

148,800 SF

ON 25.43 ACRES

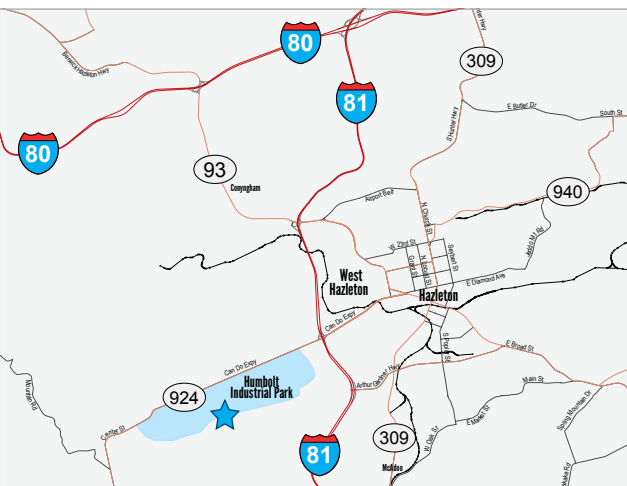
40A-2 CINNAMON OAK DRIVE

HUMBOLDT INDUSTRIAL PARK
HAZLE TOWNSHIP, PA

SAMPLE BUILDING



EXCEPTIONAL ACCESS TO I-81 AND I-80



DIRECTIONS TO HUMBOLDT INDUSTRIAL PARK:

Traveling North on I-81 - Take Exit 143 for Rt. 924 toward Hazleton. At the end of the exit ramp, turn left. Drive approximately 1.2 miles. Humboldt Industrial Park will be on the left.

Traveling South on I-81 - Take Exit 143 for Rt. 924 toward Hazleton. At the end of the exit ramp, turn right. Drive approximately 1.2 miles. Humboldt Industrial Park will be on the left.

570.823.1100
mericle.com



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

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

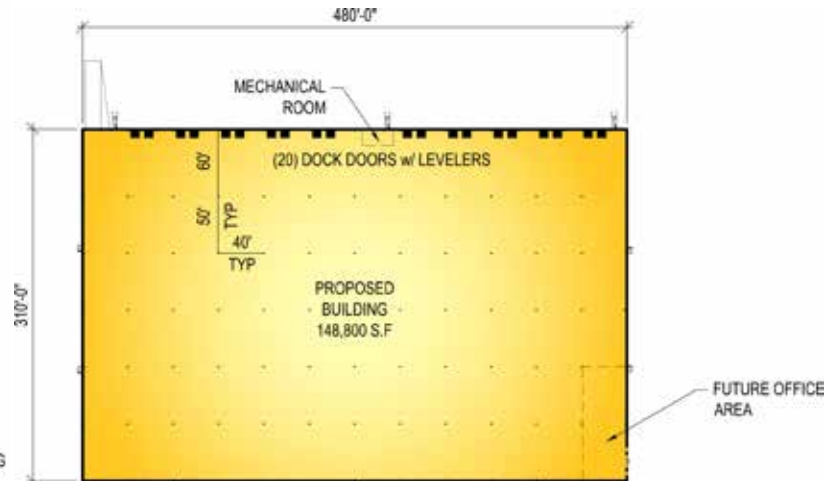
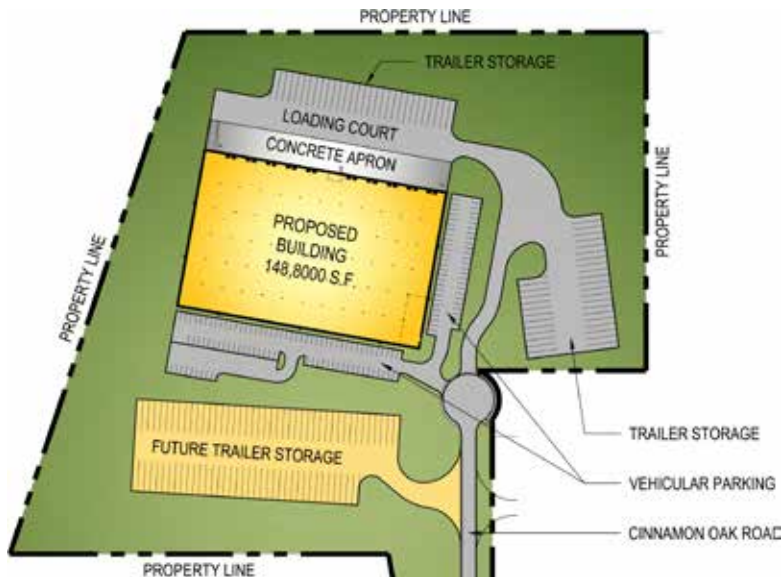
148,800 SF

ON 25.43 ACRES

FOR LEASE IN NORTHEASTERN PA!

40A-2 CINNAMON OAK DRIVE

HUMBOLDT INDUSTRIAL PARK
HAZLE TOWNSHIP, PA



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.

PROPOSED PROPERTY SPECIFICATIONS

- Building shall contain 148,800 SF with dimensions of 480' (length) x 310' (width) on 25.43 acres
- 30' - 33'3" ceiling clear height
- 40' x 50' column spacing with a 60' deep staging bay at the loading dock
- 6" thick reinforced concrete floor slab
- Twenty (20) 9' x 10' vertical lift dock doors with 30,000lb. capacity mechanical levelers
- One (1) 12' x 14' drive-in door with ramp
- Warehouse heating shall be energy efficient gas-fired unit heaters
- Electrical service shall be 800 amp, 277/480 V, 3-phase
- Warehouse lighting shall be energy efficient T-bay lighting
- Office lighting shall be fluorescent with prismatic lenses
- Fire protection shall be ESFR wet sprinkler system
- On-site parking for approx. 163 vehicles
- Site is partially located in Keystone Opportunity Zone (KOZ)
- Tax benefits available through 2017

570.823.1100
mericle.com



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

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985