

UNDER NEW OWNERSHIP

Major Capital Improvements Underway



For Lease

1,066,548 SF Available (divisible)

Location Highlights

- ±2 miles from the Exit 164 interchange of I-81
- Excellent access to primary distribution corridors that service the Northeast US including I-81, I-80, I-476, and I-78
- 150,000 workforce population within a 30-minute drive
- Close proximity to both FedEx and UPS parcel operations

Ownership Group:

LBALogistics 

Listing Agent:

 **JLL**

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Wilkes-Barre, PA

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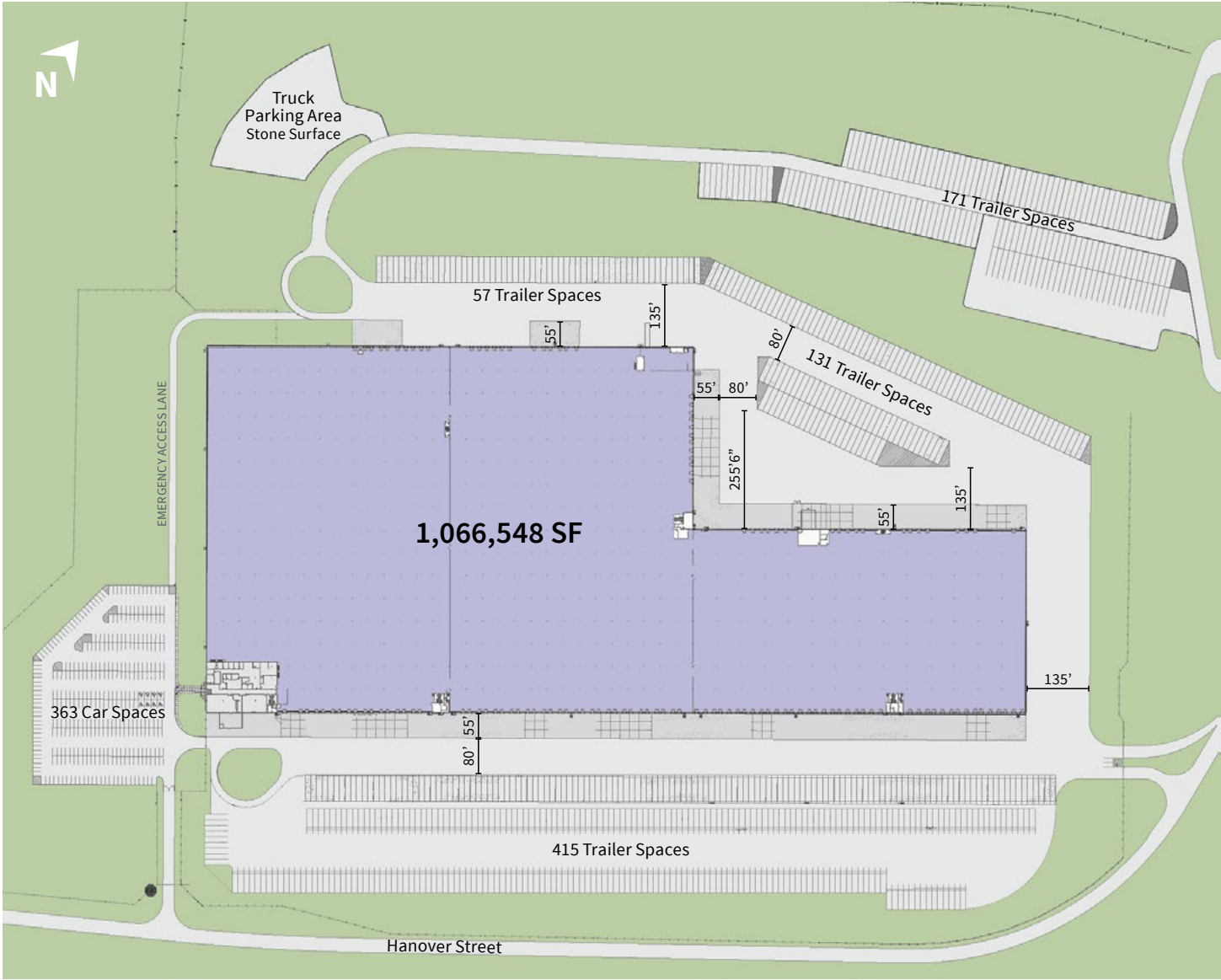
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For Lease 1,066,548 SF



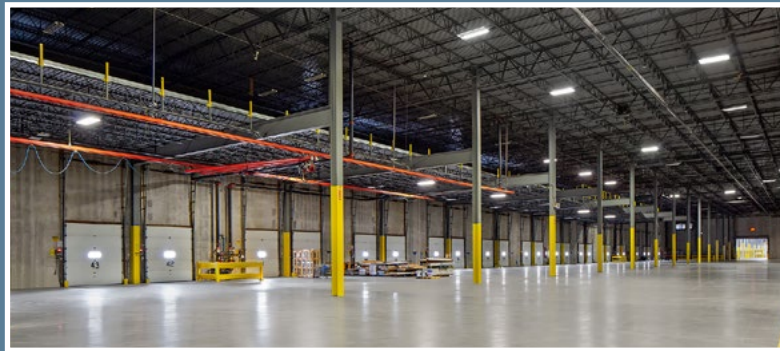
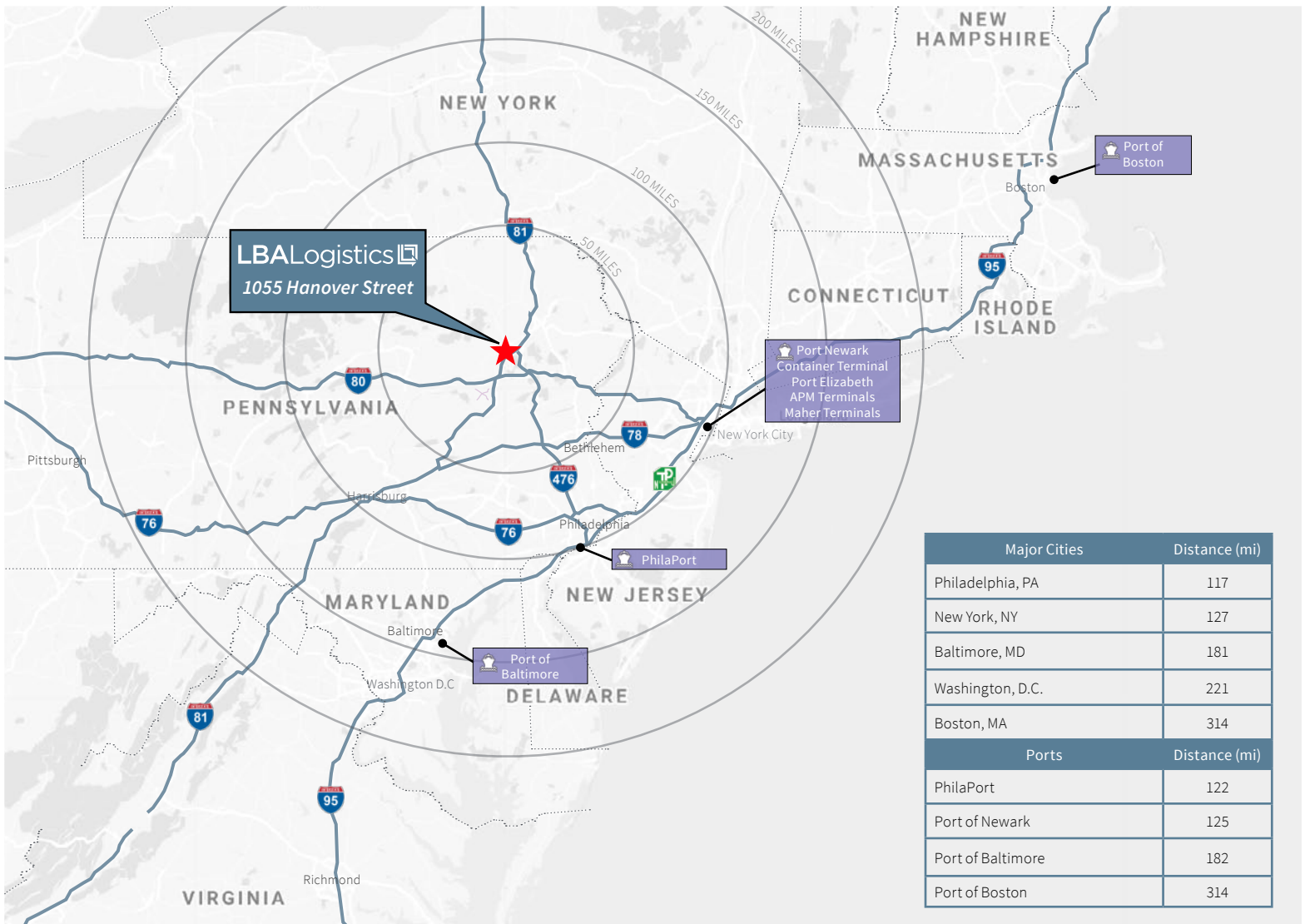
Building Specifications

Land Area	127.23 acres	Column Spacing	34' x 47' at west end of building 50' x 47' at east end of building
Zoning	I-1: General Industrial District	Exterior Wall Construction	Precast insulated concrete panels
Year Built	1992	Roof System	60 mil PVC membrane with a silicone coating
Square Footage	1,066,548 SF	Dock Doors	138 dock doors
Office Space	15,614 SF	Dock Equipment	125 equipped w/ leveler, seal, bumper & restraint 13 equipped w/ leveler, seal & bumper
Car Parking	363 spaces	Drive-In Doors	One (1) 10' x 15' door
Truck Court	North: 190'-265' Northeast: 265'-500' South: 370' East: 465'-840'	Fire Protection	ESFR system
Trailer Storage	774 dedicated stalls (expandable)	HVAC	Floor-mounted gas-fired air-rotation units
Clear Height	32'	Lighting	T5 & T8 fixtures on motion sensors
		Power	8,000 AMP, 480 volt, 3-phase service



Building Improvements

- ±5,000 SF office refresh with new paint, carpet, doors, and trim
- Main entrance area and breakroom refresh
- Interior warehouse upgrades including LED lights, slab cleaning, and column painting in 100,000 SF directly adjacent to main office
- Exterior upgrades including building painting, asphalt paving, concrete apron repairs, restriping of parking areas, and landscaping upgrades



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