

175 Patriot Drive

Pittston, PA 18640

±249,750 SF Food Grade Facility



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For Sublease

Property Specifications

Lease Term Through January 2033

Available Space: ± 249,750 SF

Office SF: ± 6,240SF

Ceiling Height: 36’ clear

Column Spacing: 50’ x 50’ , with 60’ loading bay

Sprinkler: ESFR

Dock Doors: 71 Fully equipped door with seals, locks, and hydraulic levelers

Drive-In Doors: 1

Car Parking: 100 car spots (expandable to ± 165)

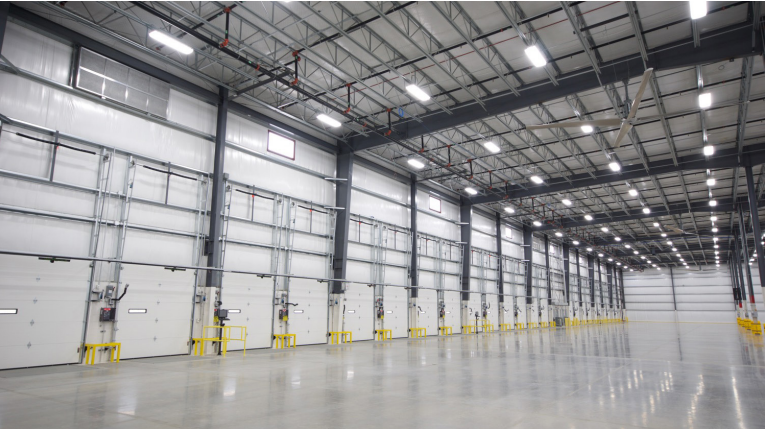
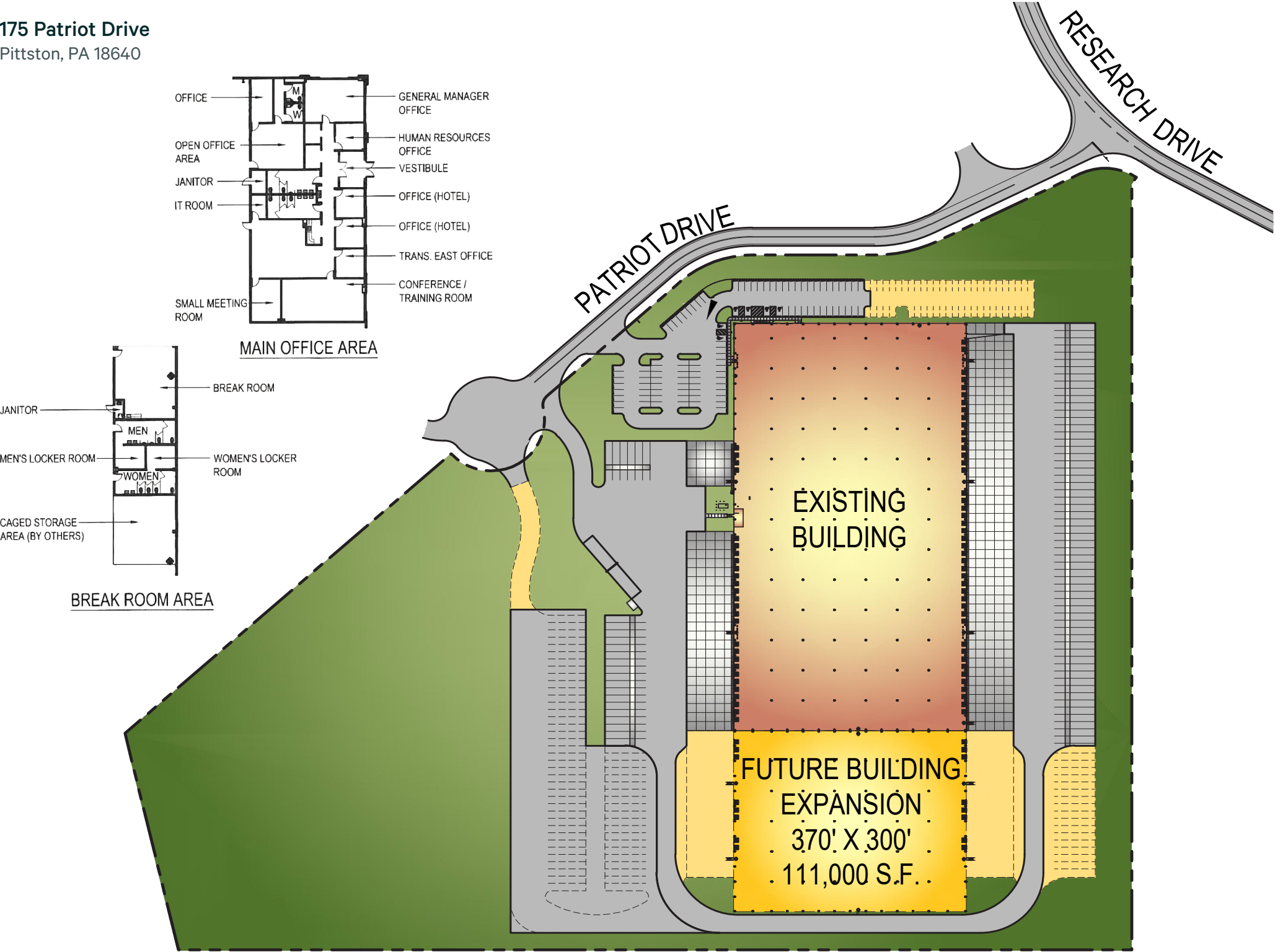
Trailer Parking: 165 trailer spots (expandable)

Power: 800 amps, 277/480V, 3 Phase (expandable to 4,000 amps)

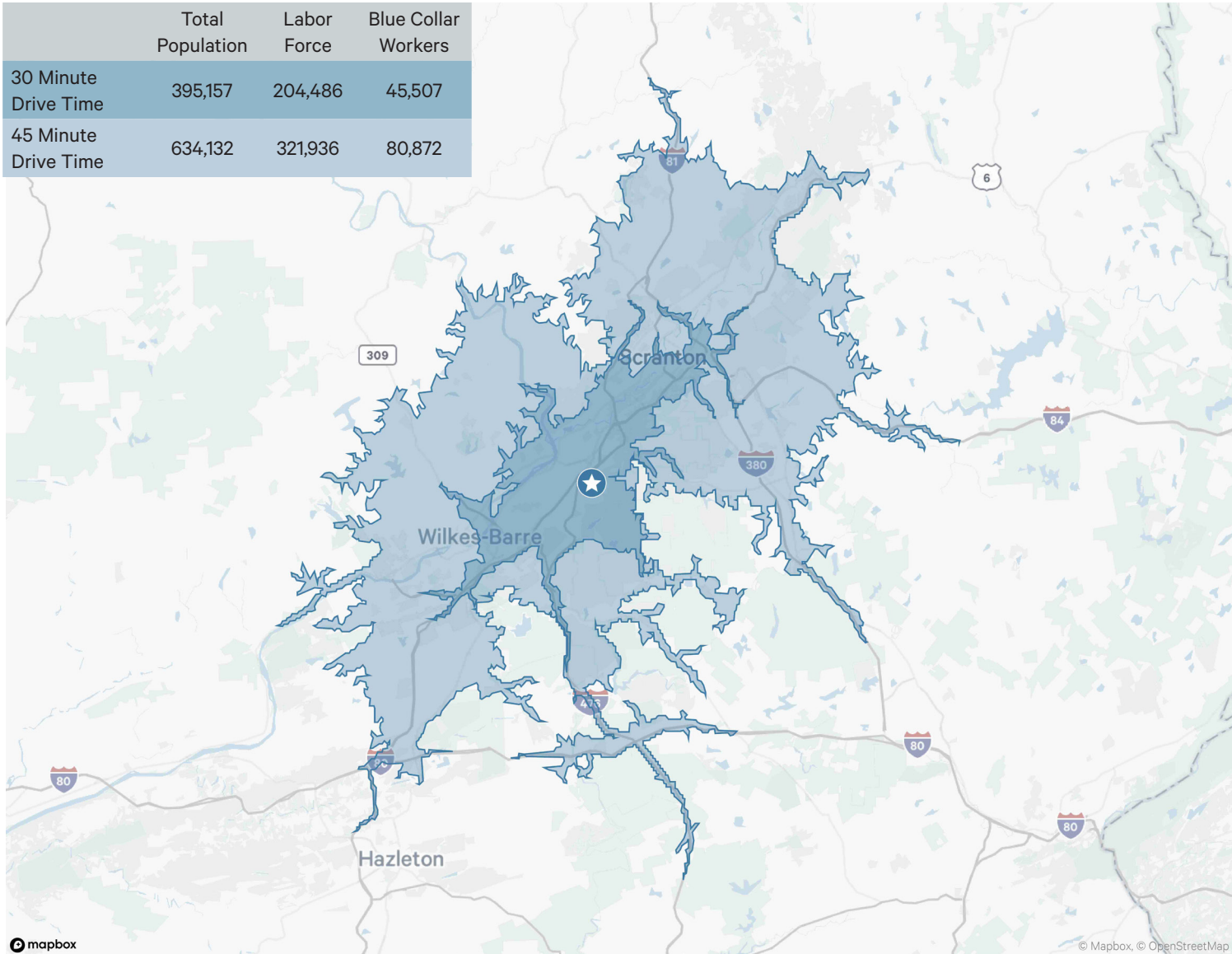
Expansion: ± 111,000 SF expansion pad

Lighting: Motion sensor LEDs

Fans: (8) HVLS Fans in the loading bays



	Total Population	Labor Force	Blue Collar Workers
30 Minute Drive Time	395,157	204,486	45,507
45 Minute Drive Time	634,132	321,936	80,872



Contact Us

William Wolf
Vice Chairman
T +1 610 398 7175
bill.wolf@cbre.com
Licensed PA

Max Wolf
First Vice President
T +1 610 573 5343
max.wolf@cbre.com
Licensed PA

CBRE, Inc.
1275 Glenlivet Drive
Allentown, PA 18106 USA
+1 610 398 6900
Licensed Real Estate Broker

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