

Northeast Distribution Center: Lot 105

Hazleton, Pennsylvania



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**Up to 455,000 SF
Fully Approved
Build-to-Suit
For Lease or Sale**

Excellent Location Along
I-81 Corridor

KOZ Tax Abatement
and other incentives

For more information contact:

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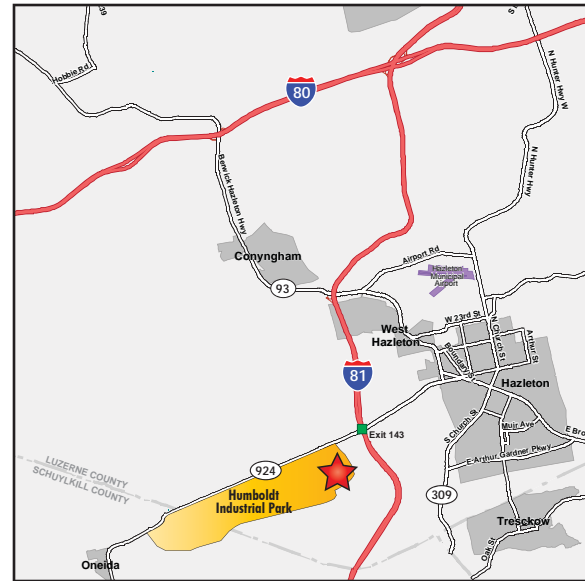
Grubb & Ellis Company
455 South Gulph Road
Suite 405
King of Prussia, PA 19406

www.northeastdistributioncenter3.com



Location Maps

*Located Three Miles West
of New I-81 Interchange*



Distances

I-81 (Exit 143)	3 miles
I-81/I-80 Interchange	10 miles
Philadelphia	100 miles
New York City	135 miles
Port Elizabeth	155 miles
Port of Baltimore	165 miles



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Lot 105: Rail Served Distribution Facility

Located within Humboldt Industrial Park East off Interstate 81

Highlights

- ▶ 33-Acre Site Available for Build-to-Suit
- ▶ Fully Approved
- ▶ Excellent Design Flexibility
- ▶ Tax Abatement ("KOZ" Status) and Other Significant Incentives
- ▶ Rail Served by Norfolk Southern
- ▶ Ideal for Food Processing or Plastics Manufacturing Due to High Water & Sewer Capacities to Site

Neighbors Include:

- ▶ Michaels Stores
- ▶ OfficeMax
- ▶ Auto Zone
- ▶ US Cold Storage Inc.
- ▶ Amazon.com
- ▶ Penske Logistics
- ▶ Hershey Foods
- ▶ Temple Inland





Project Data

- ▶ Humboldt Industrial Park is located off Route 924 off exit 143 of Interstate 81
- ▶ KOZ status granted
- ▶ 455,000 SF proposed building on 33 acres
- ▶ Rail siding
- ▶ 36' clear height with 50 x 50 bays
- ▶ Up to 60 - 9' x 10' Tailgate doors; 2 - 12' x 14' Drive-in doors
- ▶ 6 month delivery possible
- ▶ Ideal tenants include manufacturing, warehouse distribution, customer service/call centers, commercial, and retail/service

Utilities

Water & Sewer CAN DO

Gas UGI Utilities

Electric A-277/480 volt 3 phase 2000 amp service
Reliable electrical service is provided by PPL

Telecommunications Frontier, fully fiber optic available network and dedicated internet access

Additional Features

- ▶ 7" thick slab on grade
- ▶ Brace free structure
- ▶ Build up roofing system, EPDM
- ▶ ESFR fire protection system
- ▶ HVAC: gas-fired cambridge air units, one air change per hour
- ▶ Electrical: 2400 amps, 400 watt metal halide light fixtures

About the Developer...

Higgins Development Partners develops office, industrial, land and governmental, institutional and laboratory projects ranging from award winning multi-story urban office towers to large-scale master-planned suburban business parks, managing all aspects of the development process with its staff of experienced, local real-estate professionals teamed with industry-leading financial partners, consultants, and contractors.