

HAZLETON, PENNSYLVANIA

±3.9M SF Available
Multi-Phase Development

24,000 Amps
3,020 Trailer Parking Spaces

HAZLETON BELTWAY CENTER










Hazleton Beltway is a fully approved, Class A industrial development located in Northeast PA, with immediate access to I-81, and within 150 miles of New York and Philadelphia. The state-of-the-art campus offers unmatched scale, flexible design, excess trailer parking options, and access to a robust labor force.

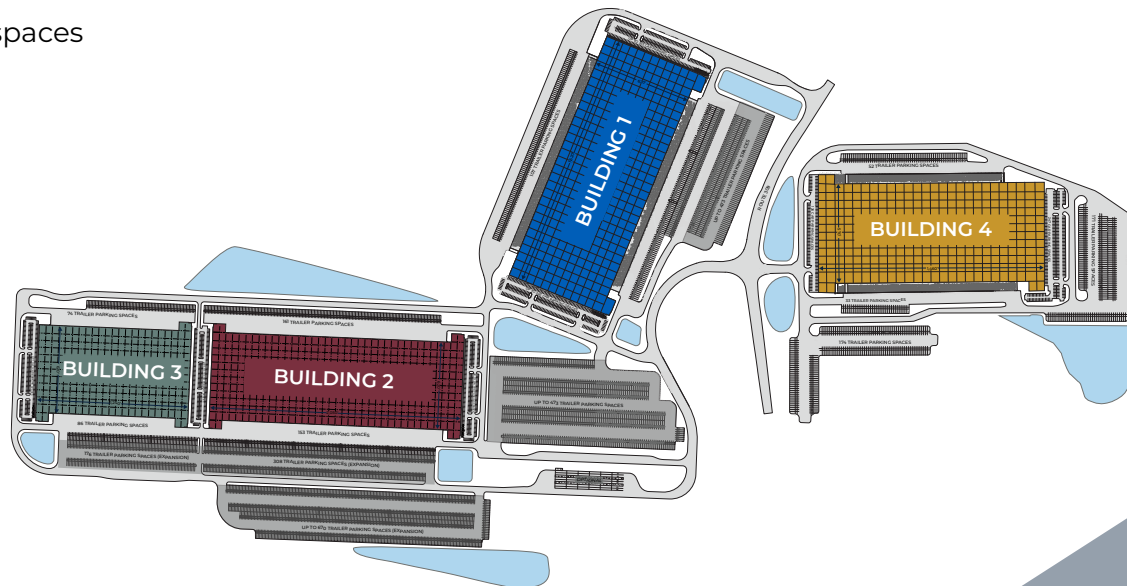
TOTAL AVERAGE REAL ESTATE ABATEMENT (LERTA)

5 YEARS = 99%

10 YEARS = 93%



	BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4
	1,016,478 SF	1,296,291 SF	788,157 SF	847,557 SF
	496 auto parking spaces	543 auto parking spaces	539 auto parking spaces	373 auto parking spaces
	492 trailer parking spaces	622 trailer parking spaces	336 trailer parking spaces	430 trailer parking spaces
	128 dock doors	163 dock doors	100 dock doors	136 dock doors
	80 dock knockouts	125 dock knockouts	60 dock knockouts	70 dock knockouts
	4 drive-in doors	4 drive-in doors	4 drive-in doors	4 drive-in doors
	40' clear height	40' clear height	40' clear height	40' clear height (120' allowable building height)
	56' x 50' column spacing 56' x 60' speed bays	56' x 50' column spacing 56' x 60' speed bays	56' x 50' column spacing 56' x 60' speed bays	56' x 50' column spacing 56' x 60' speed bays
	ADDITIONAL PARKING			
	1,140 trailer parking spaces			

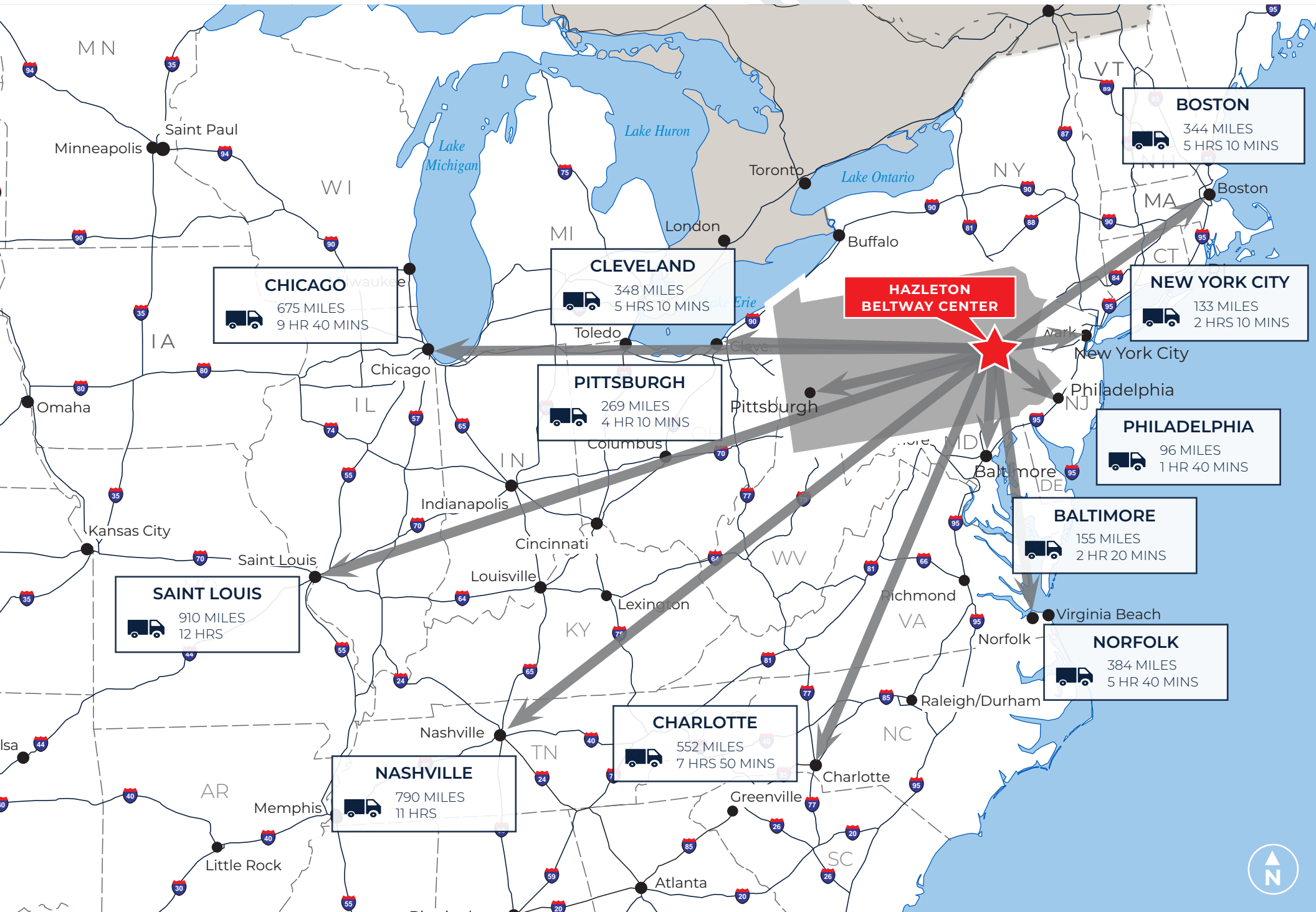


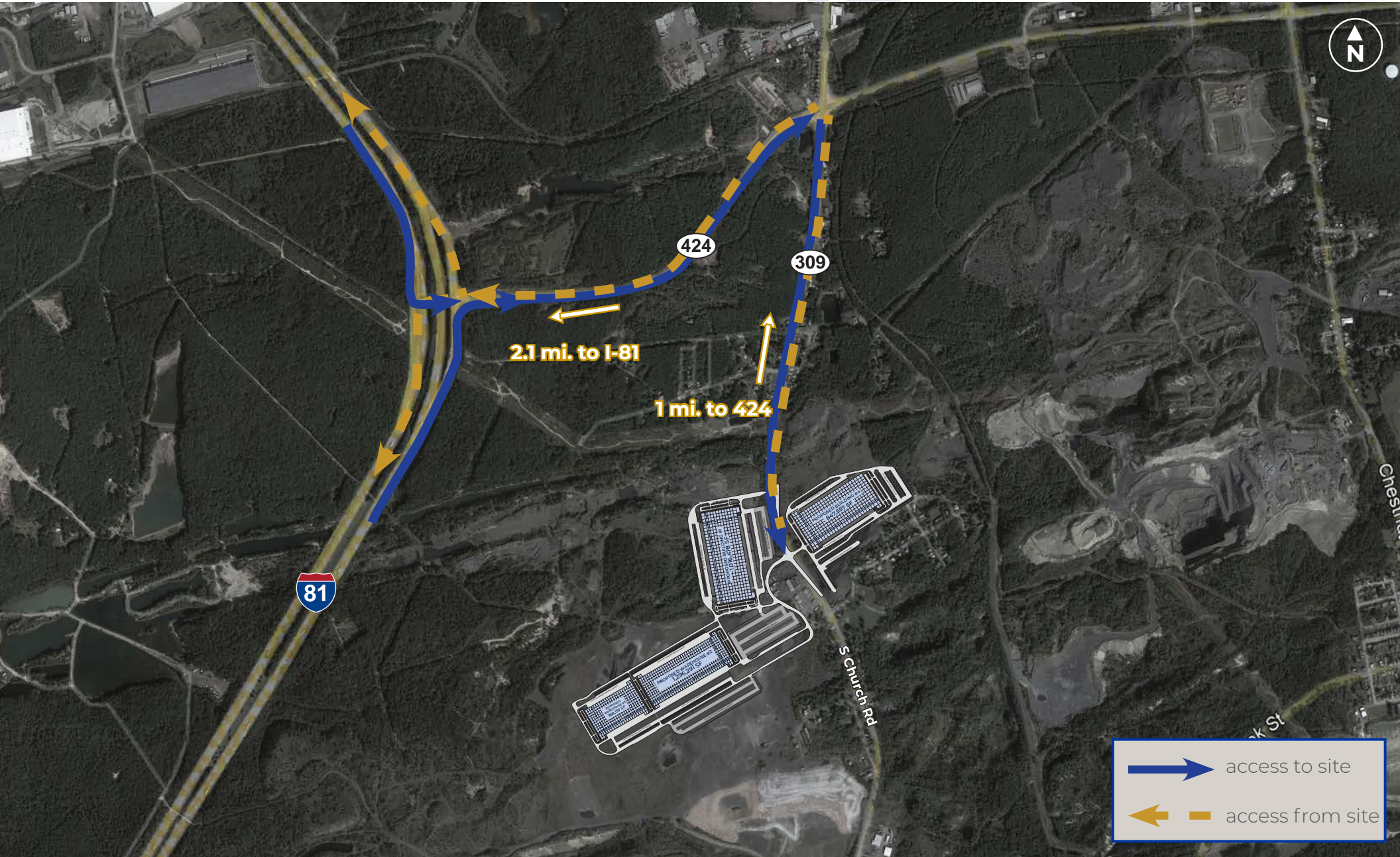
FLEXIBILITY TO CONSTRUCT BUILDINGS IN ANY SEQUENCE.

HAZLETON BELTWAY CENTER

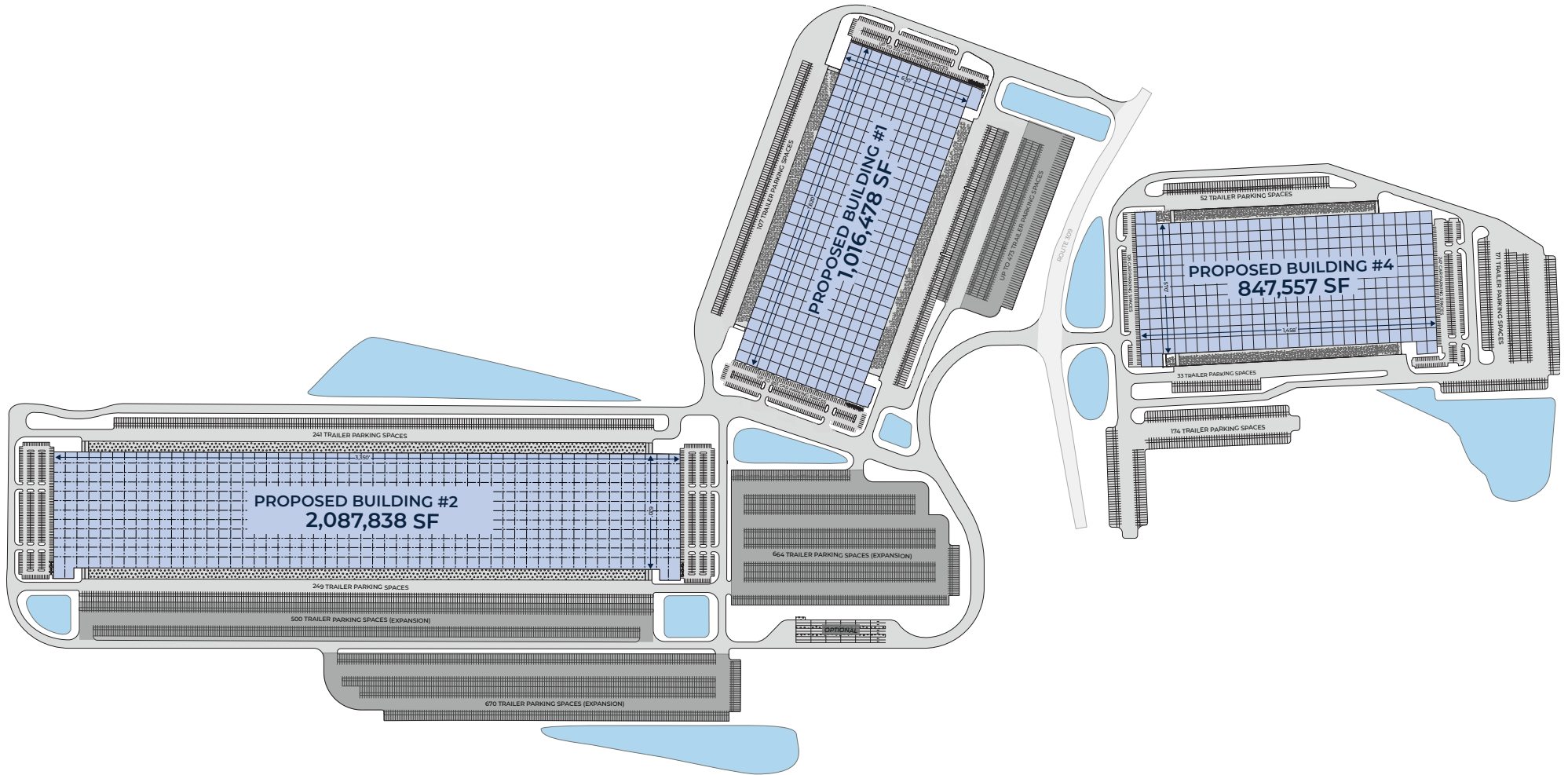
HAZLETON, PA

REGIONAL MAP



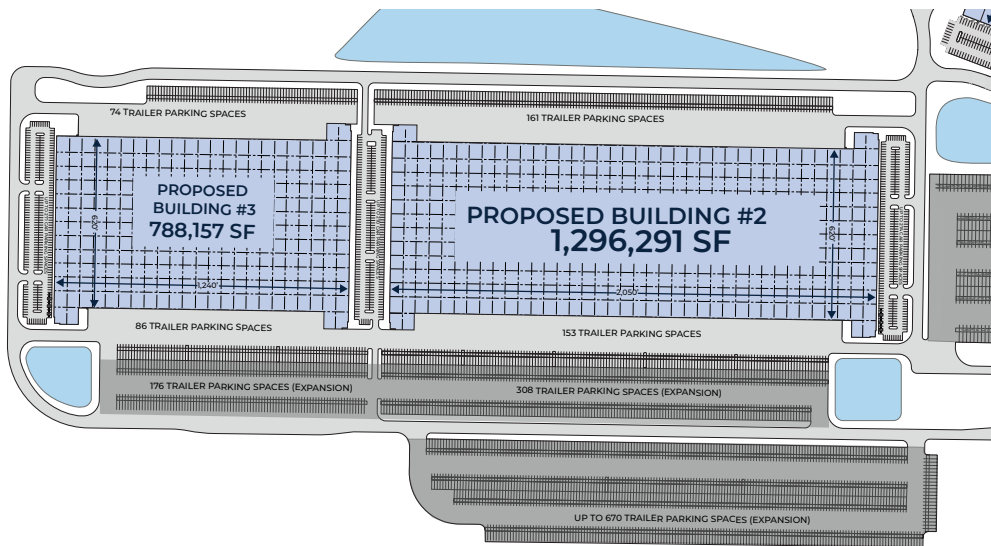


FULLY APPROVED

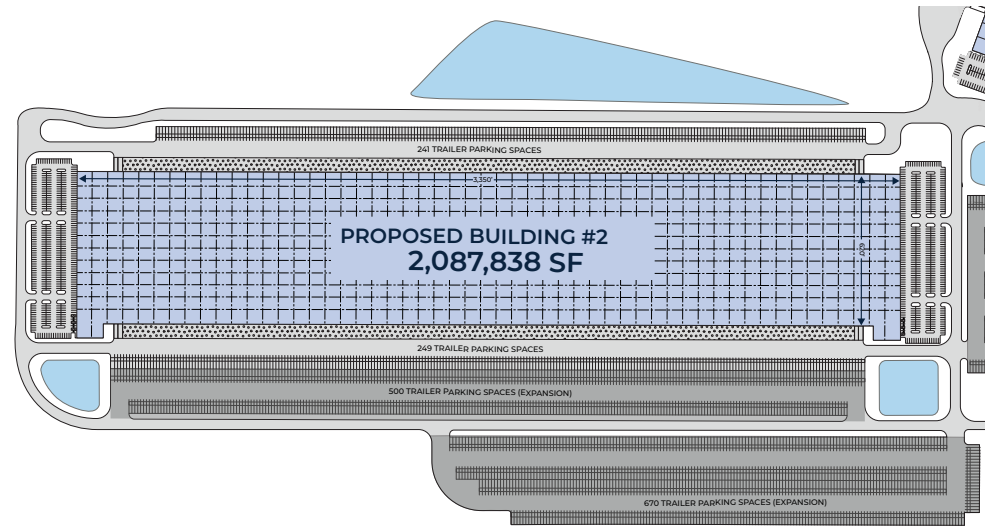


ALTERNATE PHASE II LAYOUTS

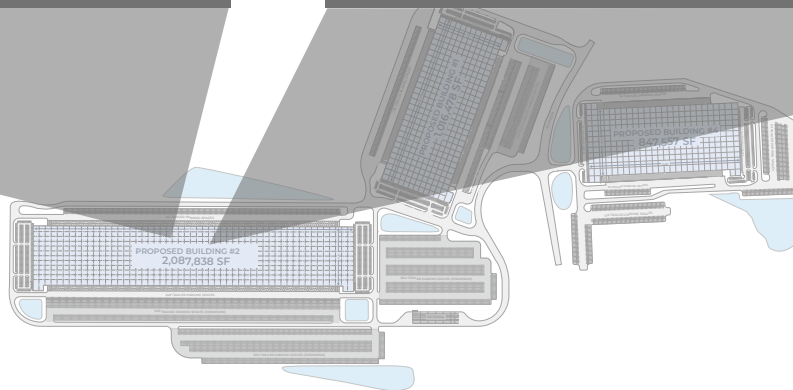
Phase two alternate layouts are available and only require administrative amendments for construction



ALTERNATE LAYOUT 1



ALTERNATE LAYOUT 2



LERTA SCHEDULE - APPLICABLE TO ALL PHASES

	2025 MILLS	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
Hazle Township	0.75	100%	90%	80%	70%	60%	50%	40%	30%	20%	10%
Luzerne County	6.3541	100%	100%	100%	100%	100%	100%	100%	90%	80%	70%
Hazleton Area SD	14.088	100%	100%	100%	100%	100%	100%	100%	90%	80%	70%

TOTAL AVERAGE 5 YEAR ABATEMENT = 99% OF ALL REAL ESTATE TAXES ON IMPROVEMENTS

TOTAL AVERAGE 10 YEAR ABATEMENT = 93% OF ALL REAL ESTATE TAXES ON IMPROVEMENTS

LERTA Abatement schedule commences upon building permit



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