

ONE PARKER WAY

MT. POCONO, PA



FREE RENT
THROUGH 2026
ON A TERM LEASE

618,850 SF FOR LEASE

EXPANDABLE

ONE PARKER WAY

MT. POCONO, PA

618,850 SF FOR LEASE
LOGISTICS & MANUFACTURING

PROPERTY FEATURES

AVAILABLE SIZE	300,000 - 618,850 SF (Expandable)	COLUMN SPACING	38'-45'(W) x 45' (L)	CAR STALLS	227 (Expandable to 507)
PROPERTY SIZE	80.59 AC	CLEAR HEIGHT	28'6" - 38'6"	POWER	Primary 12,470 volt 3 phase 6,000 amp main service
EXISTING OFFICE	(3) Existing Office Areas w/ Restrooms	DOCK DOORS	40 (3 Loading Areas)		Main service feeds three 2,500 KVA transformers
PROPERTY USES	Logistics & Manufacturing	DRIVE-INS	3		1987 Section - one 3,000 amp main 480/277
ZONING	Industrial	TRAILER STALLS	124 (Expandable to 644)		1998 Section - two 3,000 amp main 480/277



**ABUNDANT
TRAILER PARKING**



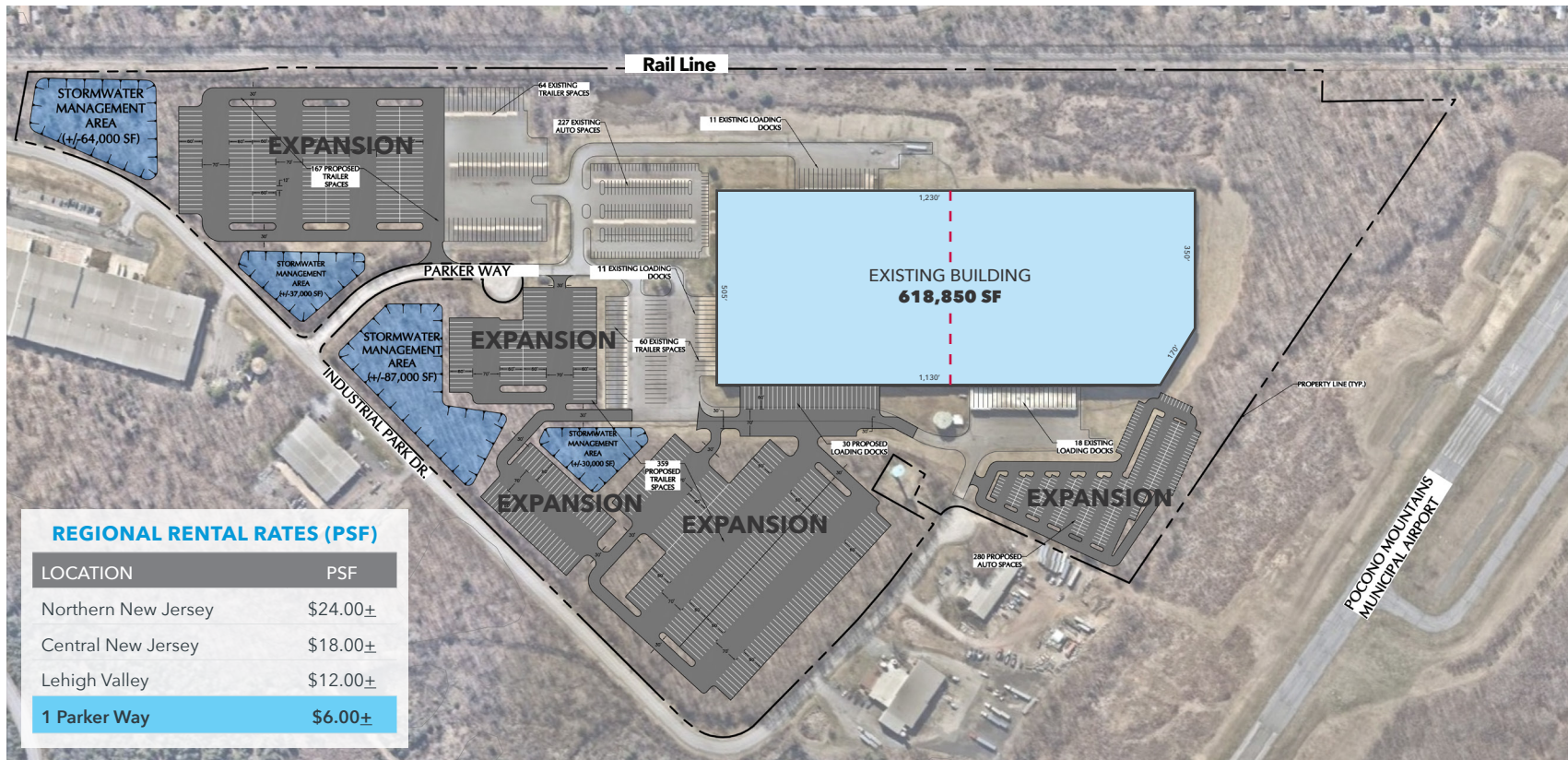
**RAIL
POTENTIAL**



**FAVORABLE
RENTAL RATES**



**HEAVY POWER
6,000 AMPS**



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LOGISTICS & MANUFACTURING

MARKET ACCESS & INFRASTRUCTURE

CITY	MILES	MINUTES
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New York City	95	105
Philadelphia	110	112
Harrisburg	145	120
Baltimore	205	195
Washington DC	234	234
Boston	287	279
Toronto	383	378

PORTS	MILES	MINUTES
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Port of NY / NJ	97	97
Port of Philadelphia	115	116
Port of Wilmington	128	125
Port of Baltimore	196	187

AIRPORTS	MILES	MINUTES
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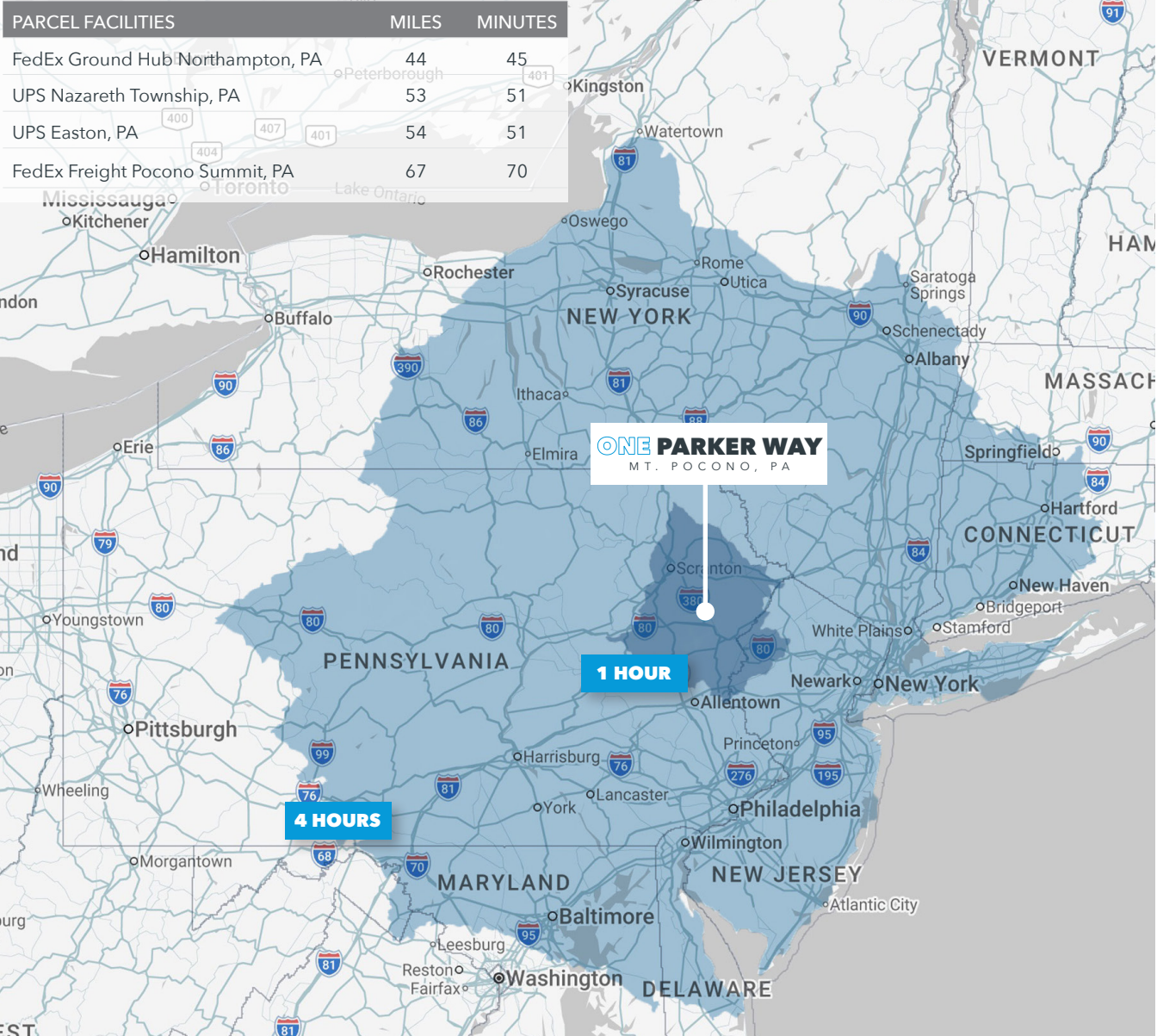
Pocono Mountains Municipal Airport	4	8
Wilkes Barre / Scranton International	38	39
Lehigh Valley International	50	54
Newark Liberty	91	89
Philadelphia International Airport	118	117

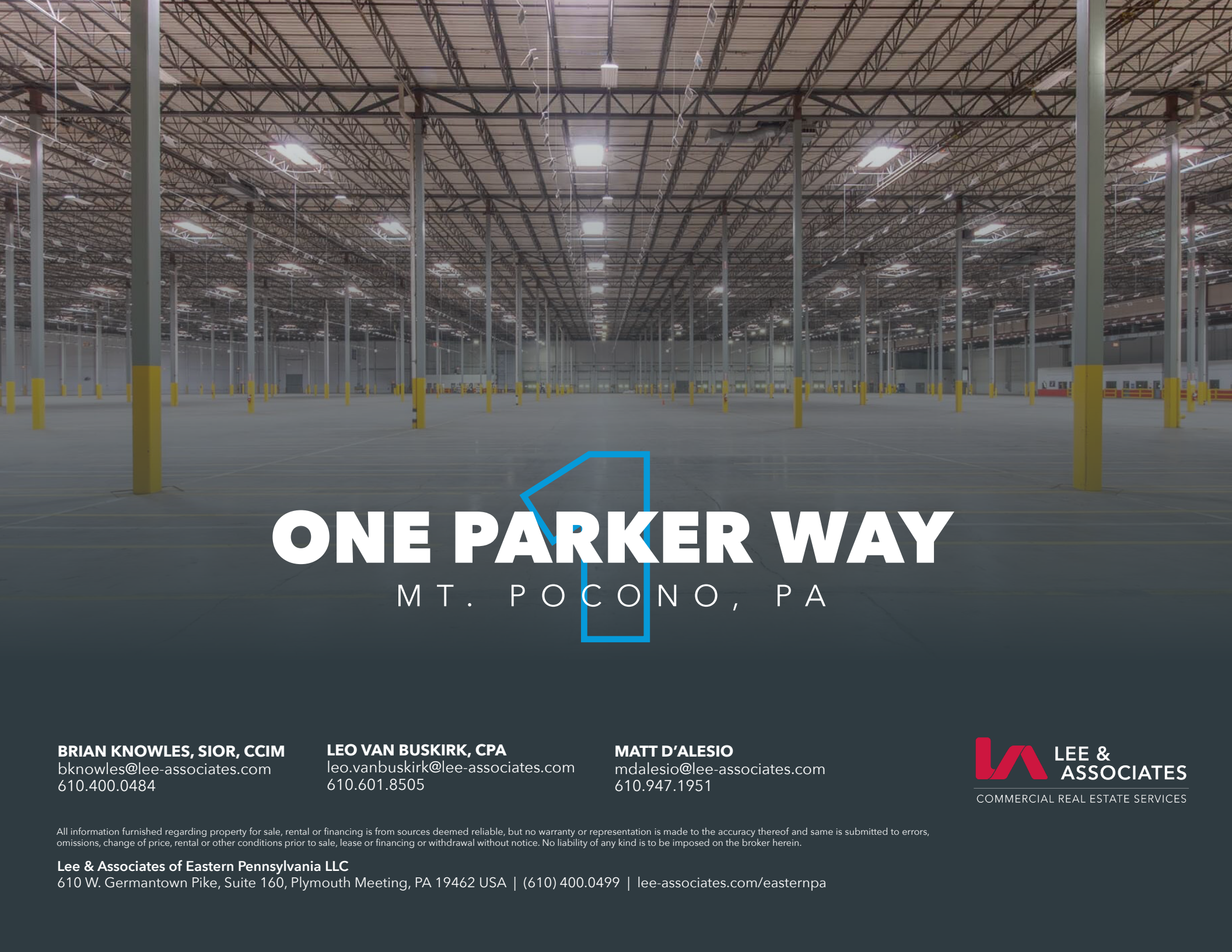
INTERMODEL	MILES	MINUTES
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Norfolk Southern Taylor	36	39
Norfolk Southern Bethlehem	49	51
Norfolk Southern Harrisburg	125	119
Norfolk Southern Rutherford	135	120

PARCEL FACILITIES	MILES	MINUTES
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FedEx Ground Hub Northampton, PA	44	45
UPS Nazareth Township, PA	53	51
UPS Easton, PA	54	51
FedEx Freight Pocono Summit, PA	67	70





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