

BUILD-TO-SUIT INDUSTRIAL SITE

UP TO **297,000 SF**  
ON 29.37 ACRES

**1220 EAST LACKAWANNA AVENUE**

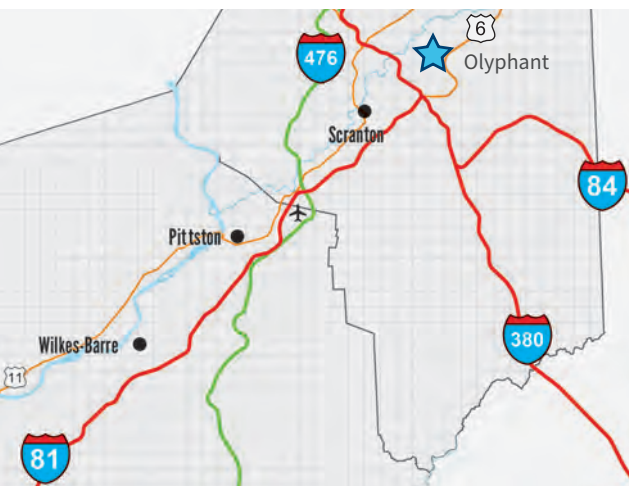
MID VALLEY INDUSTRIAL PARK  
OLYPHANT, PA



**GREAT I-81 CORRIDOR LOCATION**

# PRIME EAST COAST INDUSTRIAL LOCATION

## WILL SUBDIVIDE TO 47,000 SF



### DIRECTIONS TO 1220 EAST LACKAWANNA AVE

**Traveling North on I-81** - Take Exit 187 to merge on Route 6 East toward Carbondale. Take exit 2 for East Lackawanna Avenue, toward Olyphant. Turn left onto East Lackawanna Avenue. Drive approximately 0.7 miles. 1220 East Lackawanna Avenue is on the right.

**Traveling South on I-81** - Take a slight right onto I-380. In less than a mile, take the exit on the left onto Route 6 East toward Carbondale. Take exit 2 for East Lackawanna Avenue, toward Olyphant. Turn left onto East Lackawanna Avenue. Drive approximately 0.7 miles. 1220 East Lackawanna Avenue is on the right.

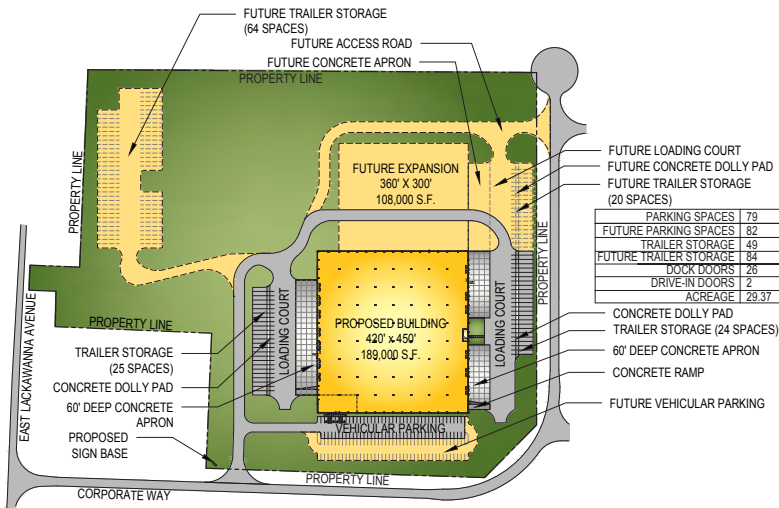
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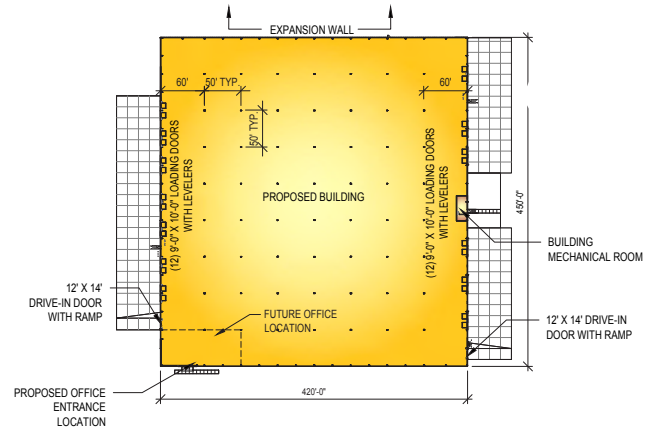
East Mountain Corporate Center  
100 Baltimore Drive  
Wilkes-Barre, PA 18702

*Developing Northeastern Pennsylvania's I-81 Corridor Since 1985*

## SITE PLAN



## FLOOR PLAN



## BUILDING SPECIFICATIONS

- **Available Space:** Building shall contain 189,000 square feet, expandable to 297,000 square feet with tenant spaces available from approx. 47,000 square feet
- **Acreage:** 29.37 acres
- **Building Dimensions:** 450'-0" (length) x 420'-0" (depth). Expansion dimensions are 300'-0" (length) x 360'-0" (depth)

## BUILDING CONSTRUCTION

- **Floor:** 7" concrete floor slab reinforced with welded steel mats.
- **Roof:** Roof system is Butler, MR24® standing seam roof system with insulation
- **Construction:** The exterior wall system shall consist of architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation
- **Column Spacing:** Column spacing shall be 50'-0" x 50'-0" bay spacing with 60'-0" deep, double-sided, staging bays
- **Clear Ceiling Height:** 38'-0" approximate clear structural height along loading walls and 42'-0" approximate clear structural height at roof ridge

## LOADING

- **Dock Equipment:** The building shall contain (26) 9'-0" x 10'-0" vertical lift dock doors with 35,000 LB capacity Rite-Hite, mechanical levelers with bumpers and two (2) 12'-0" x 14'-0" vertical lift, drive-in doors with concrete ramps

- **Trailer Court:** Cross-dock loading with 8" thick x 60' deep, reinforced concrete apron. 8' wide concrete dolly pad at 60' deep trailer storage areas

## UTILITIES & SYSTEMS

- **HVAC:** Warehouse heating system shall be energy efficient, Cambridge direct-fire units. The office heating and cooling shall be gas-electric roof top, packaged HVAC units
- **Electrical Service:** 800 amp, 480/277 volt, 3-phase, expandable to 4,000 amps
- **Lighting:** Warehouse lighting shall LED fixtures. The office lighting shall be 2' x 4' fluorescent troffers with prismatic lenses
- **Fire Protection:** Early Suppression Fast Response (ESFR) sprinkler system
- **Utilities:** Separately Metered, Public Water, Sewer, Gas, and Electric

## PARKING & AMENITIES

- On-site trailer storage for approximately 49 trailers with future storage for up to 84 additional trailers
- On-site parking for 79 vehicles with future parking for up to 82 additional spaces
- Asphalt paving including heavy duty pave in truck areas
- Professionally designed landscape and maintenance
- Marquee sign at site entrance

*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.*