

160,000 SF

ON 14.57 ACRES

36 VALLEY VIEW DRIVE

VALLEY VIEW BUSINESS PARK
JESSUP BOROUGH, PA



KOZ APPROVED!

The building is located in a Keystone Opportunity Zone, which exempts eligible companies from having to pay the vast majority of state and local taxes. The site has a KOZ end date of 12/31/24.



The Valley View Business Park is conveniently located immediately off Route 6 and offers quick access to I-81, I-84, and I-380. Close to 360,000 people live within 20 miles of the park.

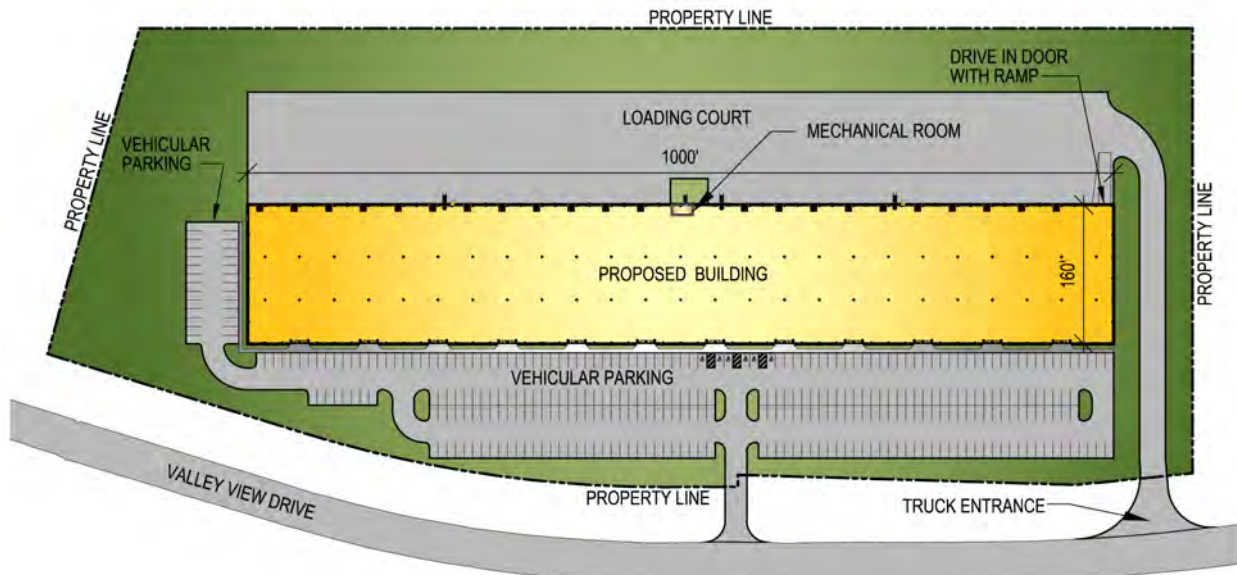
DIRECTIONS TO VALLEY VIEW BUSINESS PARK:

Take I-81 to Route 6. Follow Route 6 East (Robert P. Casey Highway) to Exit 3 (Jessup SR 247). Turn right onto SR 247 and travel approximately .4 miles. Turn left into park.

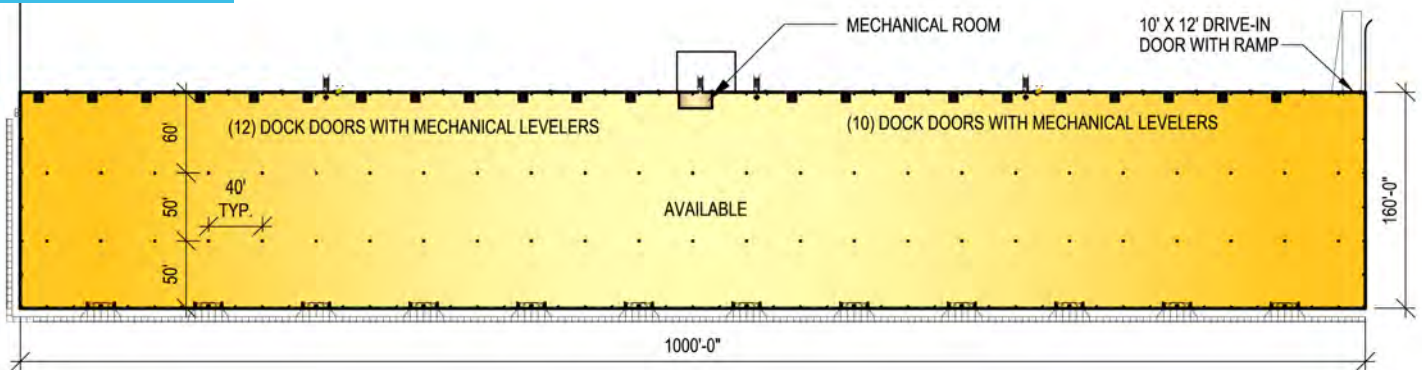
PLANS AND SPECIFICATIONS

- 160,000 SF (1000' x 160') flex facility on 14.57 acres
- Can be subdivided in 6,400 SF increments
- 30' to 33' ceiling height
- Twenty-two (22) 8'6" w x 9'6" h vertical lift, insulated steel loading doors w/30,000 lb. capacity mechanical levelers w/bumpers
- One (1) 12' w x 14' h drive-in door
- 6" thick reinforced concrete floor
- Energy-efficient, LED fixtures in warehouse
- 225 amp (expandable to 800 amp), 120/208 volt, 3-phase electrical service
- Energy efficient direct fire heating units
- Ordinary Hazard Class III wet fire protection, system, ESFR capable
- Large areas on-site for vehicle and trailer parking

SITE PLAN



FLOOR PLAN



Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, prior sale/lease, withdrawal notice, or other conditions



MERICLE
COMMERCIAL REAL ESTATE SERVICES

EAST MOUNTAIN CORPORATE CENTER
100 BALTIMORE DRIVE
WILKES-BARRE, PA 18702

DEVELOPMENT DIVISION
570.823.1100

MERICLE.COM

MERICLEREADYTOGO.COM