



**FOR
LEASE**

201,500 SF

**62 GREEN MOUNTAIN ROAD (LOT B)
HUMBOLDT INDUSTRIAL PARK
EAST UNION TOWNSHIP, HAZLETON, PA**

.....

INDUSTRIAL



PRIME INDUSTRIAL SPACE NEAR I-81 AND I-80

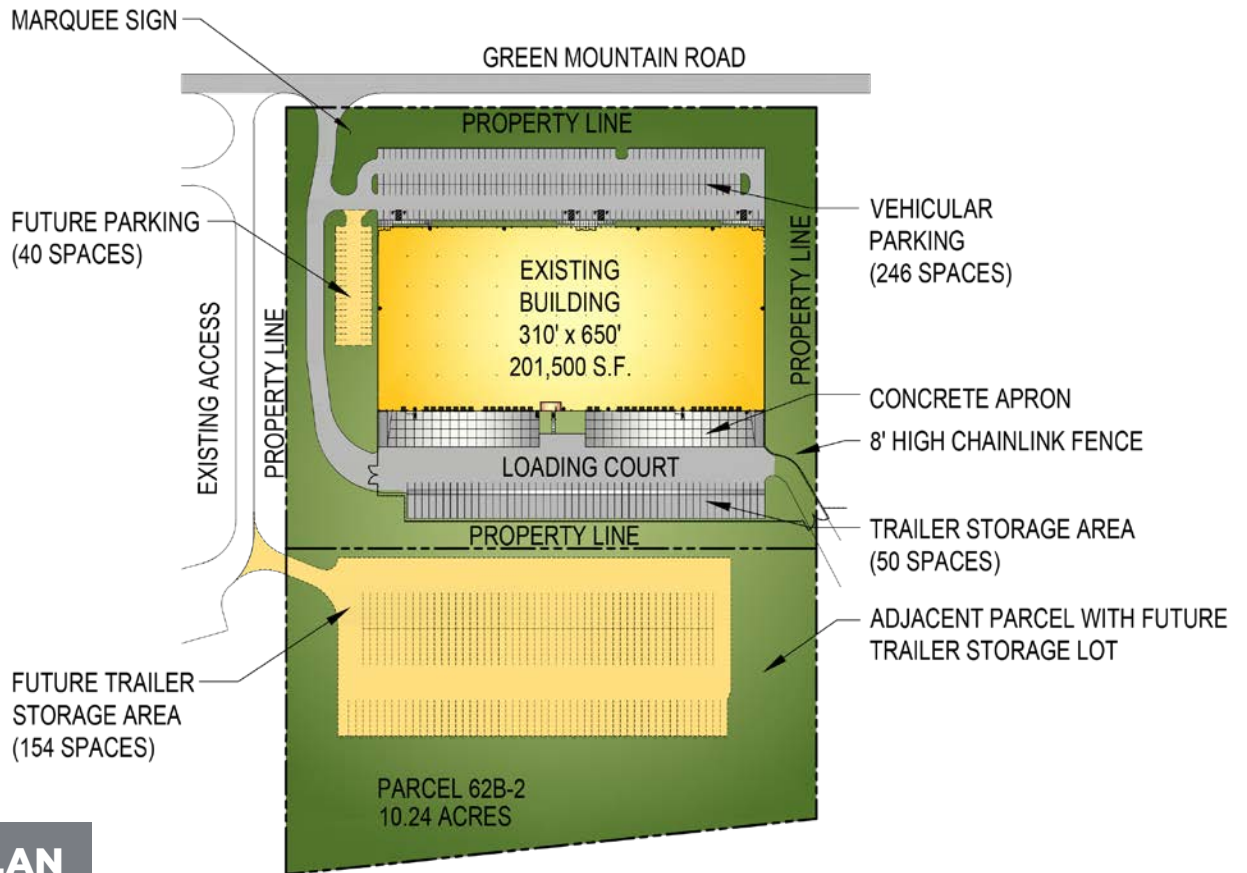
mericle.com  **570.823.1100**



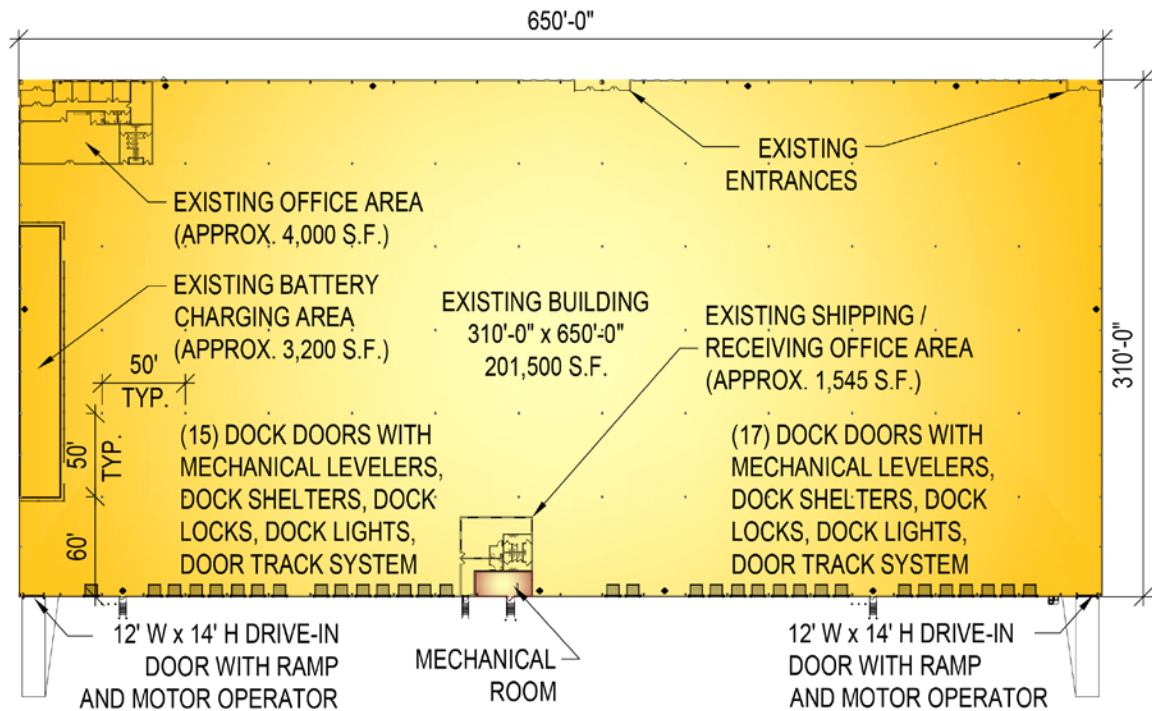
PLANS

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SITE PLAN



FLOOR PLAN



FOR LEASE

62 GREEN MOUNTAIN ROAD, HAZLETON, PA

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SIZE

- ▶ **AVAILABLE SPACE:** 201,500 SF
- ▶ **ACREAGE:** Site contains approximately 15.15 acres with adjacent 10.24 acre lot containing available future trailer storage.
- ▶ **BUILDING DIMENSIONS:** 650'(l) x 310'(d)
- ▶ Approx. 4,000 SF of Main Office and approx. 1,545 SF of Shipping/Receiving Office.

BUILDING CONSTRUCTION

- ▶ **FLOOR:** 7" thick concrete floor slab, reinforced with welded steel mats. Floor treated with *SpecChem* silicate sealer/densifier and *E-cure* curing compound.
- ▶ **ROOF:** *Butler Manufacturing*, MR-24 standing seam.
- ▶ **EXTERIOR WALLS:** Exterior wall system consisting of architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation.
- ▶ **CLEAR CEILING HEIGHT:** Average structural clear height of approximately 37'-10".
- ▶ **COLUMN SPACING:** 50' x 50' bay spacing with 60' bay at loading wall.

LOADING

- ▶ **DOCK EQUIPMENT:** Thirty-two (32) 9'-0" x 10'-0" vertical lift dock doors with vision kits by *Haas Door* or equal with 35,000 LB capacity mechanical levelers with bumpers, dock shelters, dock locks, dock lights, and door track system by *Rite-Hite* or equal.
- ▶ **DRIVE-IN DOOR:** Two (2) 12'-0" x 14'-0" vertical lift motor operated drive-in doors by *Haas Door* or equal and reinforced concrete ramps.

UTILITIES

- ▶ **WAREHOUSE HVAC:** Energy-efficient, roof mounted *Cambridge* direct-fire units.
- ▶ **OFFICE AND SHIPPING/RECEIVING AREAS HVAC:** Packaged, gas/electric roof top units.
- ▶ **WAREHOUSE VENTILATION:** Roof top exhaust fans and wall mounted louvers, approximately one (1) air change per hour.
- ▶ **ELECTRICAL SERVICE:** Two (2) 800 Amps 277/480 Volts, 3-phase, expandable.
- ▶ **WAREHOUSE LIGHTING:** Energy efficient LED fixtures with occupancy sensors designed to approximately 30 foot candles at approximately 3 feet above finished floor.
- ▶ **OFFICE LIGHTING:** 2 x 4 and/or 2 x 2 LED fixtures.
- ▶ **FIRE PROTECTION SYSTEM:** Early Suppression Fast Response (ESFR) sprinkler system.
- ▶ Domestic water and natural gas provided.
- ▶ All utilities separately metered.

PARKING

- ▶ On-site parking for approximately (246) vehicles with future parking for up to (40) vehicles.
- ▶ On-site trailer storage for approximately (50) trailers with up to (154) future trailer storage available on adjacent lot.
- ▶ 8" thick x 60' deep, reinforced concrete dock apron at loading dock with an approximate 180' total loading court depth.
- ▶ Asphalt paving, including heavy duty pave at truck areas and light duty in vehicle parking areas.

SPECIAL FEATURE

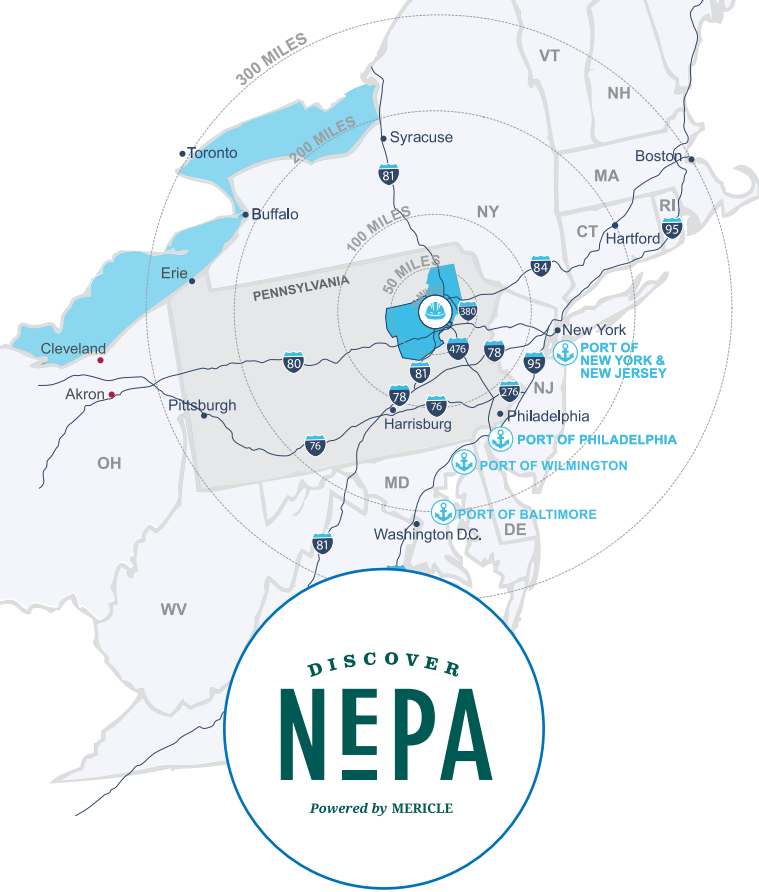
- ▶ Loading area secured by chain link fence/gate, adjacent lot.



LABOR DRAW

Employers in Humboldt Industrial Park draw workers from a four-county area, allowing for an ample number of qualified job applicants.





Northeastern Pennsylvania (NEPA) is close to big cities, but features affordable living, safe neighborhoods, access to recreation, and the opportunity to be heard and make a difference.

Check out **DiscoverNEPA.com** (search “Hazleton”) for events, shopping, dining, and many, many things to do!

Mericle is Northeastern Pennsylvania proud.

CENTRALLY LOCATED ON NORTHEASTERN PENNSYLVANIA'S I-81 CORRIDOR



DEEP WATER PORTS

PORT

MI AWAY

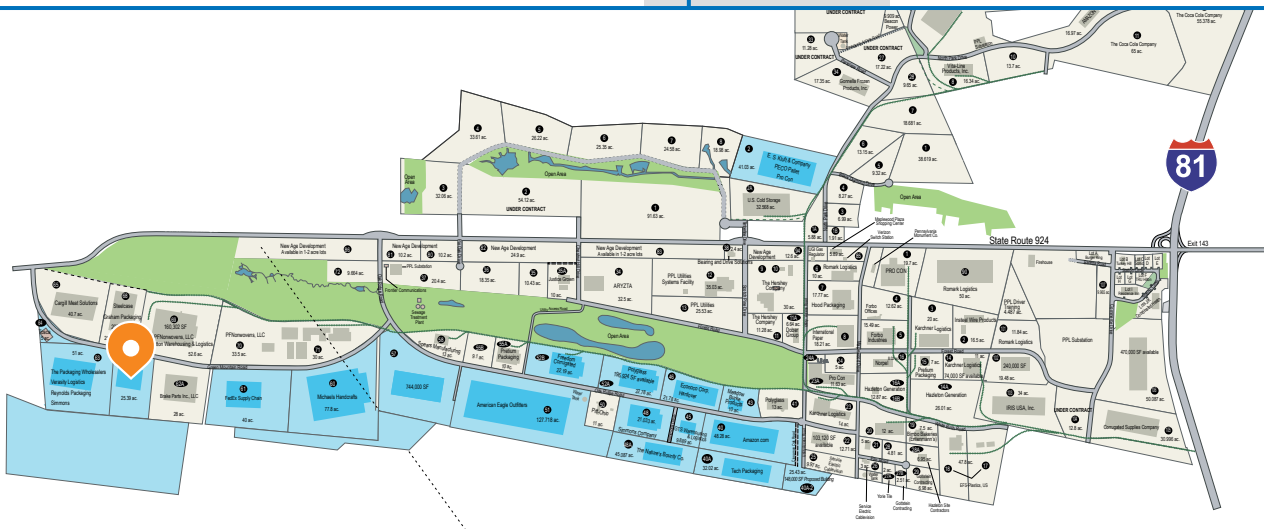
Philadelphia, PA	108
Wilmington, DE	121
New York/New Jersey	130
Baltimore, MD	163



TRAVEL DISTANCES

CITY

Allentown, PA	55
Delaware Water Gap, PA	62
Harrisburg, PA	86
Philadelphia, PA	101
Binghamton, NY	107
Morristown, NJ	112
New York, NY	135
Baltimore, MD	153
Syracuse, NY	176
Washington, DC	201
Hartford, CT	234
Pittsburgh, PA	256
Boston, MA	338



Mericle, a Butler Builder®, is proud to be part of a network of building professionals dedicated to providing you the best construction for your needs.

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To learn more, please call one of us at 570.823.1100 to request a proposal and/or arrange a tour.

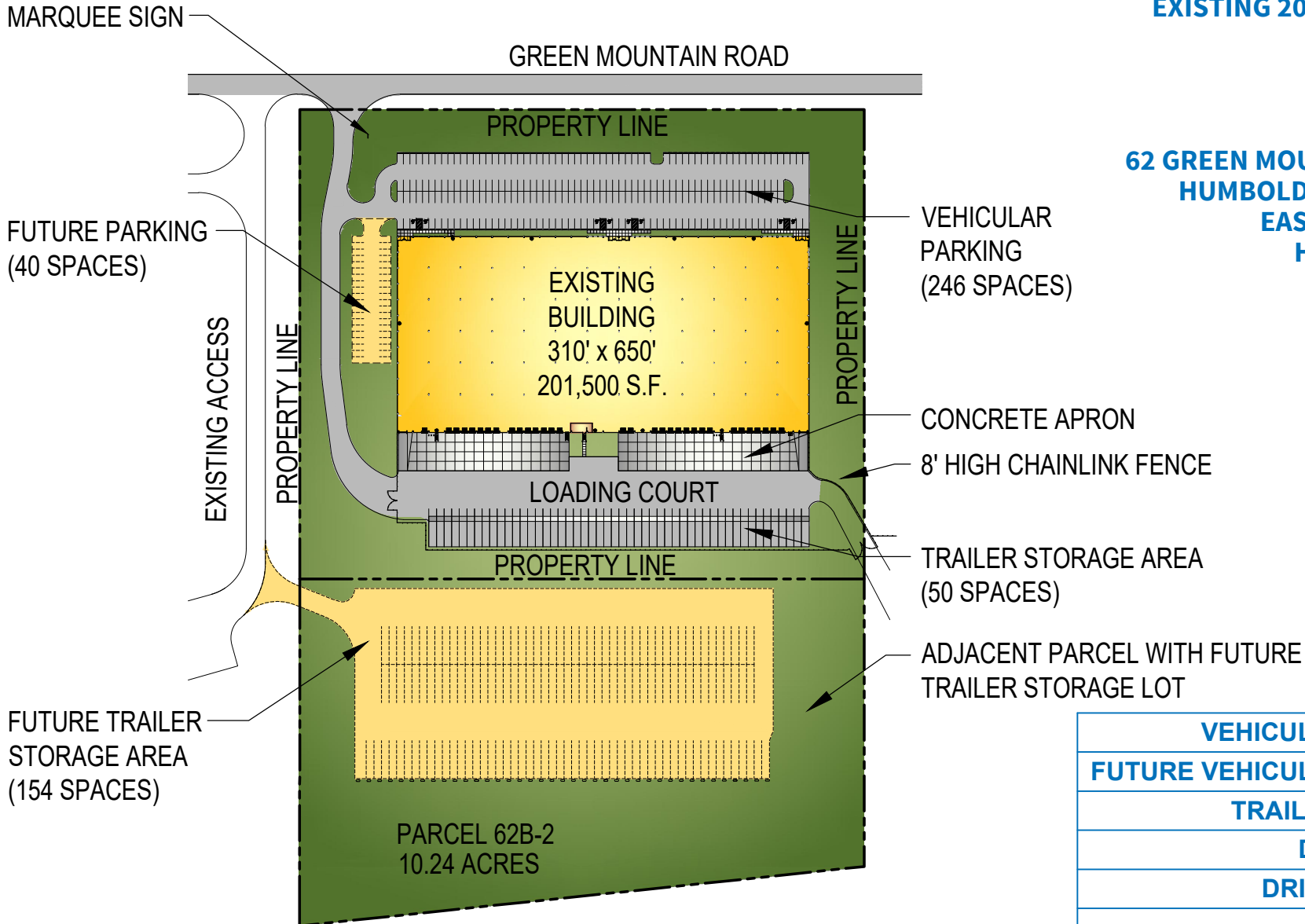
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CONCEPTUAL SITE PLAN

EXISTING 201,500 S.F. BUILDING

PARCEL #62B
62 GREEN MOUNTAIN ROAD, LOT B
HUMBOLDT INDUSTRIAL PARK
EAST UNION TOWNSHIP
HAZLETON, PA 18202



VEHICULAR PARKING	246
FUTURE VEHICULAR PARKING	40
TRAILER STORAGE	50
DOCK DOORS	32
DRIVE-IN DOORS	2
ACREAGE	15.15

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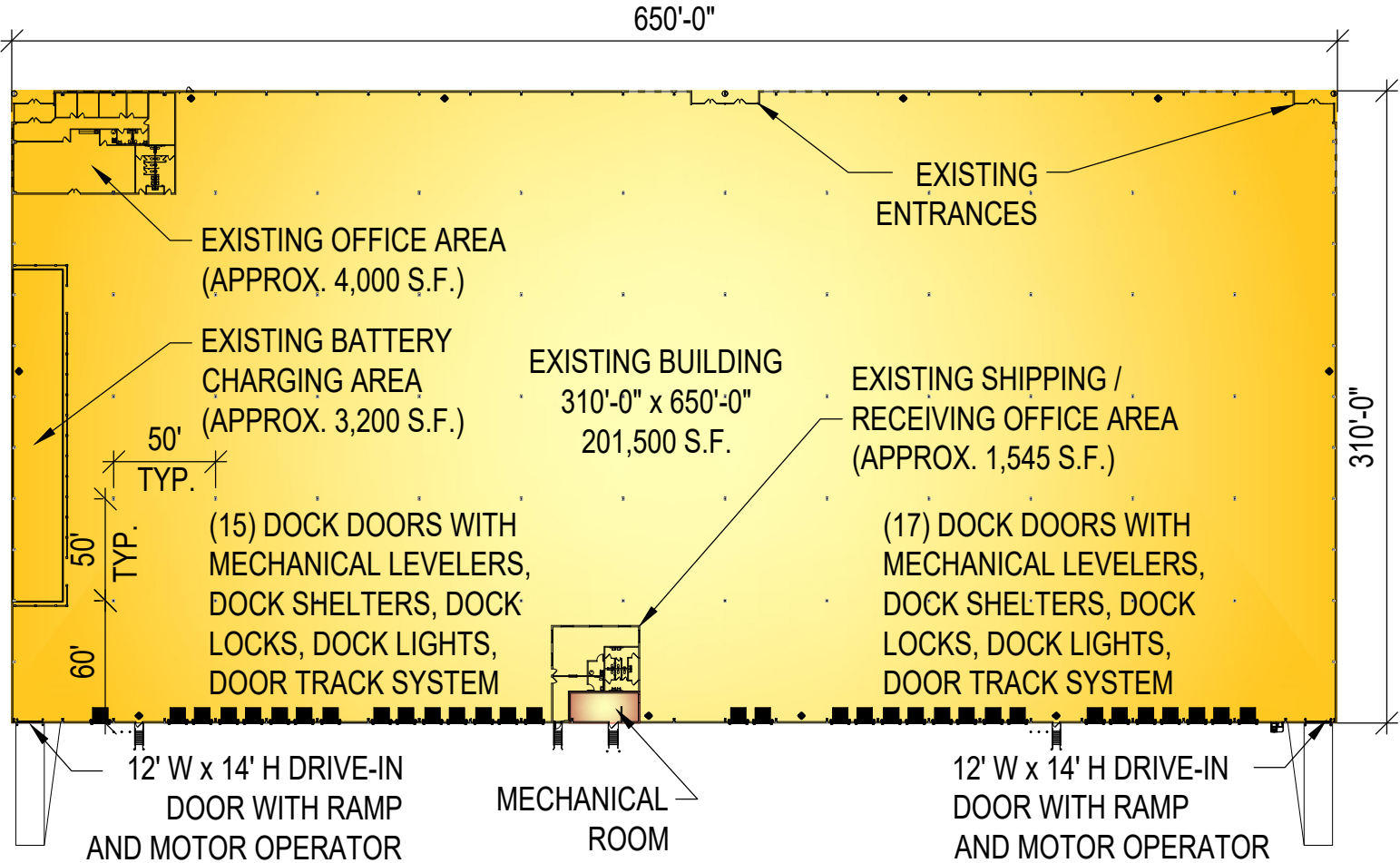
East Mountain Corporate Center
 100 Baltimore Drive, Wilkes-Barre, PA 18702

WE BUILD BUILDINGS.
 WE BUILD CAREERS.
 WE BUILD COMMUNITIES.

CONCEPTUAL BUILDING PLAN

EXISTING 201,500 S.F. BUILDING

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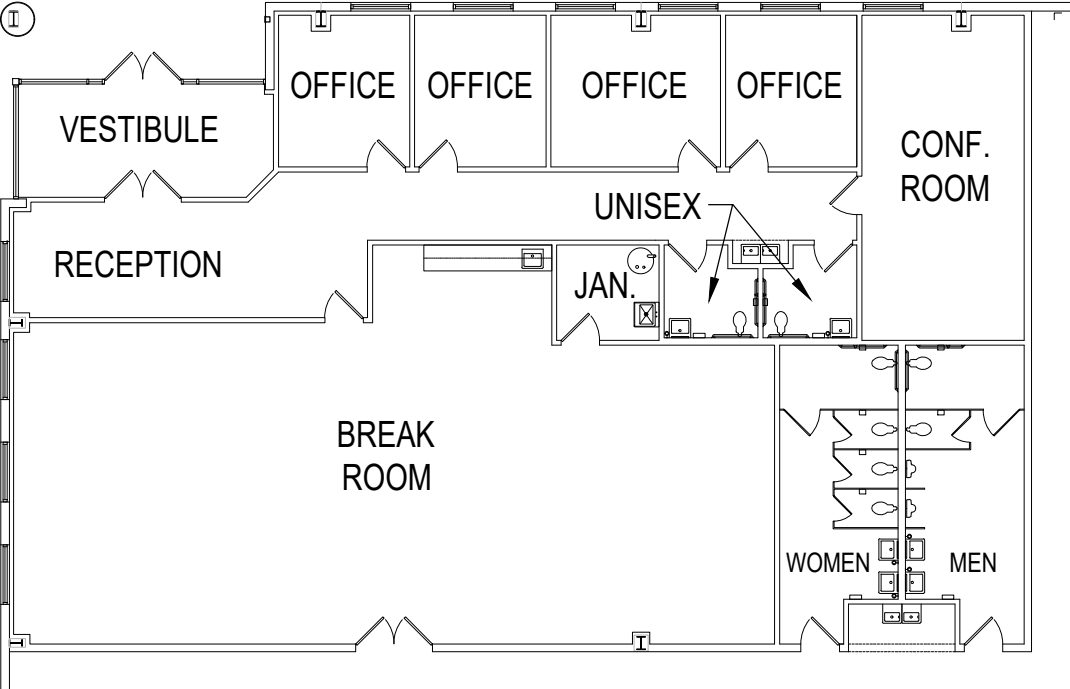
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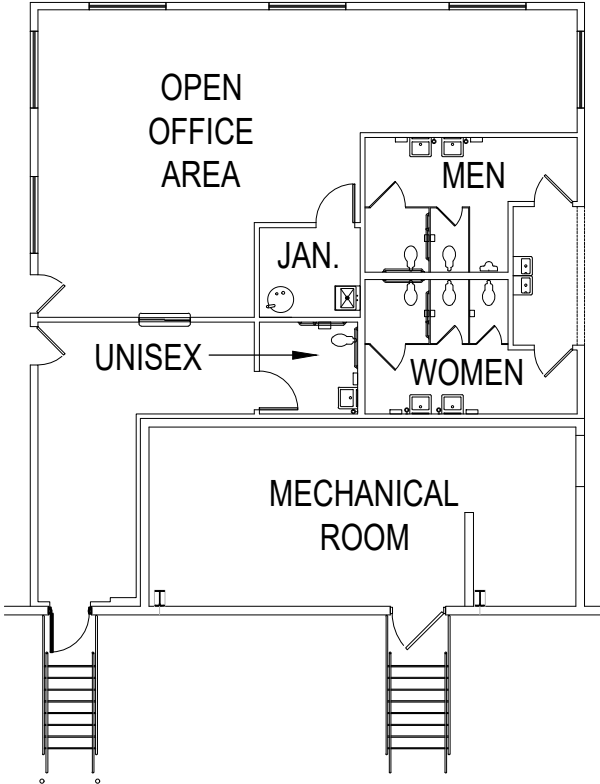
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MAIN OFFICE
(APPROXIMATE 4,000 S.F.)



SHIPPING / RECEIVING OFFICE
(APPROXIMATE 1,545 S.F.)

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**PHOTO
COLLAGE**



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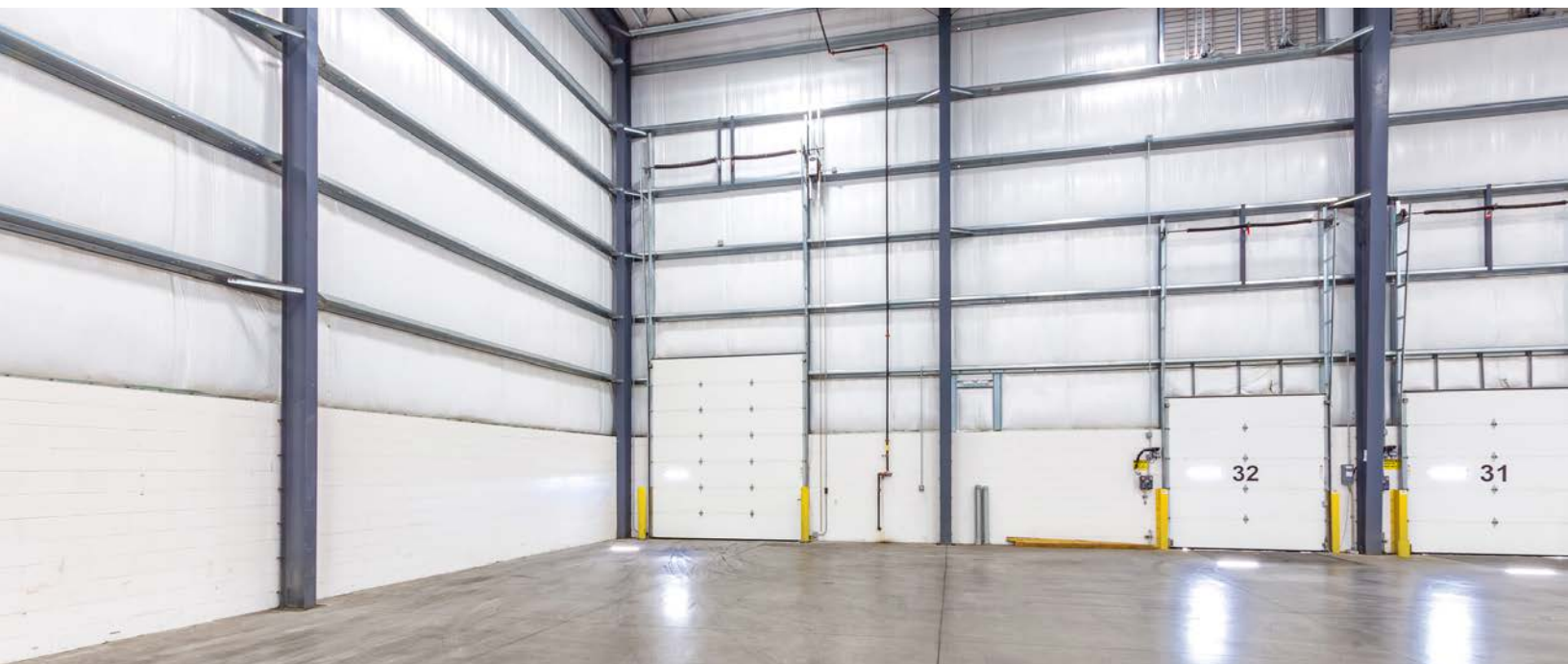
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