

AVAILABLE

PNK HARMONY

1 4 3 5 R O U T E 9 4 0 , B L A K E S L E E , P A



699,847 SF FOR LEASE
INDUSTRIAL PROPERTY

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

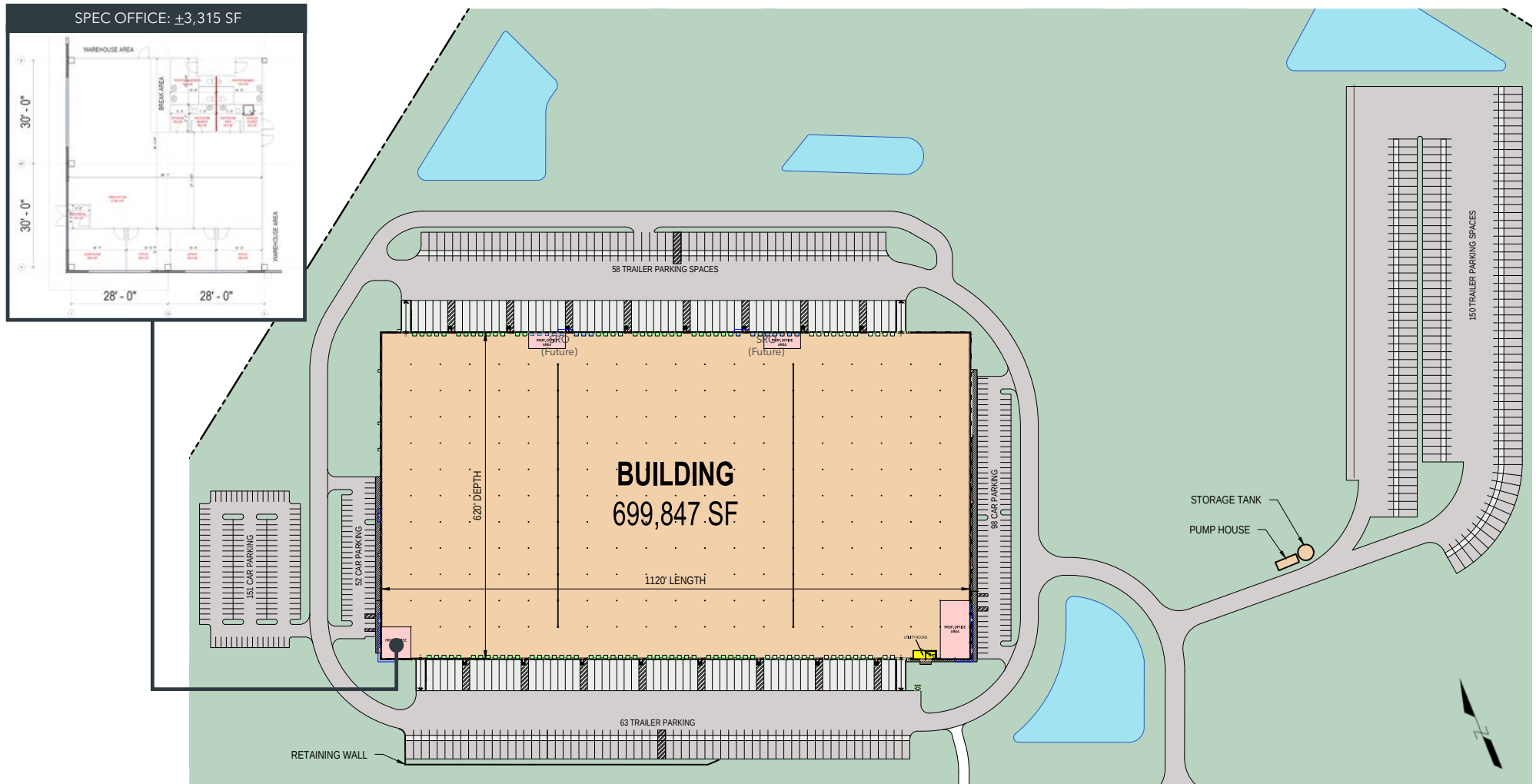
PNKgroup
A NEW GENERATION OF INDUSTRIAL BUILDINGS

PROPERTY OVERVIEW

BUILDING SIZE	± 699,847 SF (1120' wide x 620' deep)
CLEAR HEIGHT	40 feet throughout
COLUMNS	Spacing Typical 50'd x 56'w; Staging bays are 60' deep
LOADING DOORS	98 loading positions
DOCK EQUIPMENT	98 Units with Full Dock Packages: 40,000 lbs mechanical levelers, seals, bumper and insulated doors with vision panel
DRIVE-IN DOORS	Four (4) electrically operated (14' x 17') with concrete ramps
SPEC OFFICE	±3,315 SF
SHIPPING/RECEIVING OFFICE	Two (2) SRO - Ready Areas w/ Exterior entrances & window frontage

ROOF	TPO 60mil roof system with R-25 insulation and white steel primed deck
SLAB	8" Reinforced, 4000 psi reinforced with steel prefab mesh, on Vapor barrier, Caulked and Sealed Joints
TRUCK COURT	Depth min 190' concrete (8" thick, 4 000 psi) & asphalt in zones per plan
TRAILER PARKING	271 Total Trailer Spaces (121 - Opposable, 150 - Ancillary Lot)
EMPLOYEE PARKING	300 employee parking spaces
LIGHTING	LED Lighting, 30 FC on 15' whips, open array
ELECTRICAL	Switchgear - 4 000 amps, 480/277V, 3 phase, 4-wire services
SPRINKLER	Early Suppression Fast Response (ESFR) K25.2 system





PNK WARRANTY

- » 5 years for the reinforced concrete building frame
- » 30 years for the roofing membrane



FULLY EQUIPPED DOCKS
(40,000 lb. dock levelers, Lights, Bumpers & Seals)



FULL CIRCULATION



40' CLEAR HEIGHT



50'd x 56'w
COLUMN SPACING



4,000 amps
POWER



DRIVE TIMES

PORTS	TIME	AIRPORTS	TIME
Port of NY/NJ	104 min	Wilkes-Barre Scranton	29 min
Port of Philadelphia	122 min	Lehigh Valley	53 min
Port of Baltimore	186 min	Philadelphia	107 min

CITY	TIME	PARCEL FACILITIES	TIME
Pittston, PA	35 min	FedEx - Mt. Pocono	19 min
Lehigh Valley, PA	40 min	UPS - Pittston	29 min
Harrisburg, PA	68 min	USPS - Wilkes-Barre	34min
Philadelphia, PA	105 min	FedEx - Pittston	35min
New York, NY	111 min	UPS - Dunmore	41 min
		FedEx Hub - Northampton	46 min
		UPS Hub - Easton	46 min

ACCESS VIA TWO FULL I-80 INTERCHANGES WITH AMENITIES

LABOR DEMOGRAPHICS

45 Minutes

749,817.....Population
584,987.....Workforce (18+)

45 Miles

1,502,952.....Population
1,172,376.....Workforce (18+)

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