

ONE PARKER WAY

MT. POCONO, PA



FREE RENT
THROUGH 2026
ON A TERM LEASE

618,850 SF FOR LEASE

EXPANDABLE

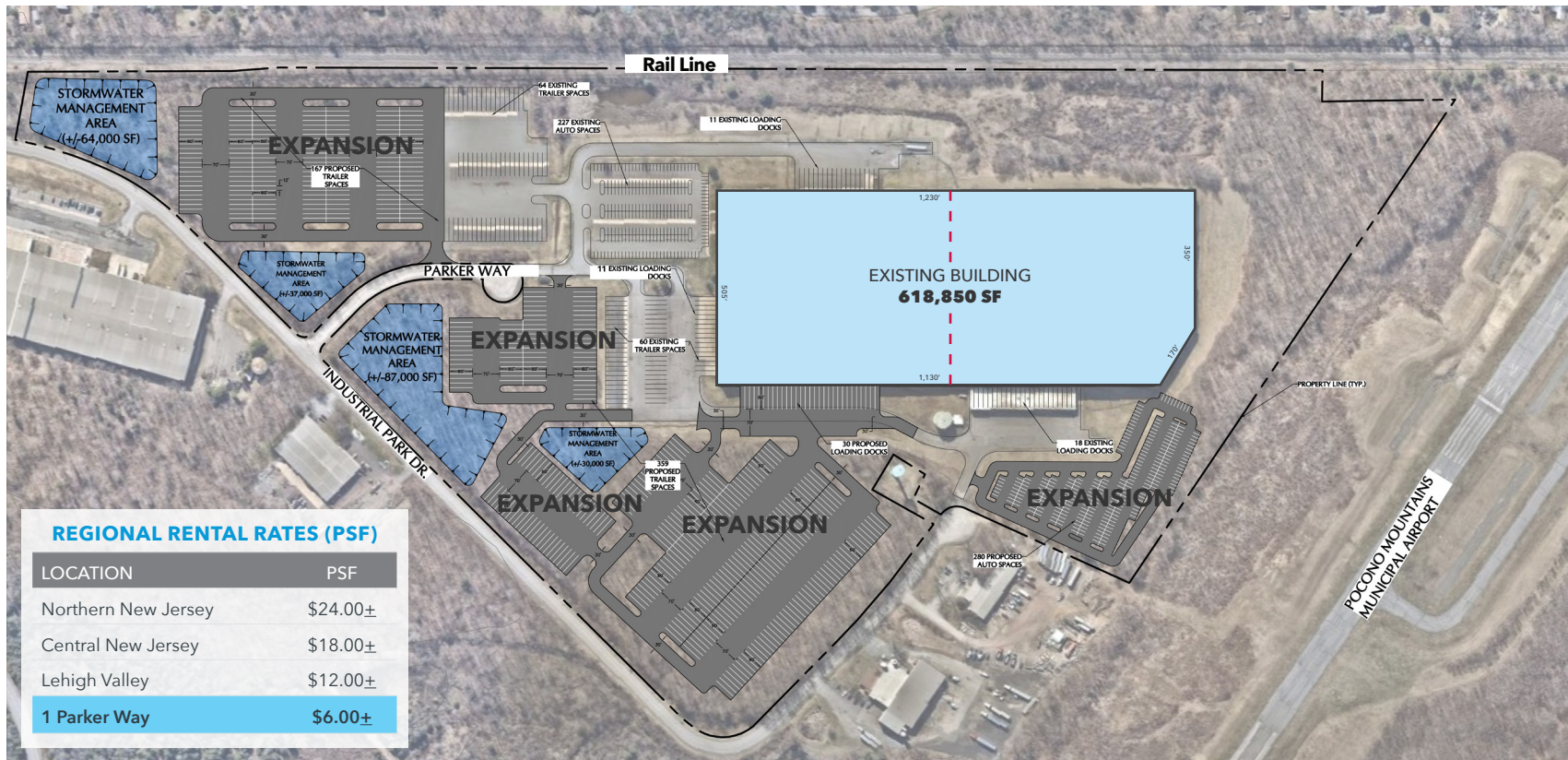
ONE PARKER WAY

MT. POCONO, PA

618,850 SF FOR LEASE
LOGISTICS & MANUFACTURING

PROPERTY FEATURES

AVAILABLE SIZE	300,000 - 618,850 SF (Expandable)	COLUMN SPACING	38'-45'(W) x 45' (L)	CAR STALLS	227 (Expandable to 507)
PROPERTY SIZE	80.59 AC	CLEAR HEIGHT	28'6" - 38'6"	POWER	Primary 12,470 volt 3 phase 6,000 amp main service
EXISTING OFFICE	(3) Existing Office Areas w/ Restrooms	DOCK DOORS	40 (3 Loading Areas)		Main service feeds three 2,500 KVA transformers
PROPERTY USES	Logistics & Manufacturing	DRIVE-INS	3		1987 Section - one 3,000 amp main 480/277
ZONING	Industrial	TRAILER STALLS	124 (Expandable to 644)		1998 Section - two 3,000 amp main 480/277



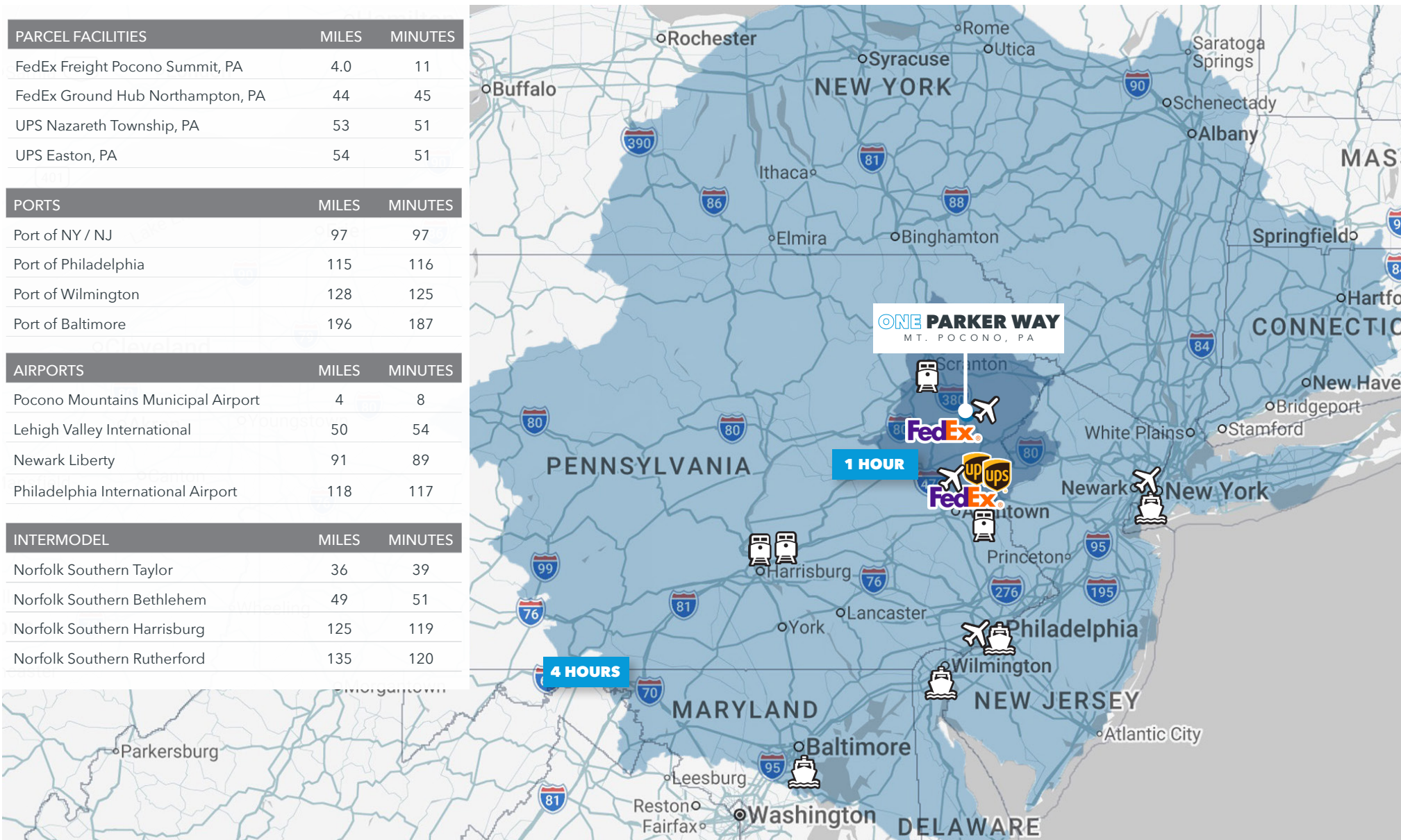
MARKET ACCESS & INFRASTRUCTURE

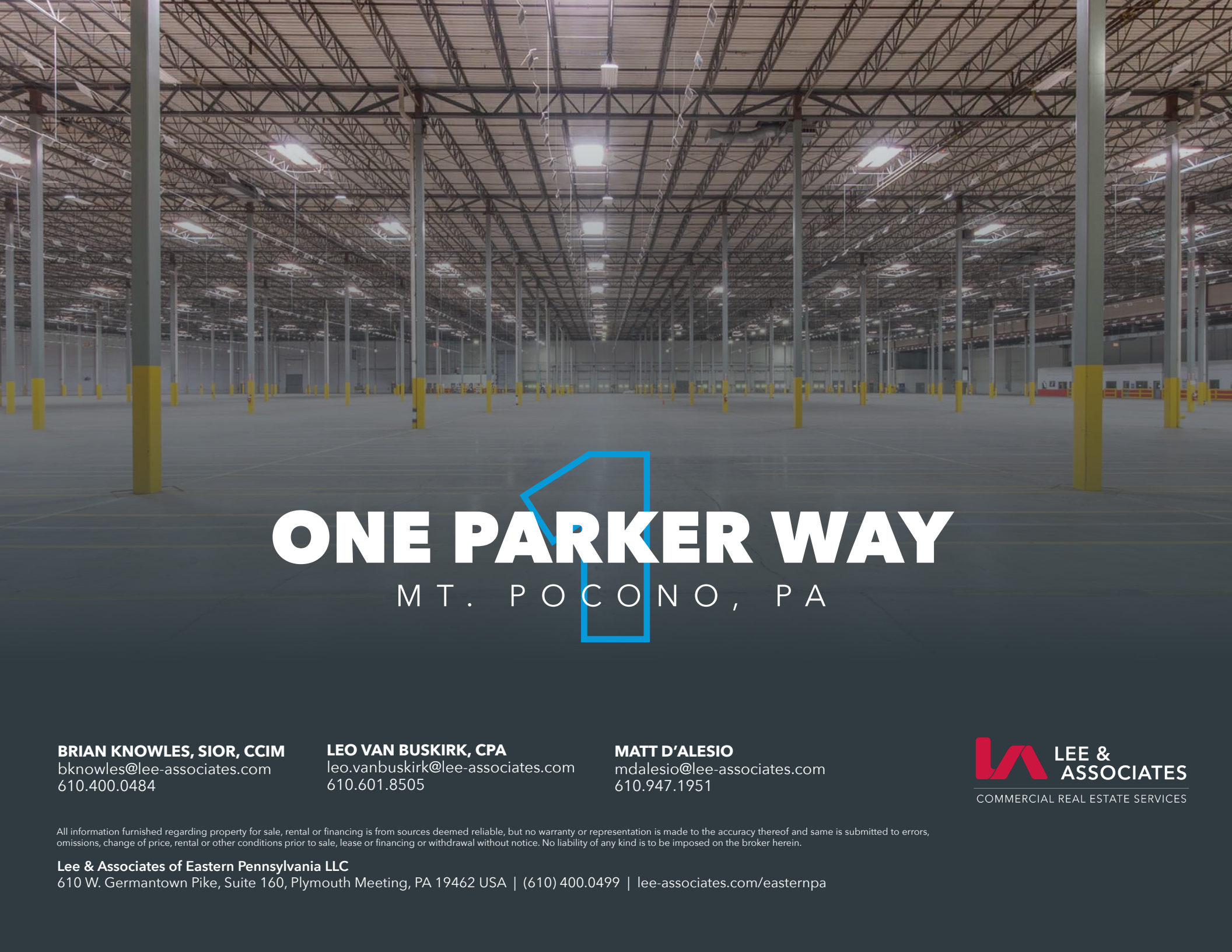
PARCEL FACILITIES	MILES	MINUTES
FedEx Freight Pocono Summit, PA	4.0	11
FedEx Ground Hub Northampton, PA	44	45
UPS Nazareth Township, PA	53	51
UPS Easton, PA	54	51

PORTS	MILES	MINUTES
Port of NY / NJ	97	97
Port of Philadelphia	115	116
Port of Wilmington	128	125
Port of Baltimore	196	187

AIRPORTS	MILES	MINUTES
Pocono Mountains Municipal Airport	4	8
Lehigh Valley International	50	54
Newark Liberty	91	89
Philadelphia International Airport	118	117

INTERMODEL	MILES	MINUTES
Norfolk Southern Taylor	36	39
Norfolk Southern Bethlehem	49	51
Norfolk Southern Harrisburg	125	119
Norfolk Southern Rutherford	135	120





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