



**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 WITH 350+ TRAILER/CONTAINER  
SPACES AVAILABLE NEAR I-81 AND I-80**

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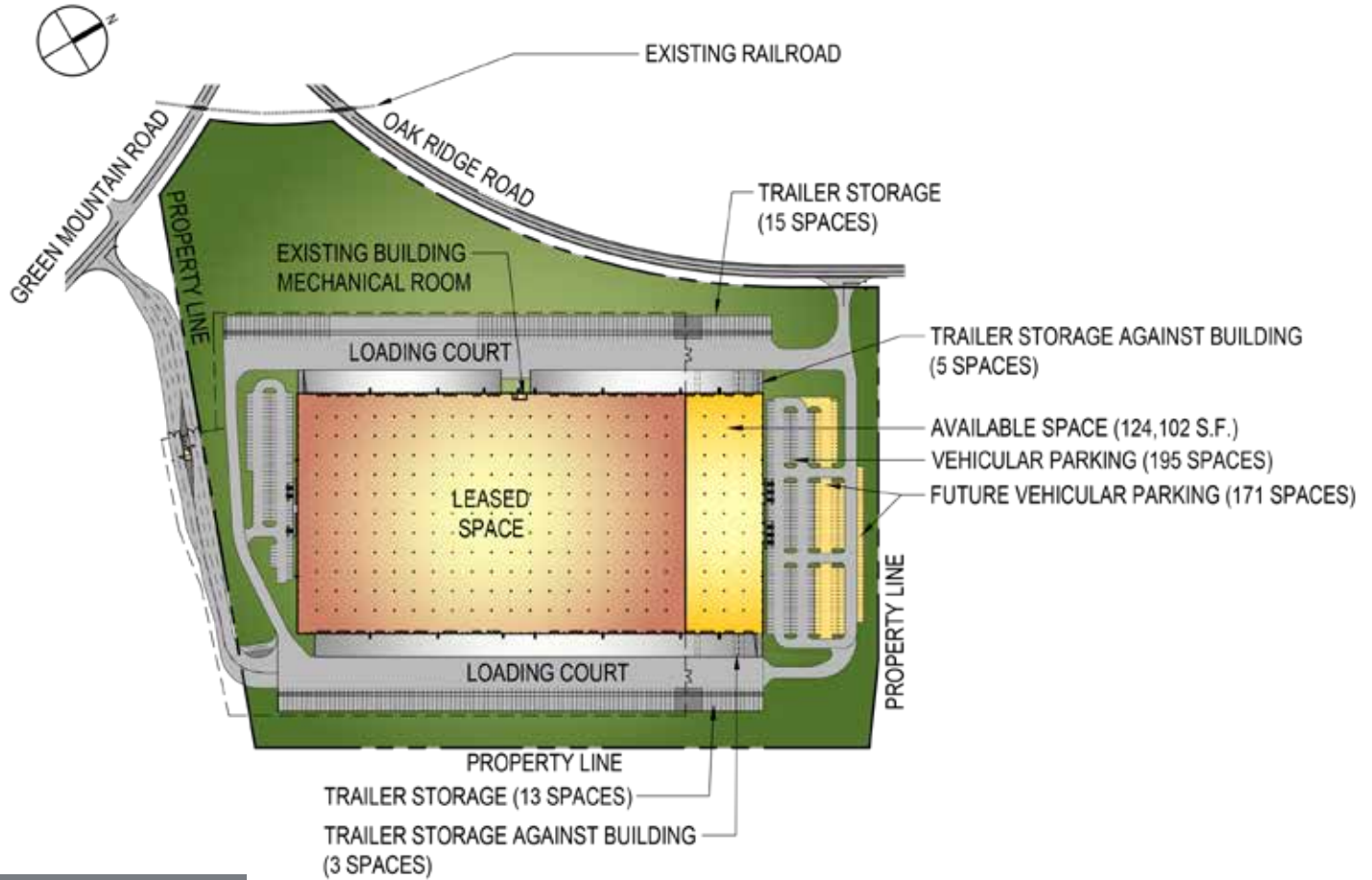
**570.823.1100**



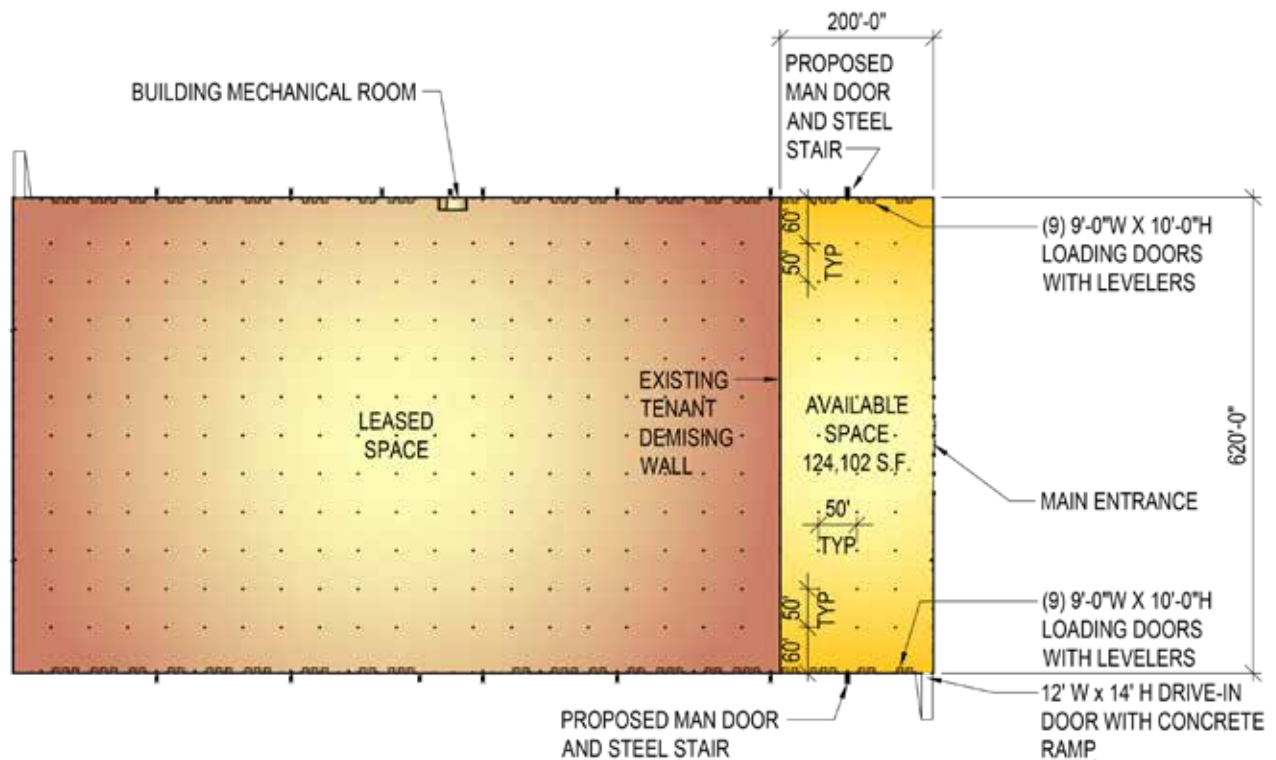
# PLANS

## SITE PLAN

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.



## 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 *SpecChem* 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.
- ▶ 8" thick x 60' deep, reinforced concrete dock apron at loading dock.

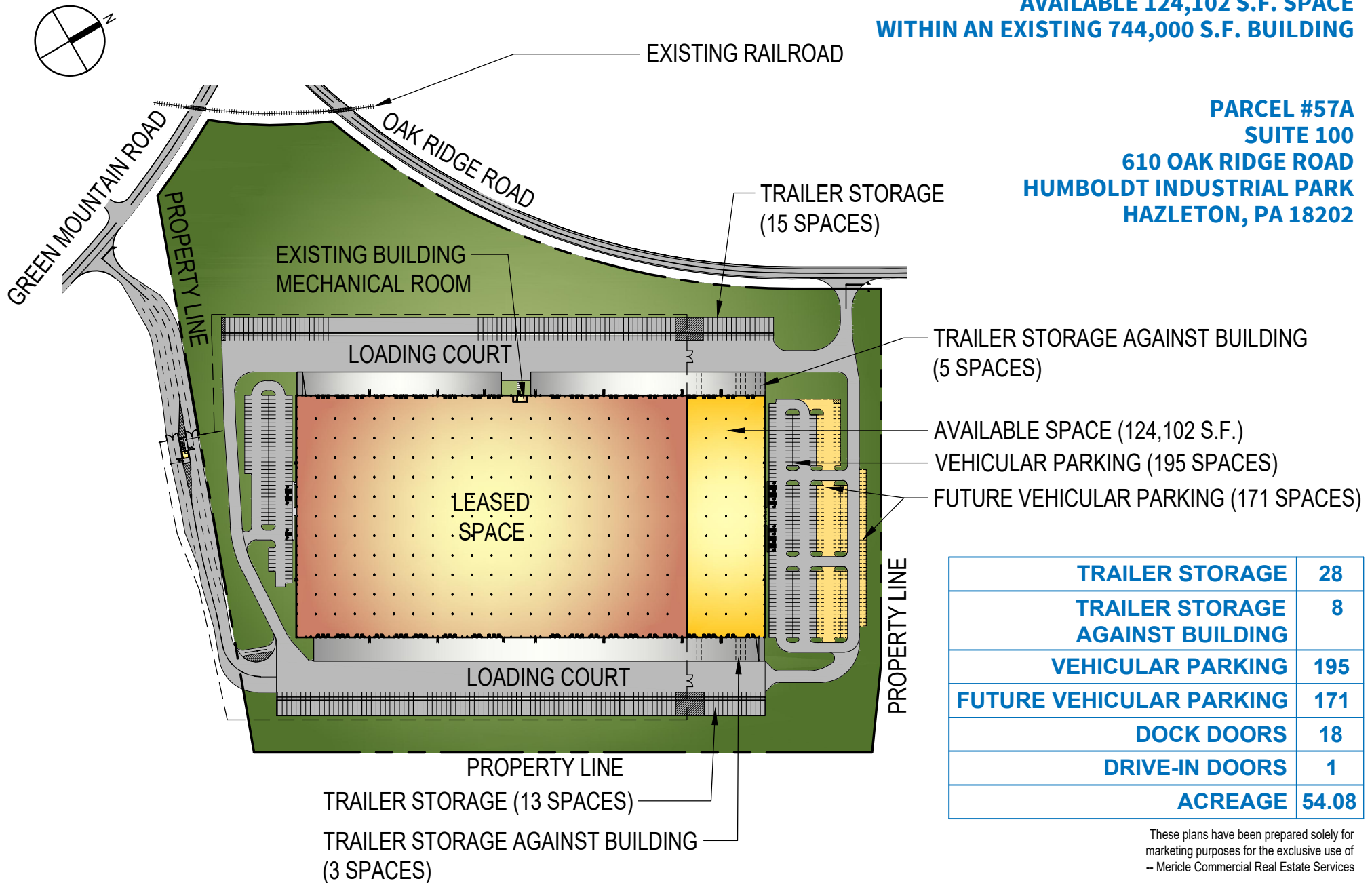




# CONCEPTUAL SITE PLAN

**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**



<b>TRAILER STORAGE</b>	<b>28</b>
<b>TRAILER STORAGE AGAINST BUILDING</b>	<b>8</b>
<b>VEHICULAR PARKING</b>	<b>195</b>
<b>FUTURE VEHICULAR PARKING</b>	<b>171</b>
<b>DOCK DOORS</b>	<b>18</b>
<b>DRIVE-IN DOORS</b>	<b>1</b>
<b>ACREAGE</b>	<b>54.08</b>

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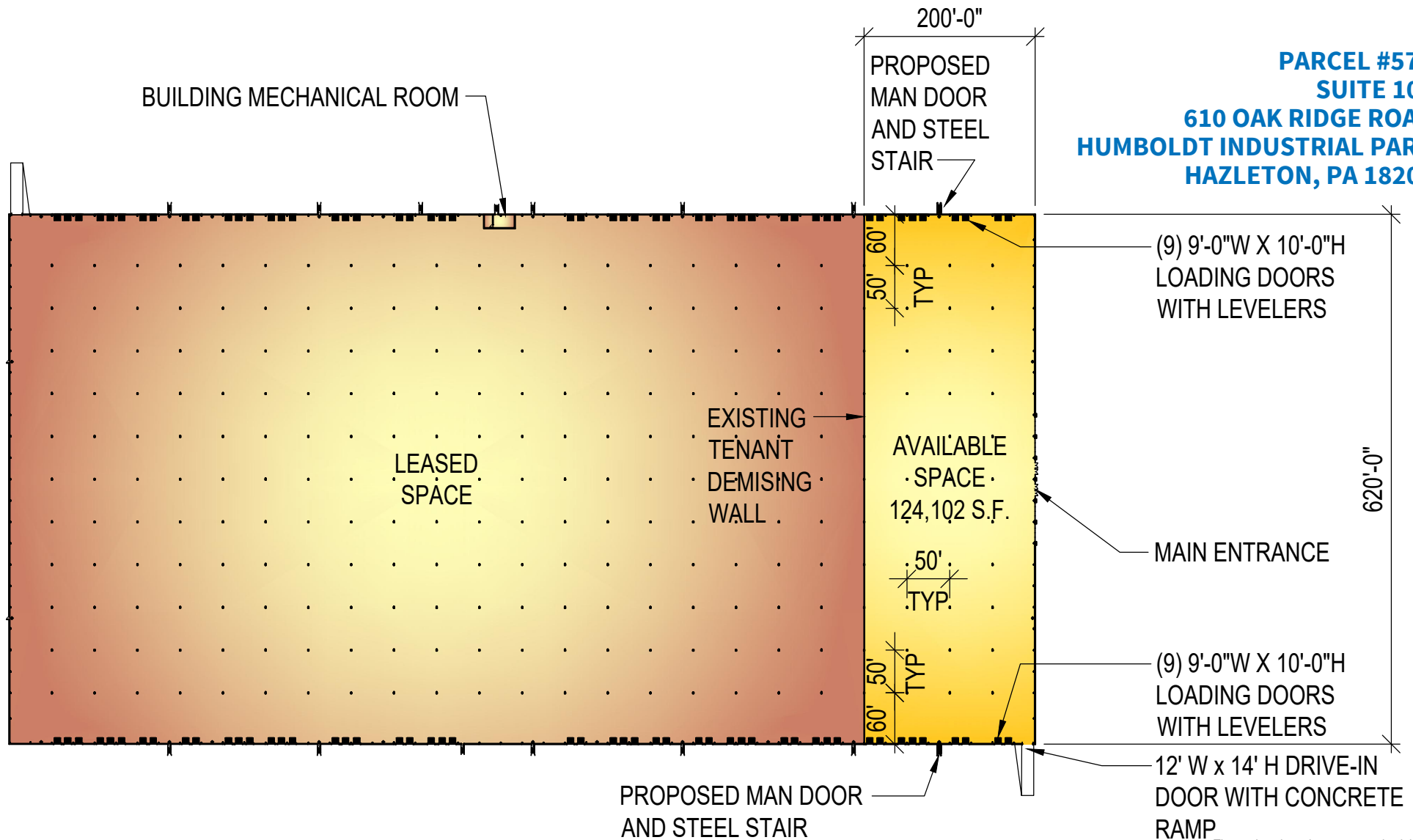
East Mountain Corporate Center  
100 Baltimore Drive, Wilkes-Barre, PA 18702

WE BUILD BUILDINGS.  
WE BUILD CAREERS.  
WE BUILD COMMUNITIES.

# CONCEPTUAL BUILDING PLAN

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

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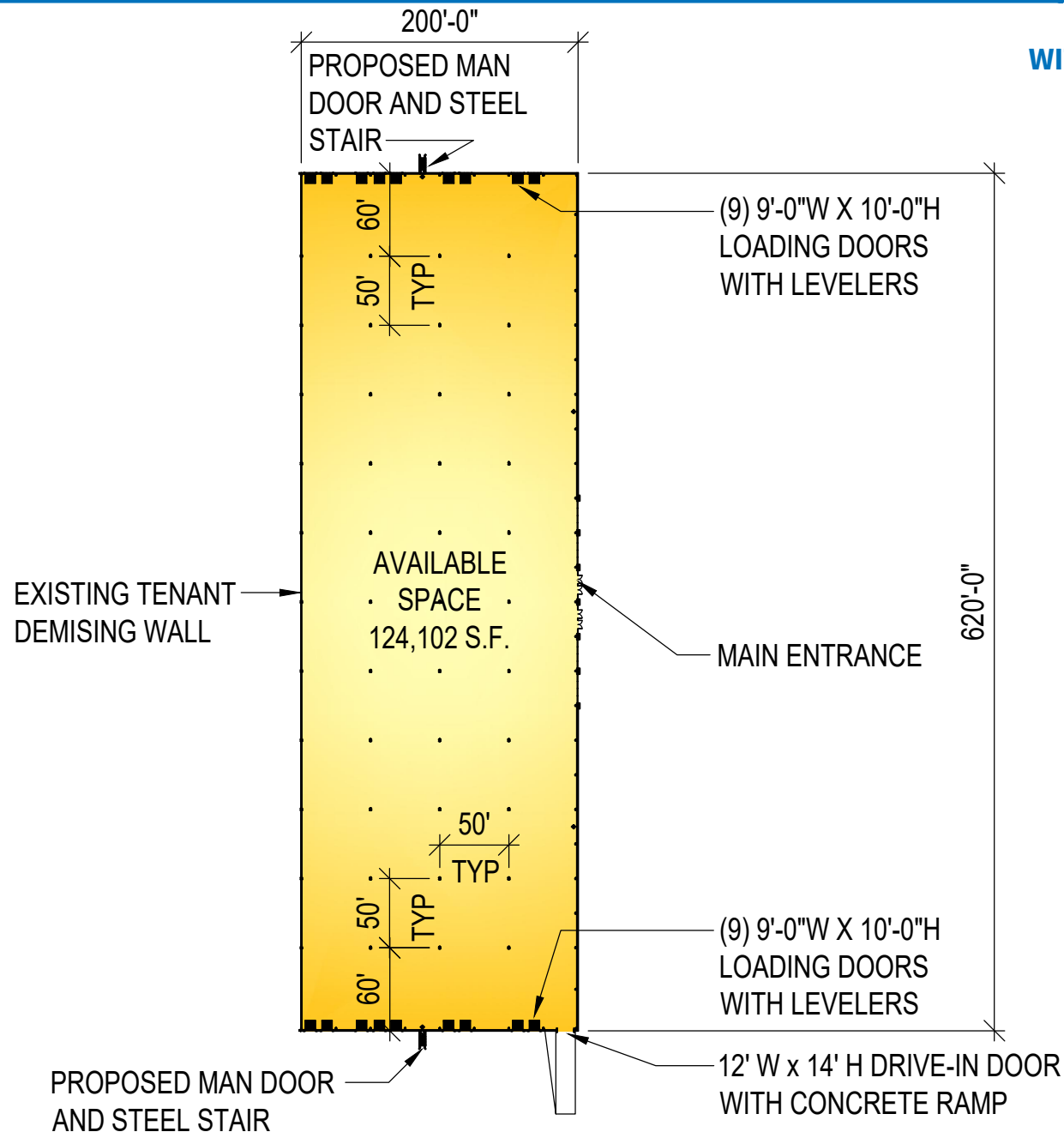
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# CONCEPTUAL FLOOR PLAN

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**FOR  
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# 744,000 SF

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

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**PHOTO  
COLLAGE**

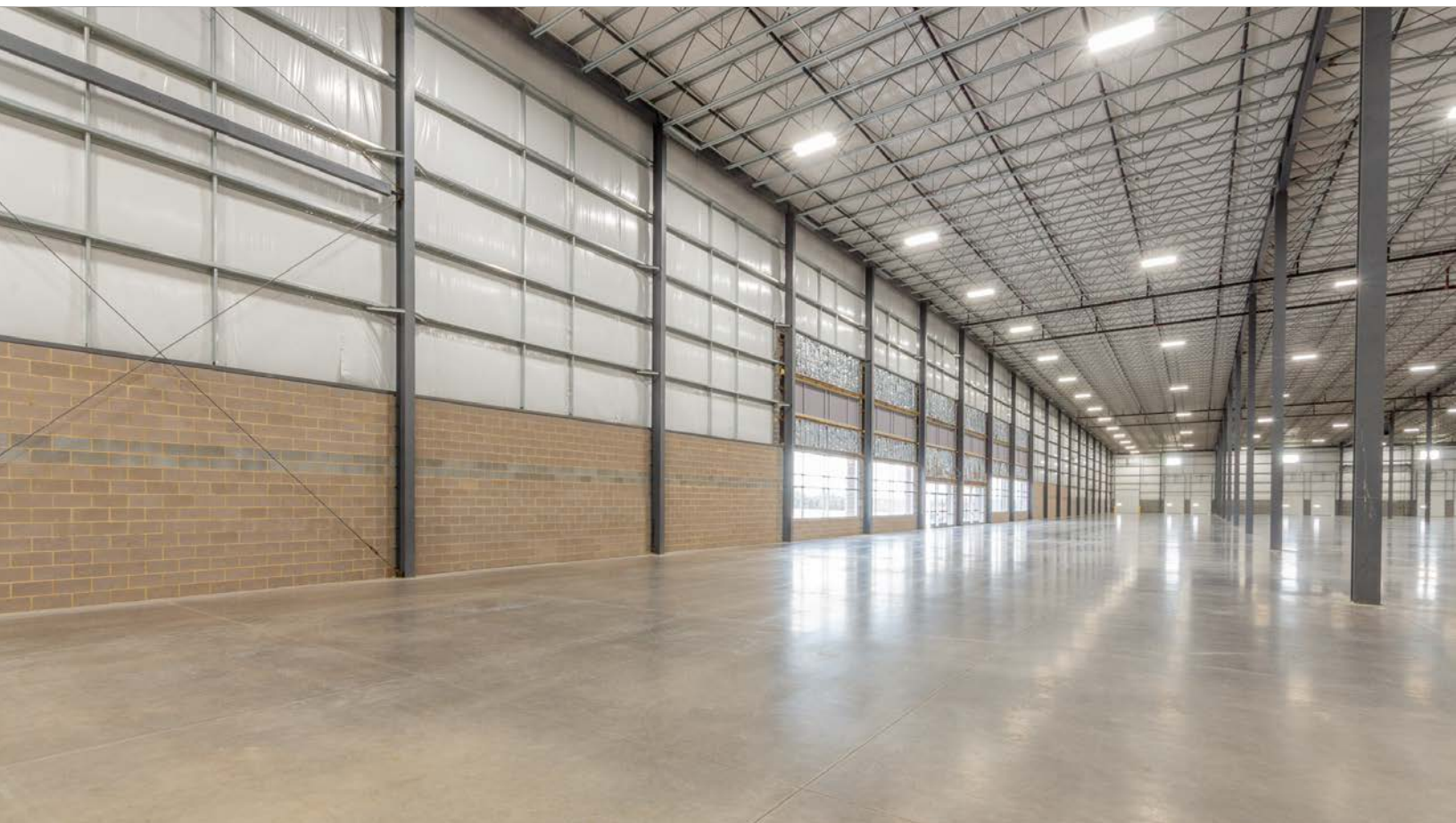


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**610 OAK RIDGE ROAD, HAZLE TOWNSHIP, PA**

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**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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