



**TAX INCENTIVES
10-YEAR LERTA**



UNDER CONSTRUCTION

Photo Taken 05/20/26

PNK MOUNTAIN VALLEY

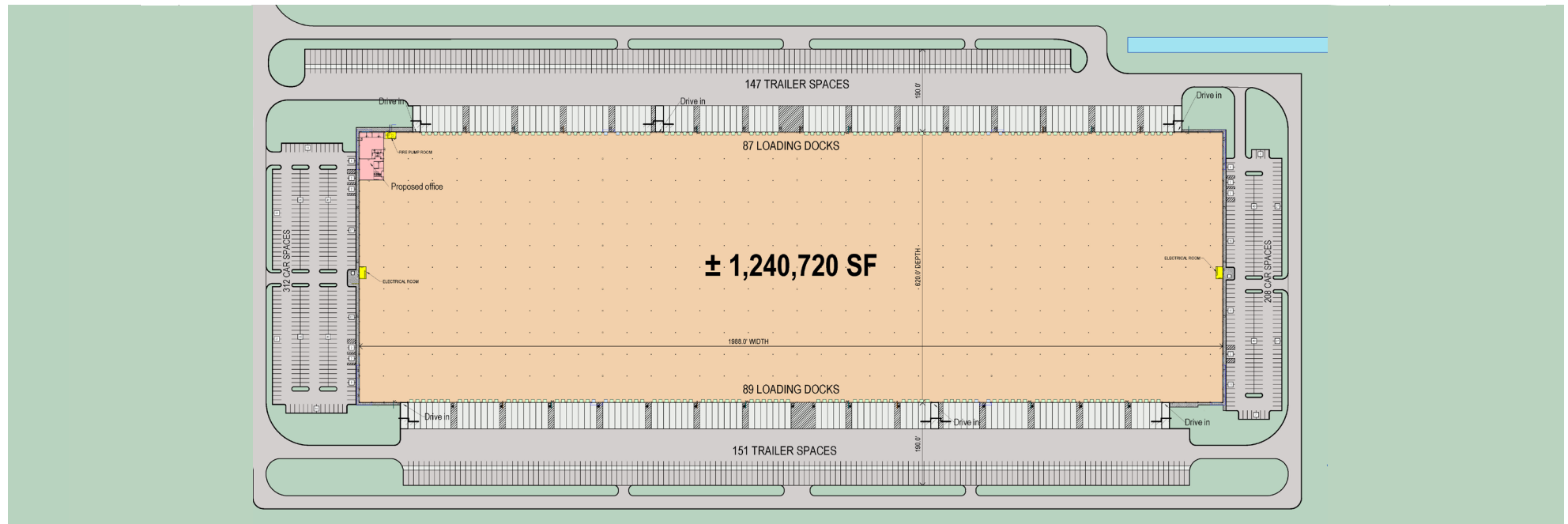
1 0 1 LOGISTICS DRIVE, BARNESVILLE, PA

1,240,720 SF FOR LEASE
INDUSTRIAL PROPERTY



PROPERTY OVERVIEW

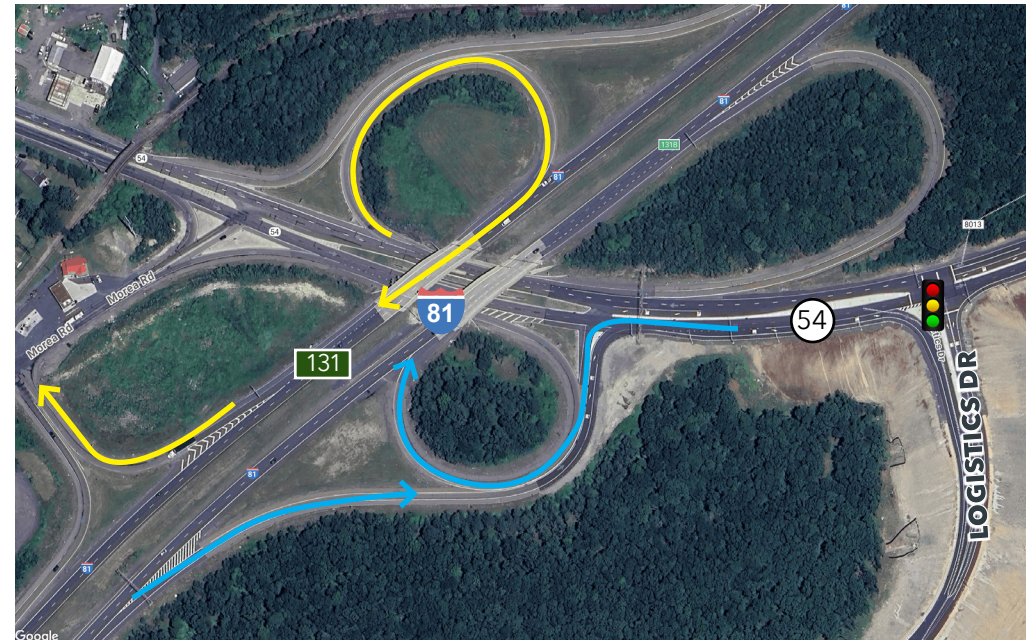
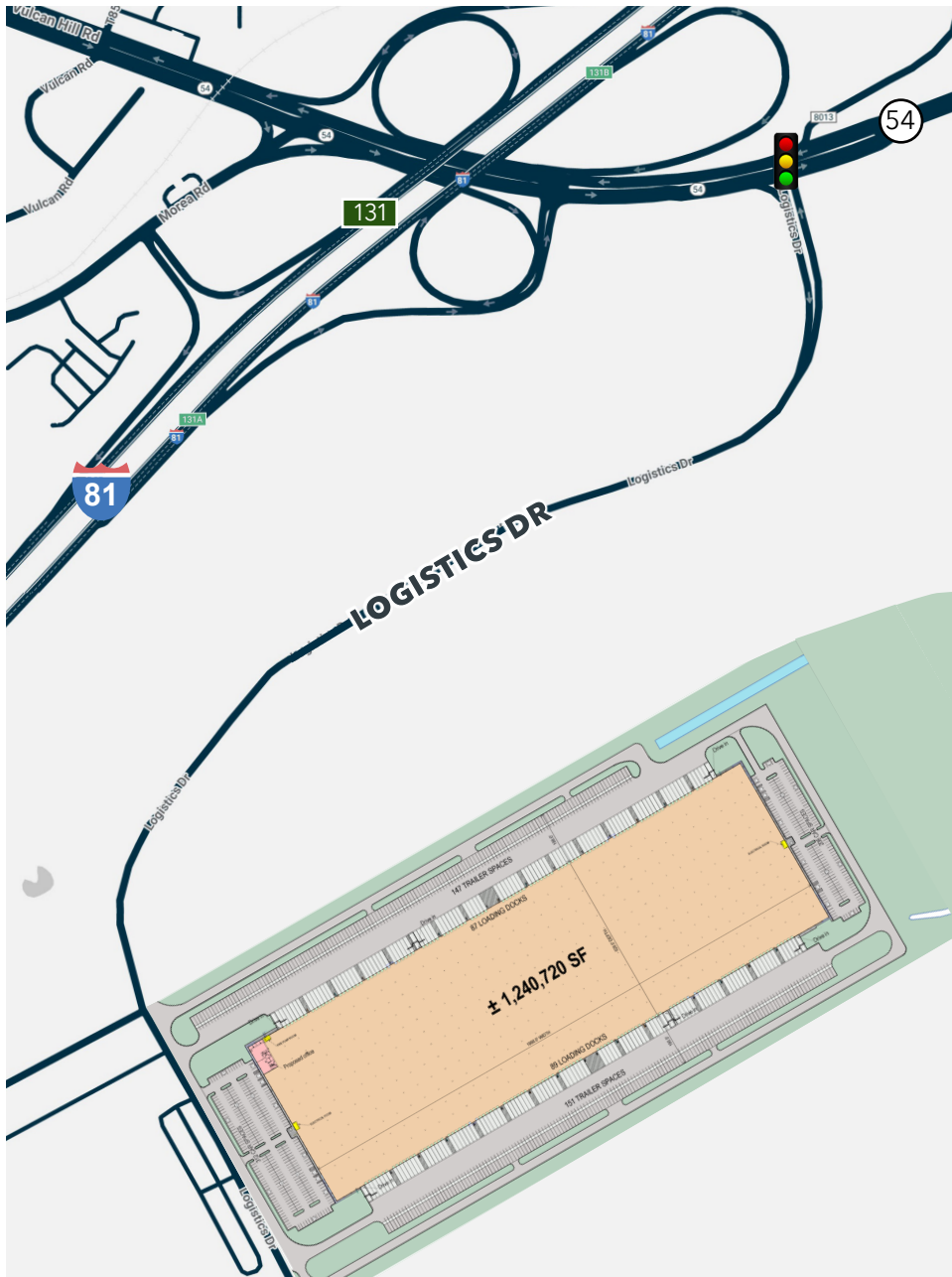
BUILDING SIZE	± 1,240,720 SF (620' Deep x 1,988' Wide)	SLAB	8" Reinforced, 4000 psi reinforced with steel prefab mesh, on Vapor barrier, Caulked and Sealed Joints
CLEAR HEIGHT	40 feet	TRUCK COURT	Depth min 190' concrete (8" thick, 4 000 psi) & asphalt in zones per plan
COLUMNS	Spacing Typical 50'd x 56'w; Staging bays are 60' deep	TRAILER PARKING	298 trailer parking spaces
LOADING DOORS	210 fully equipped docks with dock levelers	EMPLOYEE PARKING	520 employee parking spaces
DOCK EQUIPMENT	Pneumatic operated dock leveler	LIGHTING	30 fc LED lighting with motion activation and 15' whips
DRIVE-IN DOORS	Six (6) electrically operated (14' x 17') with concrete ramps	ELECTRICAL	4000 amp, 480/277v, 3-phase service
ROOF	TPO 60mil roof system with R-25 insulation and white steel primed deck	SPRINKLER	Early Suppression Fast Response (ESFR) K25.2 system
		GUARD-HOUSE	Full circulation drive; guard-house capable



PNK MOUNTAIN VALLEY

1,240,720 SF FOR LEASE

INDUSTRIAL PROPERTY



PNK WARRANTY

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

- ✓ Fully Equipped Docks (Pneumatic operated dock levelers, Lights, Bumpers & Seals)
- ✓ 4,000 amps POWER
- ✓ 40' CLEAR HEIGHT
- ✓ Full Circulation
- ✓ 50'd x 56'w COLUMN SPACING

