



MOUNTAIN VALLEY

LOGISTICS CENTER

2166 BURMA RD, BARNESVILLE, PA

±667,539



BUILDING 1

CONTACT — **Adam Campbell**
Executive Vice Chair
717.231.7292 • adam.campbell@cushwake.com

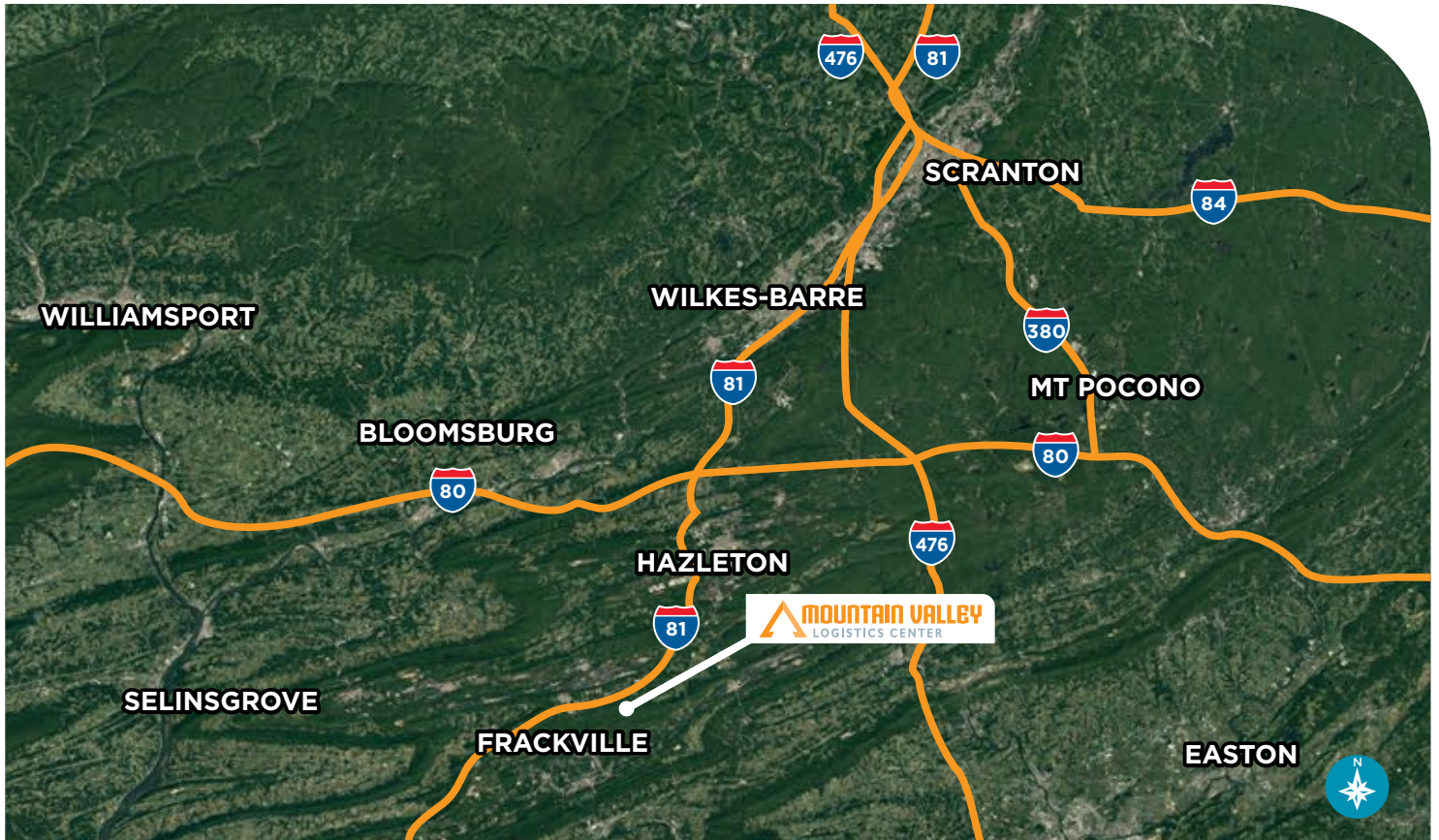
Alex Wenger
Senior Director
717.231.7298 • alexandra.wenger@cushwake.com



LOCATION



2166 BURMA RD, BARNESVILLE, PA



LOCATION ADVANTAGES



Adjacent to I-81



24 Minutes from I-80



40 Minutes from I-78

PHILADELPHIA, PA

95 Miles

NEW YORK, NY

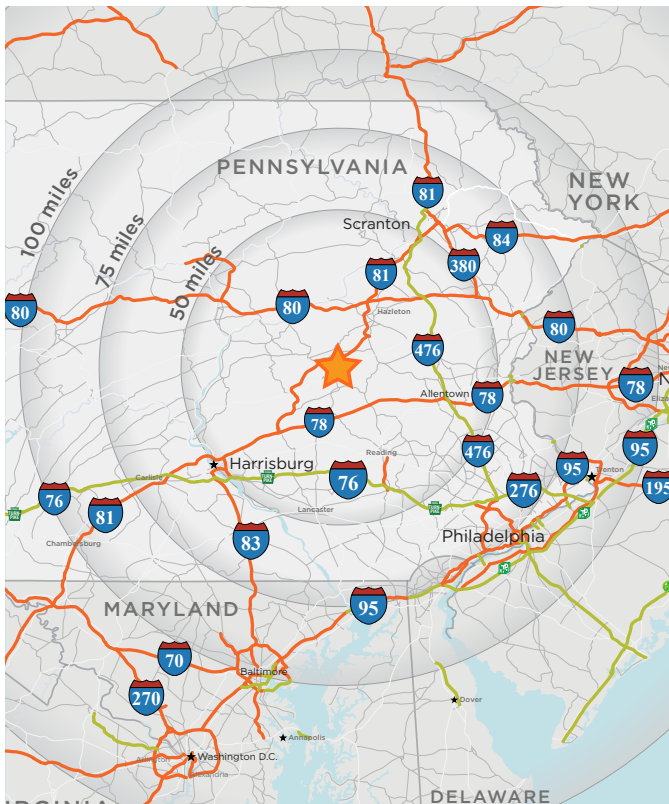
133 Miles

BALTIMORE, MD

150 Miles

WASHINGTON, DC

192 Miles



SITE PLAN



2166 BURMA RD, BARNESVILLE, PA



NEARBY TENANTS

Walmart

LOWE'S

Tyson

Wegmans

FASTENAL

JELD-WEN

clearly clean

Five Fifth Avenue

MBA METAL FRAMING

SITE ADVANTAGES

-  **PRIME LOCATION** adjacent to I-81 with direct access to Exit 131
-  **TAX SAVINGS** Keystone Opportunity Zone through 2025 and LERTA
-  **STATE-OF-THE-ART, CLASS A** distribution center built to the highest industrial standards

ABOUT THE DEVELOPERS

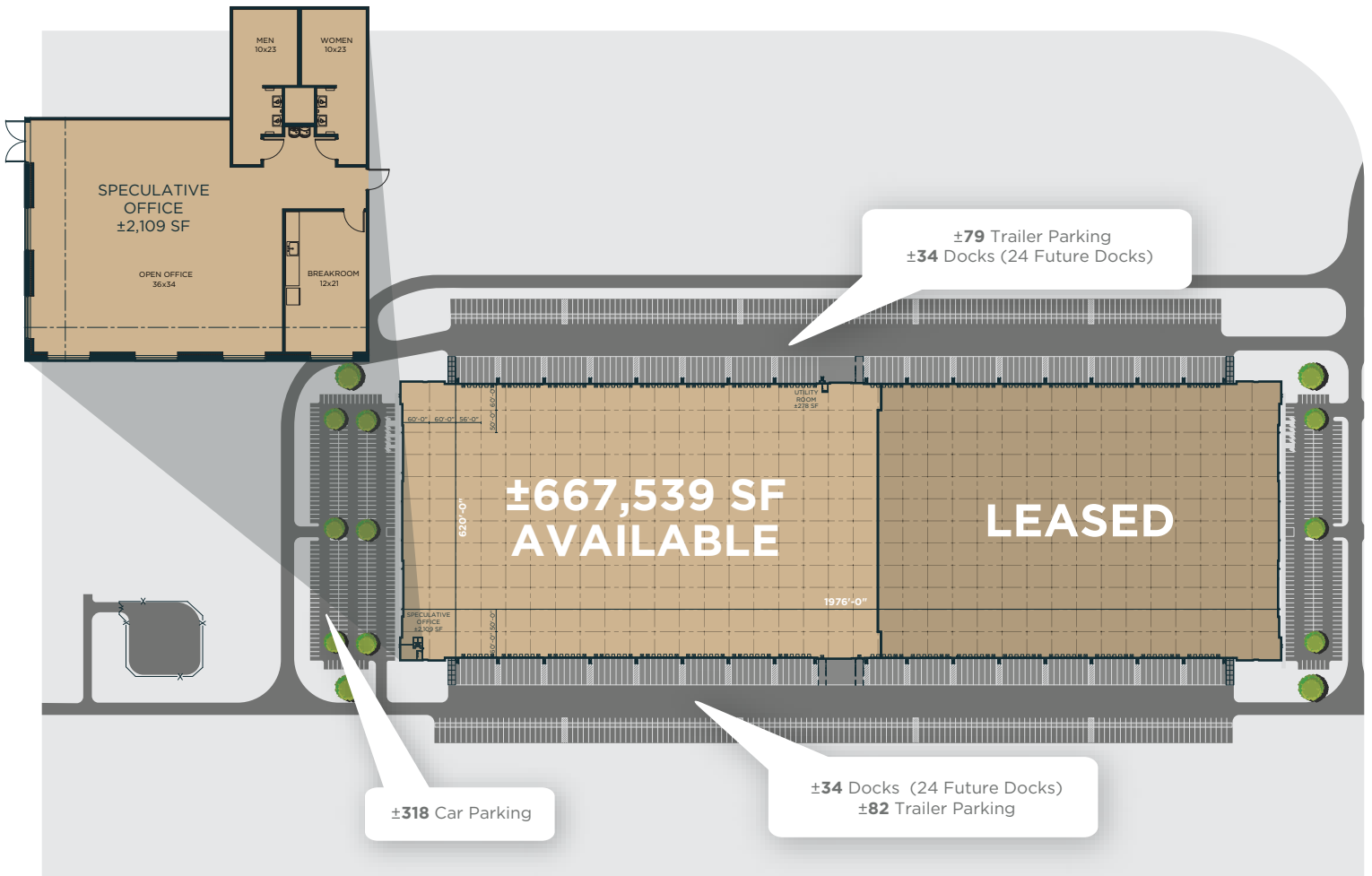
NORTHPOINT DEVELOPMENT

Established in 2012, NorthPoint Development is a privately held real estate operating company specializing in developing, acquiring, leasing, and managing Class A industrial, data centers, and multi-family properties. Through their in-house suite of services, NorthPoint can provide end-to-end expertise, leading to expedited solutions. Serving industry-leading clients such as Chewy, Home Depot, GE, Amazon, Tesla, Ryder, ABF, and PepsiCo.

BUILDING SPECS



2166 BURMA RD, BARNESVILLE, PA



±667,539 SQUARE FEET **±68** DOCK DOORS **40'** CLEAR HEIGHT **±2** DRIVE INS **±318** CAR PARKING **±161** TRAILER PARKING

Building Area	±667,539 SF
Building Dimensions	620' x 1976'
Clear Height	40'
Column Spacing	56' Wide x 50' Depth
Dock Doors	±68 Doors (48 Future)
Truck Court	190' Concrete/Asphalt
Trailer Parking	±161 Parking Spaces

Car Parking	±318 Parking Spaces
Construction	Insulated Precast
Configuration	Cross Dock
Floor	7" Non-Reinforced Concrete Slab at 4000 PSI
Electrical	3000 AMP, 480V, 3-PHASE
Lighting	LED with 30 FC at 36" AFF
Fire Protection	ESFR

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