

117,000 SF

ON 26.22 ACRES

P28 CRESTWOOD DRIVE

CRESTWOOD INDUSTRIAL PARK
WRIGHT TOWNSHIP, PA



BUILD-TO-SUIT KOZ SITE NEAR I-81 AND I-80

KEYSTONE OPPORTUNITY ZONE (KOZ) STATUS! SUBSTANTIAL STATE & LOCAL TAX SAVINGS FOR ELIGIBLE COMPANIES



DIRECTIONS TO CRESTWOOD INDUSTRIAL PARK:

Traveling on I-80: Take I-80 to Exit 262 (Mountaintop/Hazleton, Route 309). Follow Route 309 North 7 miles. Park entrance is on right at traffic signal.

Traveling North on I-81: Take I-81 North to Exit 165A (Mountaintop/Hazleton, Route 309). Follow Route 309 South about 5 miles. Park entrance is on left at a traffic signal by McDonald's.

Traveling South on I-81: Take I-81 South to Exit 165 (Mountaintop/Hazleton, Route 309). Follow Route 309 South about 5 miles. Park entrance is on left at a traffic signal by McDonald's.

PLANS AND SPECIFICATIONS

SIZE

- **Proposed Building Size:** 117,000 SF
- **Building Dimensions:** 450' (length) x 260' (depth)
- Space can be subdivided as small as 49,600 SF.
- **Acreage:** 26.22

BUILDING CONSTRUCTION

- **Floor:** 6" thick concrete floor slab reinforced with welded steel mats
- **Roof:** MR24 standing seam metal roof system with insulation
- **Exterior Walls:** Architectural masonry, aluminum/glazing entrance systems, and metal wall panels with insulation
- **Ceiling Clear Height:** 33' to 40'

LOADING

- **Column Spacing:** 40' X 50' with 60' staging bay
- **Dock Equipment:** Sixteen (16) 9' x 10' vertical-lift insulated steel loading doors with 30,000 lb. mechanical levelers
- **Drive-in Doors:** One (1) 12' x 14' vertical-lift insulated steel drive-in door

UTILITIES

- **HVAC:** High-efficiency, suspended, gas-fired unit heaters in warehouse.
- **Electrical Service:** 800 amp (expandable to 4,000 amp), 277/480 volt, 3-phase electrical service
- **Warehouse Lighting:** Energy-efficient LED fixtures
- **Fire Protection:** ESFR
- **Utilities:** Separately Metered, Public Water, Sewer, Natural Gas, and Electric

PARKING

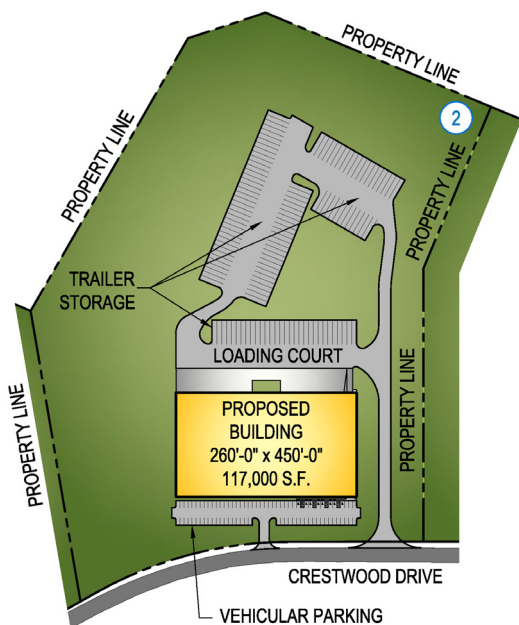
- **Vehicular Parking:** 80
- **Trailer Parking:** 127

LOCATION

- Quick access to I-81 and I-80
- Keystone Opportunity Zone (KOZ) status

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



AERIAL OVERLAY



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