



**FOR
LEASE**

293,493 SF

**63 GREEN MOUNTAIN ROAD, SUITE 100
HUMBOLDT INDUSTRIAL PARK
EAST UNION TOWNSHIP, HAZLETON, PA**

.....

INDUSTRIAL



PRIME INDUSTRIAL SPACE NEAR I-80 AND I-81

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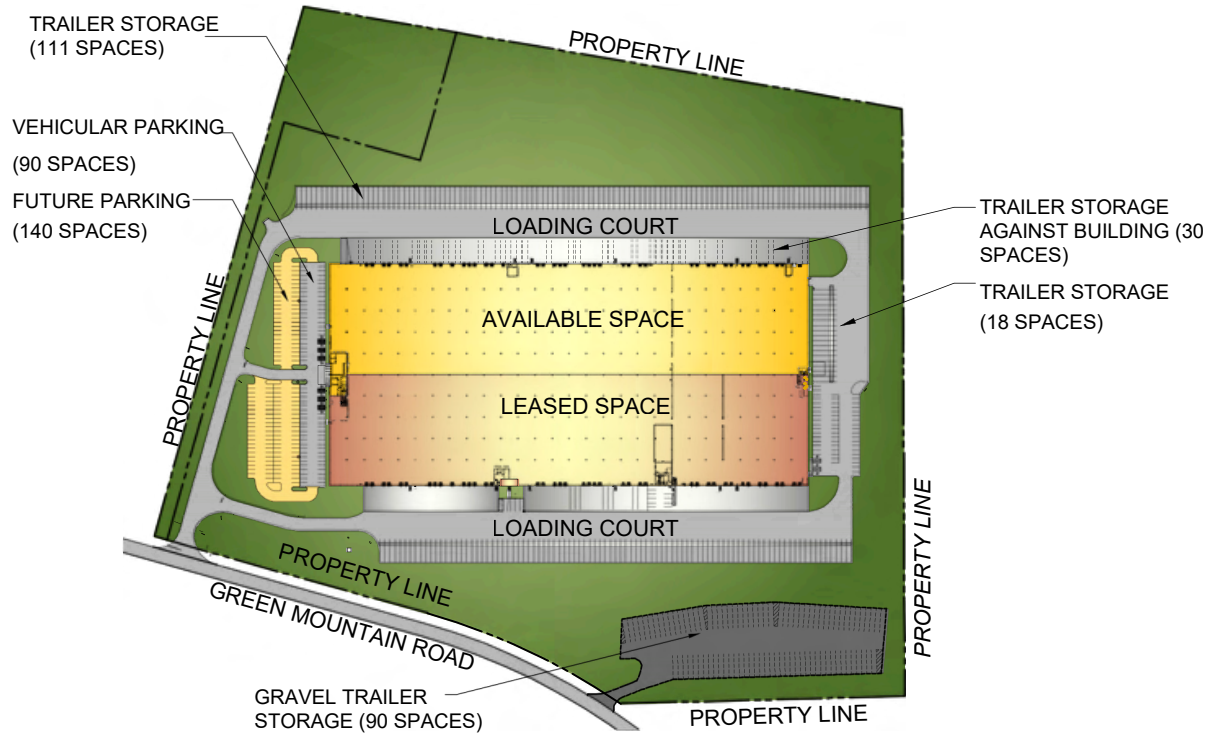
570.823.1100



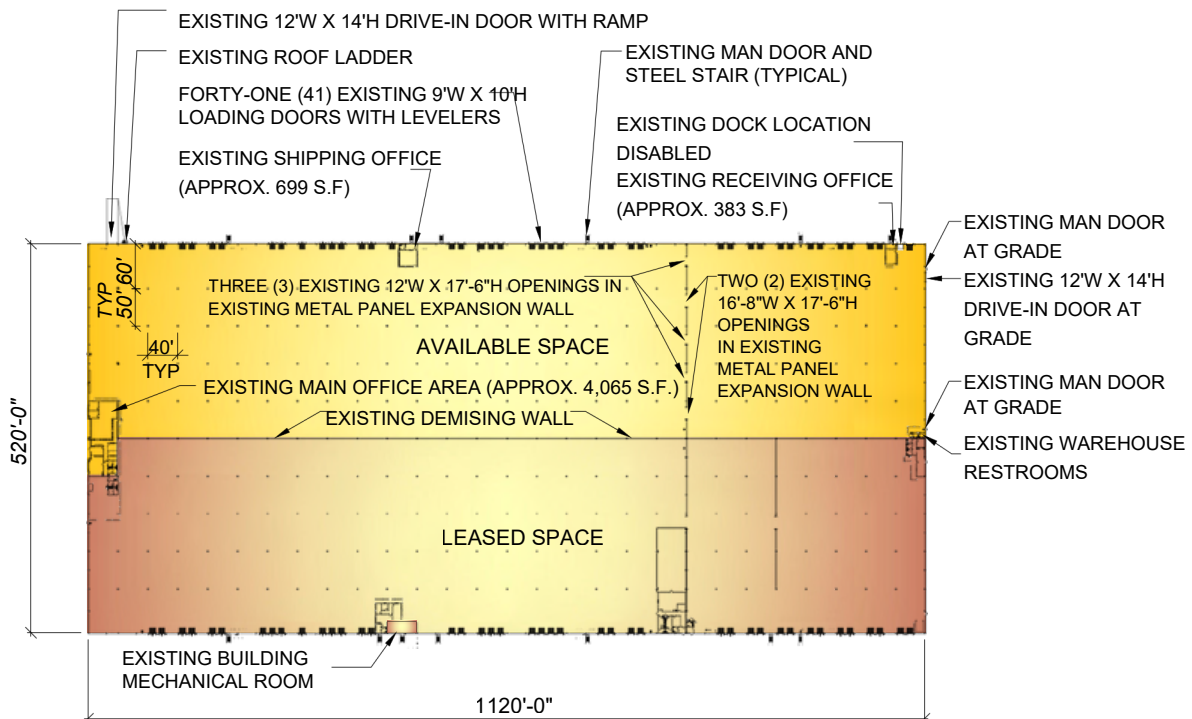
PLANS

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



FLOOR PLAN



FOR LEASE

63 GREEN MOUNTAIN ROAD, HAZLETON, PA

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SIZE

AVAILABLE SPACE: 293,493 SF space within an existing 582,400 SF building.

ACREAGE: Approx. 50.963 acres

BUILDING DIMENSIONS: 520'-0" (width) x 1,120'-0" (length)

AVAILABLE SPACE DIMENSIONS: 260'-0" (width) x 1,120'-0" (length)

Approx. 4,065 SF of Existing Main Office Area, 699 SF of Existing Shipping Office, 383 SF of Existing Receiving Office, and Existing Warehouse Restrooms.

BUILDING CONSTRUCTION

FLOOR: 6" concrete floor slab reinforced with welded steel mats and treated with joint filler, Polyurea or equal, in all construction and contraction joints in the Warehouse floor

ROOF: Butler Manufacturing, MR-24 standing seam.

EXTERIOR WALLS: Exterior wall system consisting of architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation.

CLEAR CEILING HEIGHT: Average structural clear height of approximately 34'-6".

COLUMN SPACING: 40'-0" x 50'-0" bay spacing with a 60'-0" deep staging bay each side of building

The building contains 3'-0" high x 6'-0" wide clerestory windows on loading dock wall.

LOADING

DOCK EQUIPMENT: Forty-one (41) 9'-0" x 10'-0" vertical lift dock doors with vision kits by Haas Door or equal with minimum 30,000 LB capacity mechanical levelers with bumpers by Rite-Hite or equal.

Prefabricated steel track guards and Classic dock seal with head curtain by Rite-Hite or equal.

DRIVE-IN DOOR: One (1) 12'-0" W x 14'-0" H vertical lift drive-in doors by Haas Door or equal and reinforced concrete ramp. One (1) 12'-0" W X 14'-0" H vertical lift drive-in door by Haas Door or equal at grade.

UTILITIES

WAREHOUSE HEATING: Gas fired unit heaters.

OFFICE AND SHIPPING/RECEIVING AREAS

HVAC: Multiple packaged gas/electric rooftop units.

ELECTRICAL SERVICE: 800 Amp, 480/277 Volt, 3 phase service.

WAREHOUSE LIGHTING: Energy efficient LED light fixtures with minimum 30 foot candles adjustable to 40 foot candles

MAIN OFFICE, EXISTING SHIPPING/RECEIVING

OFFICE LIGHTING: 2x4 fluorescent fixtures

FIRE PROTECTION SYSTEM: Early Suppression Fast Response (ESFR) sprinkler system. Domestic water and natural gas provided. All utilities separately metered.

PARKING

On-site parking for approx. (90) vehicles and (140) future vehicles.

On-site trailer storage for approx. (129) trailers with 8' wide concrete dolly pads.

8" thick x 60' deep, reinforced concrete apron at loading dock on both sides of the building with an approx. 180' total loading court depth.

Asphalt paving, including heavy duty pave at truck areas and light duty pave in vehicle parking areas.

SITE IMPROVEMENTS

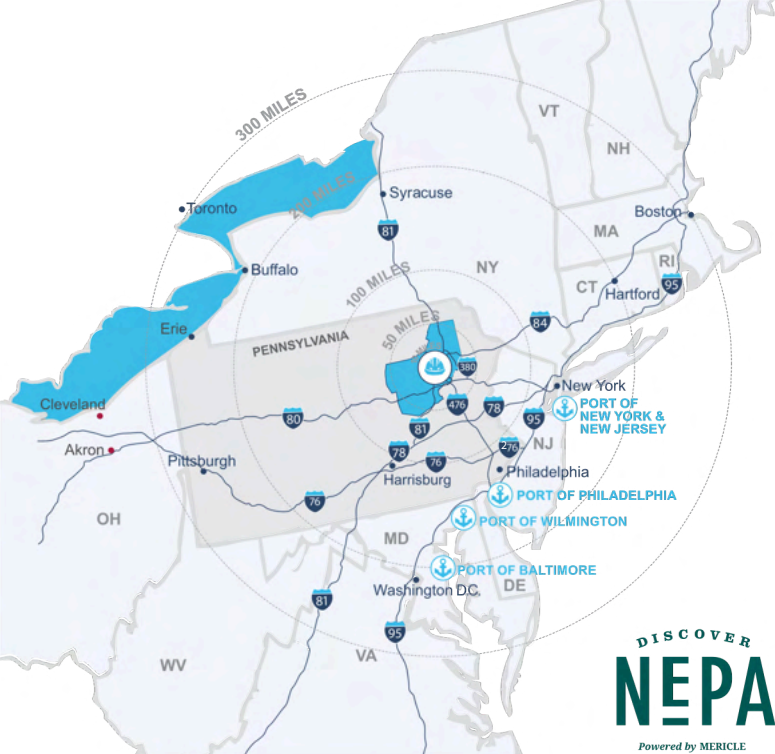
Professionally prepared and maintained landscaping. Marquee sign at site entrance.



LABOR DRAW

Employers in Humboldt Industrial Park draw workers from a four-county area, allowing for an ample number of qualified job applicants.





Northeastern Pennsylvania (NEPA) is close to big cities, but features affordable living, safe neighborhoods, access to recreation, and the opportunity to be heard and make a difference.

Check out **DiscoverNEPA.com** (search "Hazleton") for events, shopping, dining, and many, many things to do!

Mericle is Northeastern Pennsylvaniaproud.

CENTRALLY LOCATED ON NORTHEASTERN PENNSYLVANIA'S I-81 CORRIDOR



DEEP WATER PORTS

PORT

MI AWAY

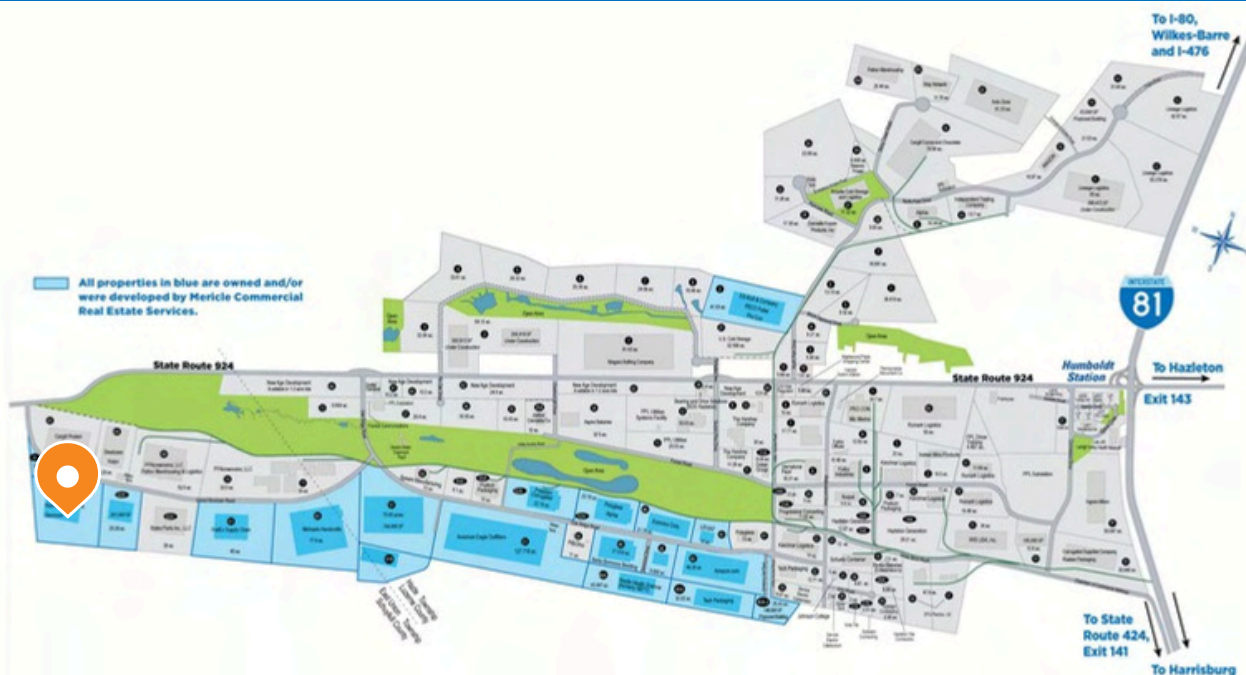
Philadelphia, PA	108
New York/New Jersey	121
Wilmington, DE	130
Baltimore, MD	163



TRAVEL DISTANCES

CITY

Allentown, PA	55
Delaware Water Gap, PA	62
Harrisburg, PA	86
Philadelphia, PA	101
Binghamton, NY	107
Morristown, NJ	112
New York, NY	135
Baltimore, MD	153
Syracuse, NY	176
Washington, DC	201
Hartford, CT	234
Pittsburgh, PA	256
Boston, MA	338



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