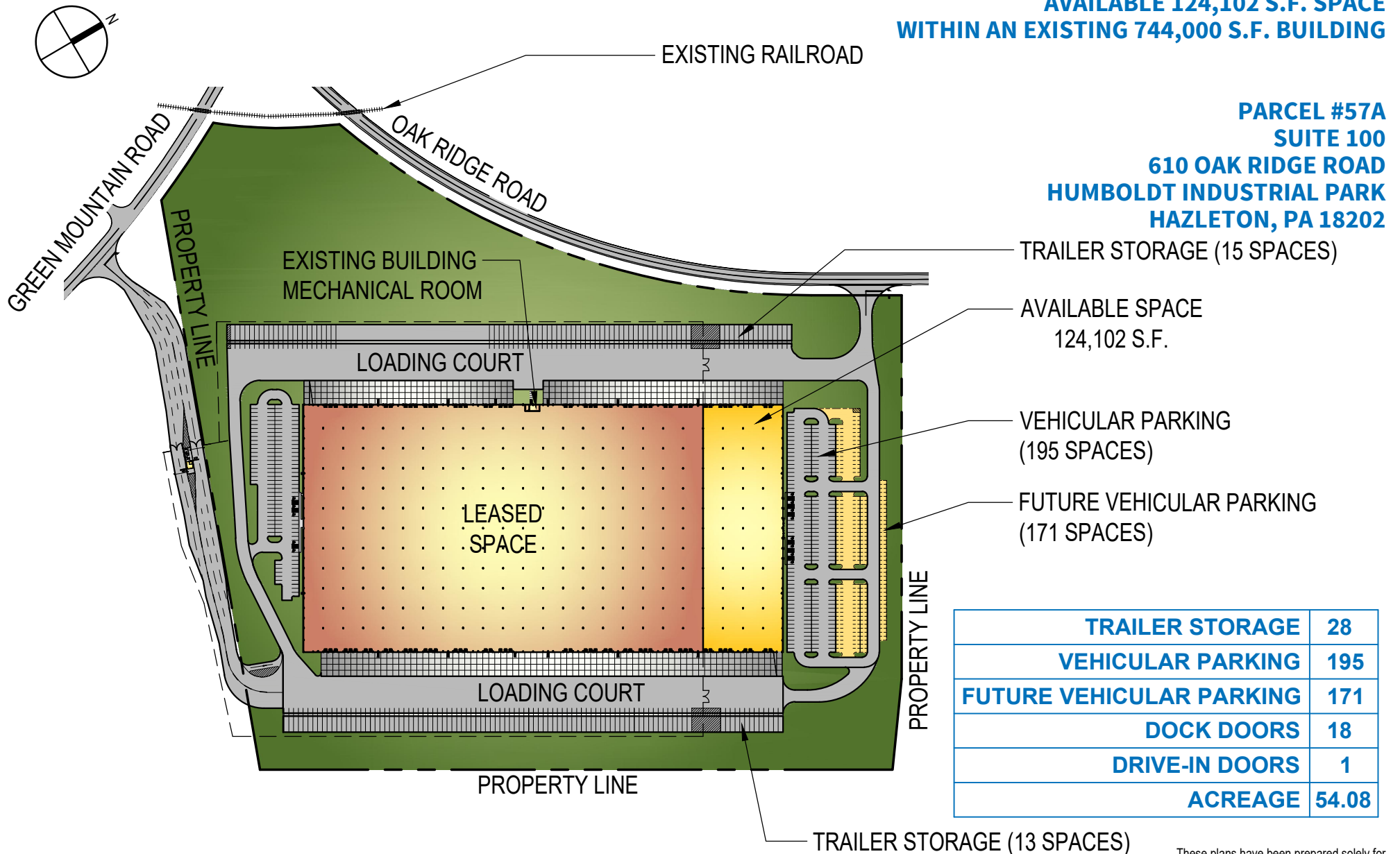
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# CONCEPTUAL SITE PLAN

**AVAILABLE 124,102 S.F. SPACE  
WITHIN AN EXISTING 744,000 S.F. BUILDING**

**PARCEL #57A  
SUITE 100  
610 OAK RIDGE ROAD  
HUMBOLDT INDUSTRIAL PARK  
HAZLETON, PA 18202**



These plans have been prepared solely for marketing purposes for the exclusive use of -- Mericle Commercial Real Estate Services

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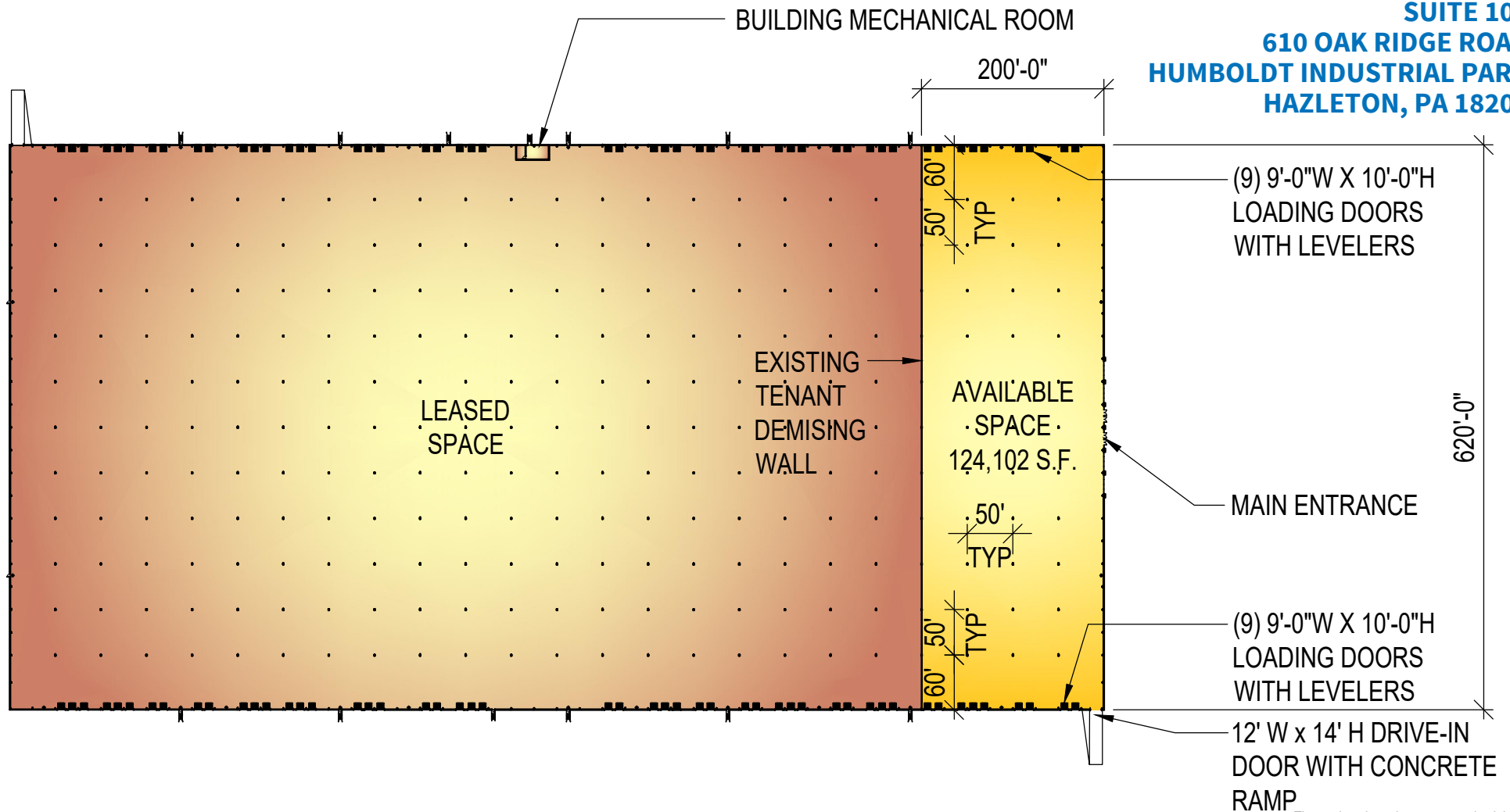
East Mountain Corporate Center  
100 Baltimore Drive, Wilkes-Barre, PA 18702

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WE BUILD CAREERS.  
WE BUILD COMMUNITIES.

# CONCEPTUAL BUILDING PLAN

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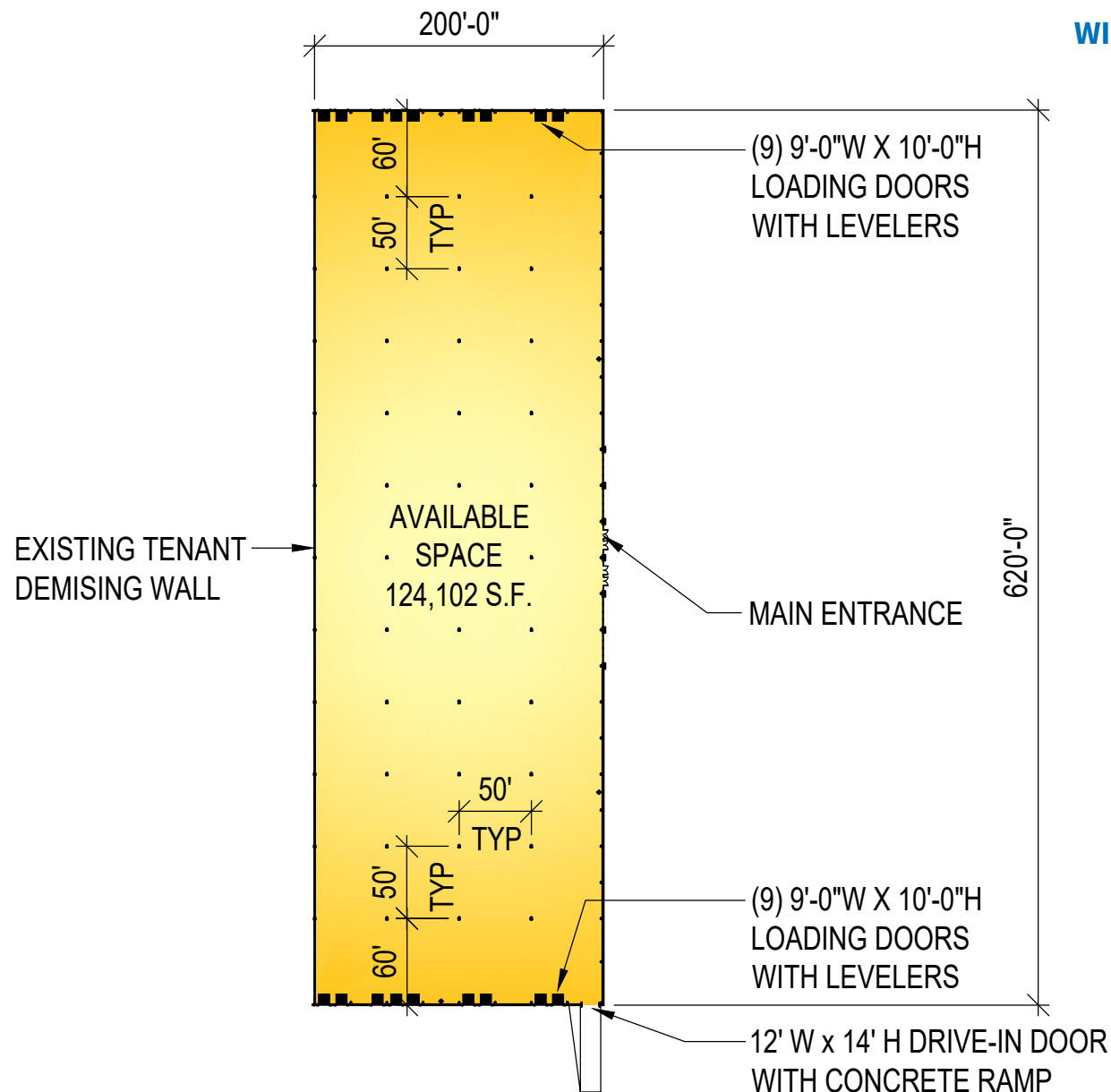
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# CONCEPTUAL FLOOR PLAN

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HAZLE TOWNSHIP, PA**

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**CONSTRUCTION PROGRESS, OCTOBER 2023**

**PHOTO  
COLLAGE**



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ADJACENT LOT (57B)  
CAN ACCOMMODATE  
AN ADDITIONAL

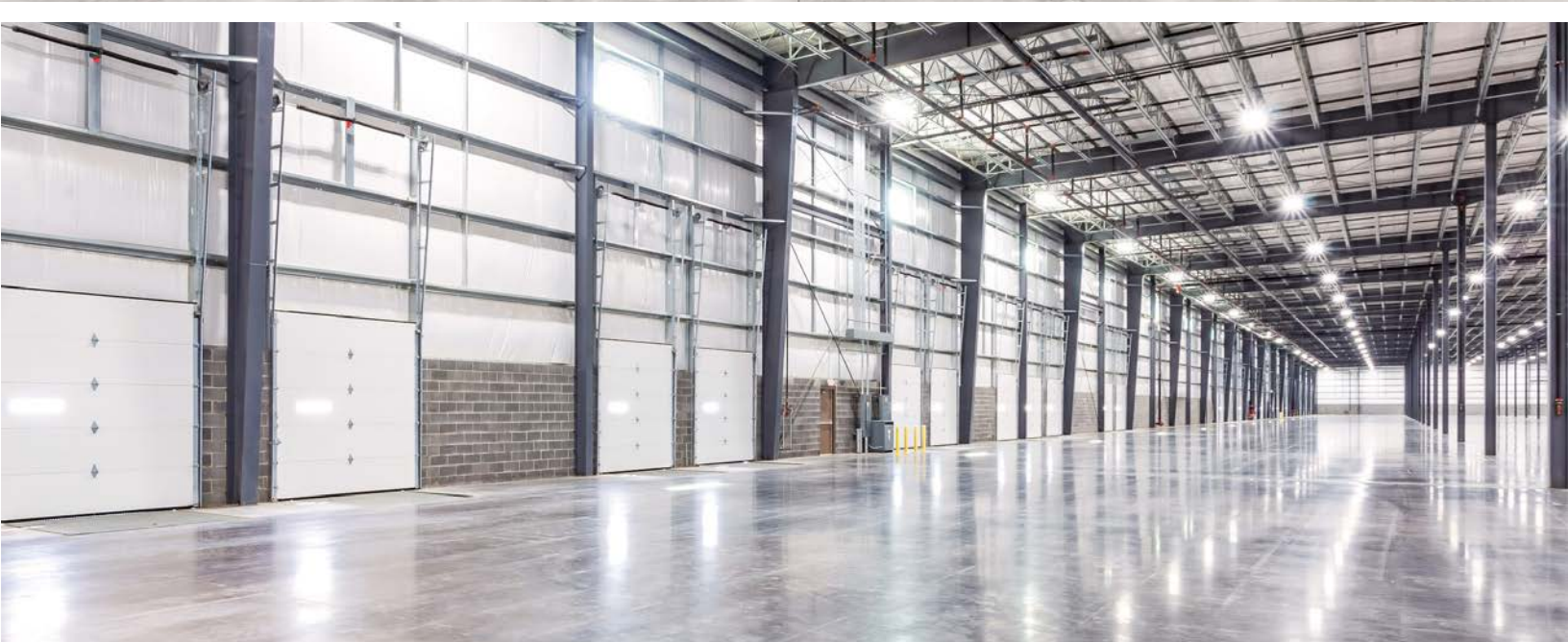
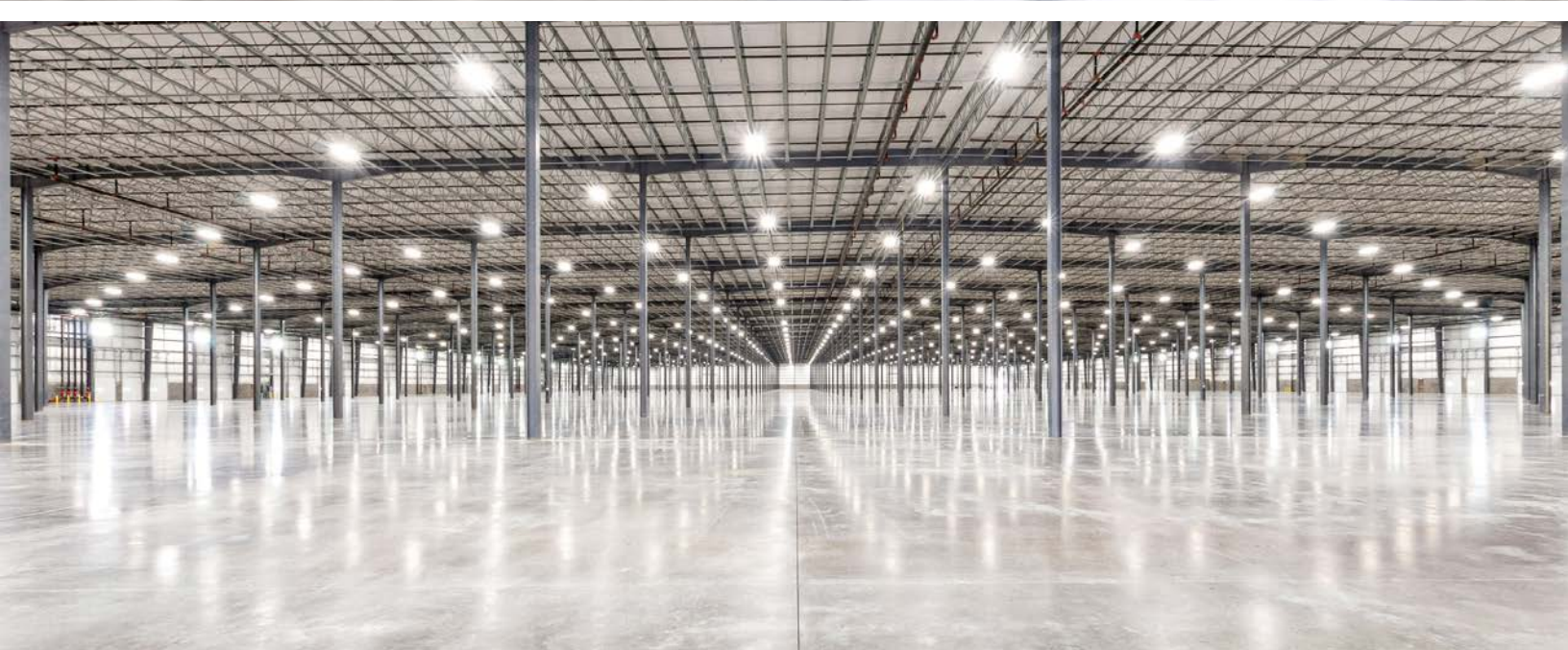
**333**  
TRAILERS

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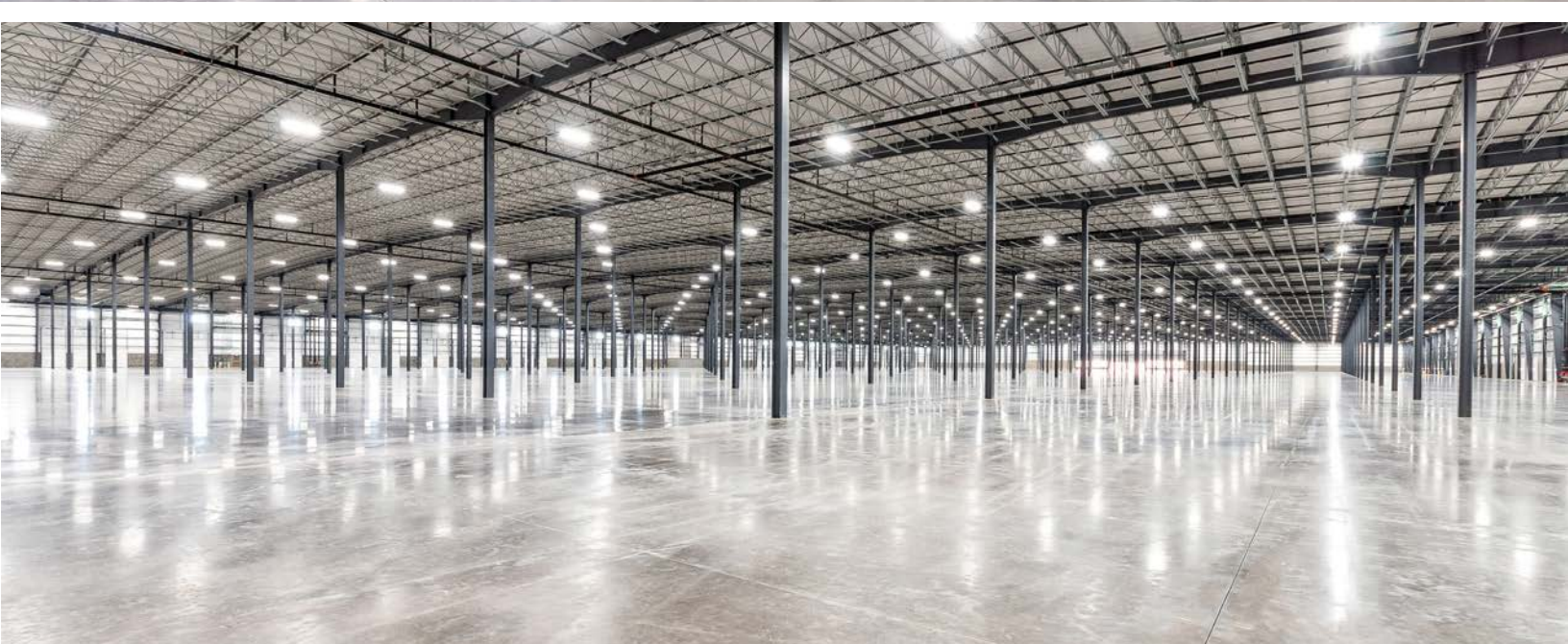
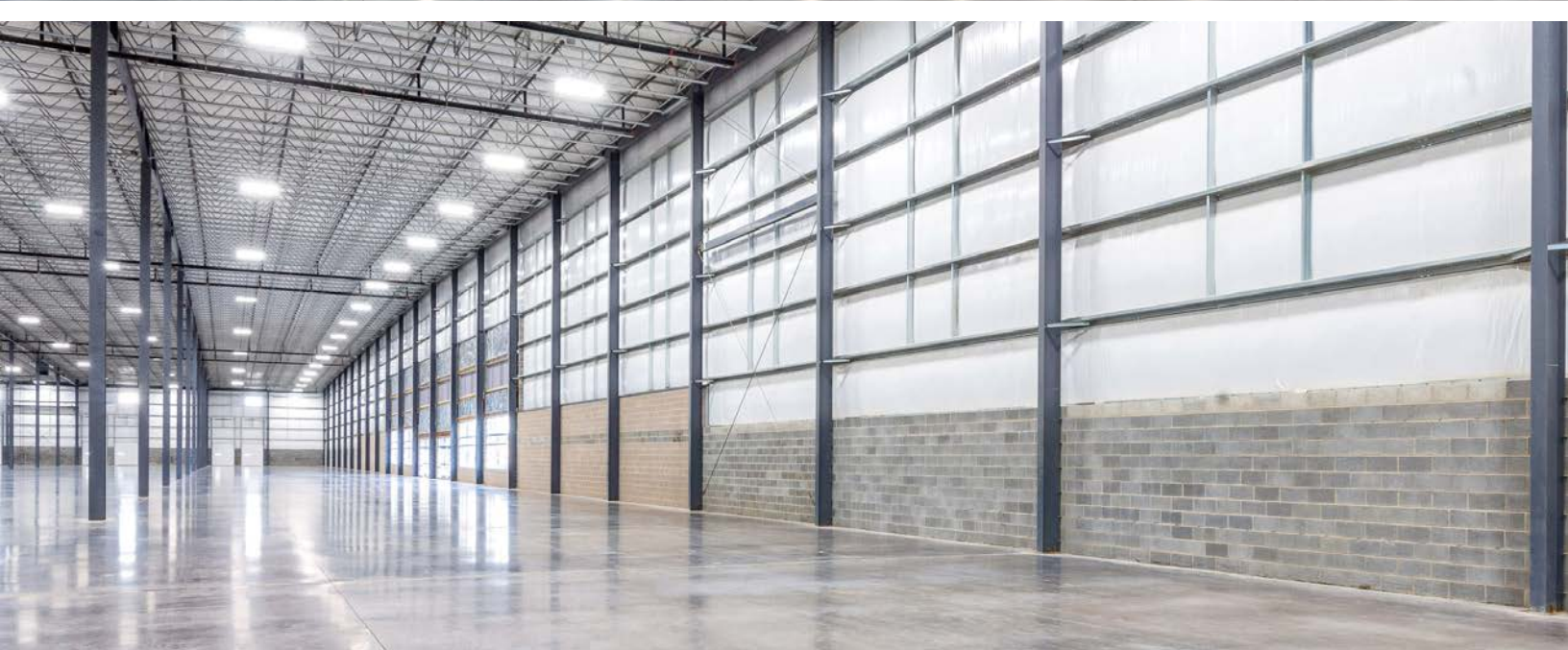
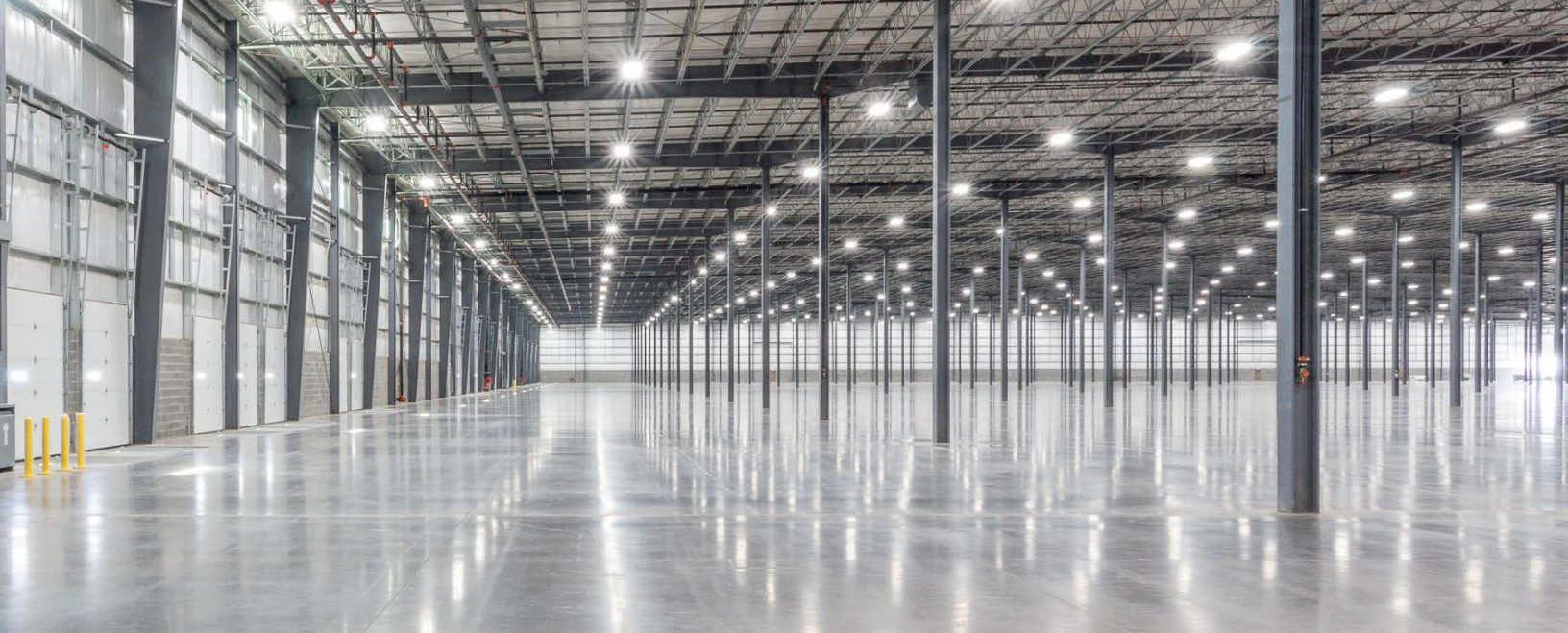


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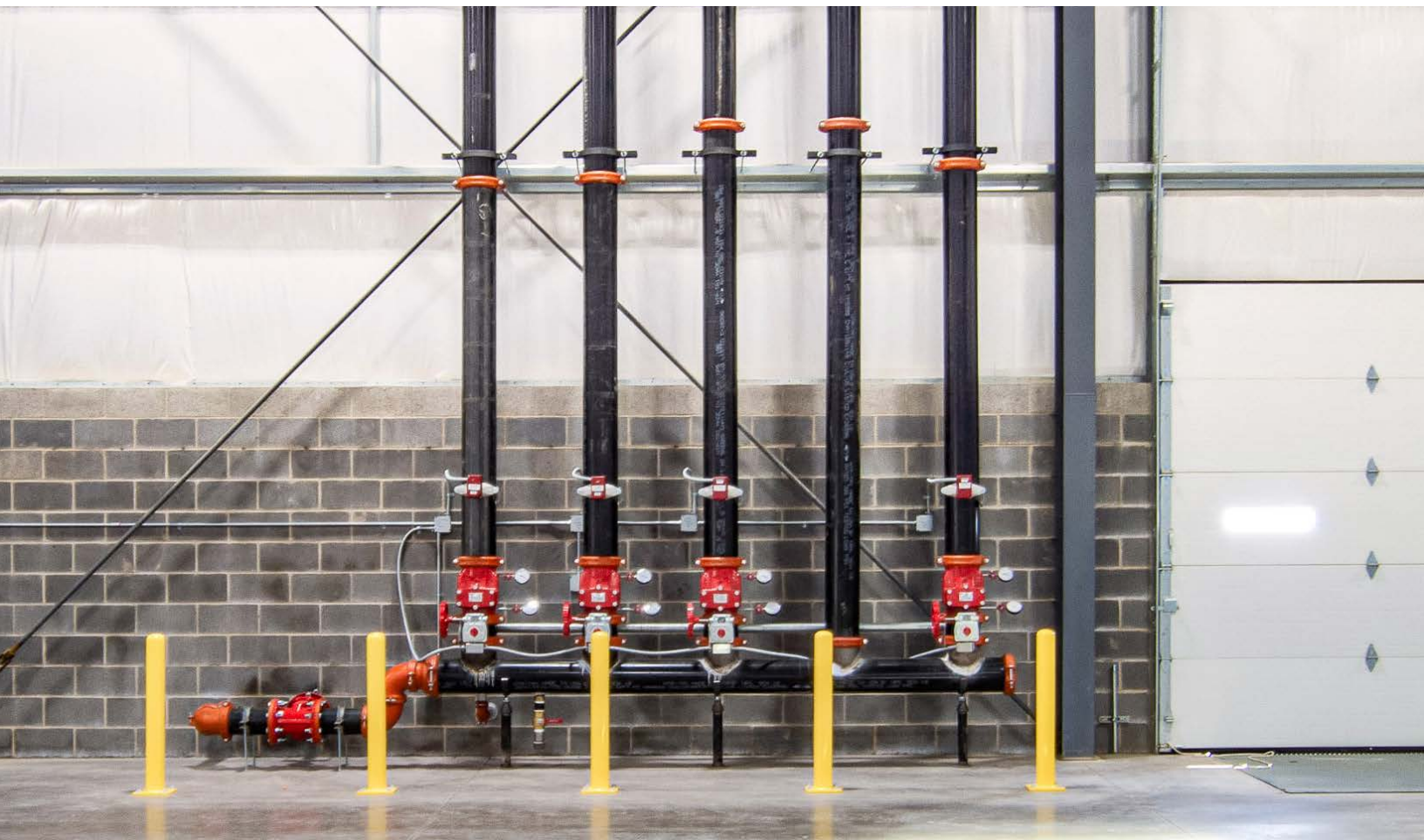


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