



**FOR
LEASE**

248,000 SF

**620 OAK RIDGE ROAD, PARCEL 57B
HUMBOLDT INDUSTRIAL PARK
HAZLETON, PA 18202**

.....

INDUSTRIAL

**FEDERAL QUALIFIED OPPORTUNITY
ZONE (QOZ) DESIGNATION**

**10-YEAR, 100% REAL
ESTATE TAX ABATEMENT
ON IMPROVEMENTS**



OCTOBER 2025 CONSTRUCTION PROGRESS



TAX-ABATED 4-STAR INDUSTRIAL BUILDING NEAR I-81, I-80

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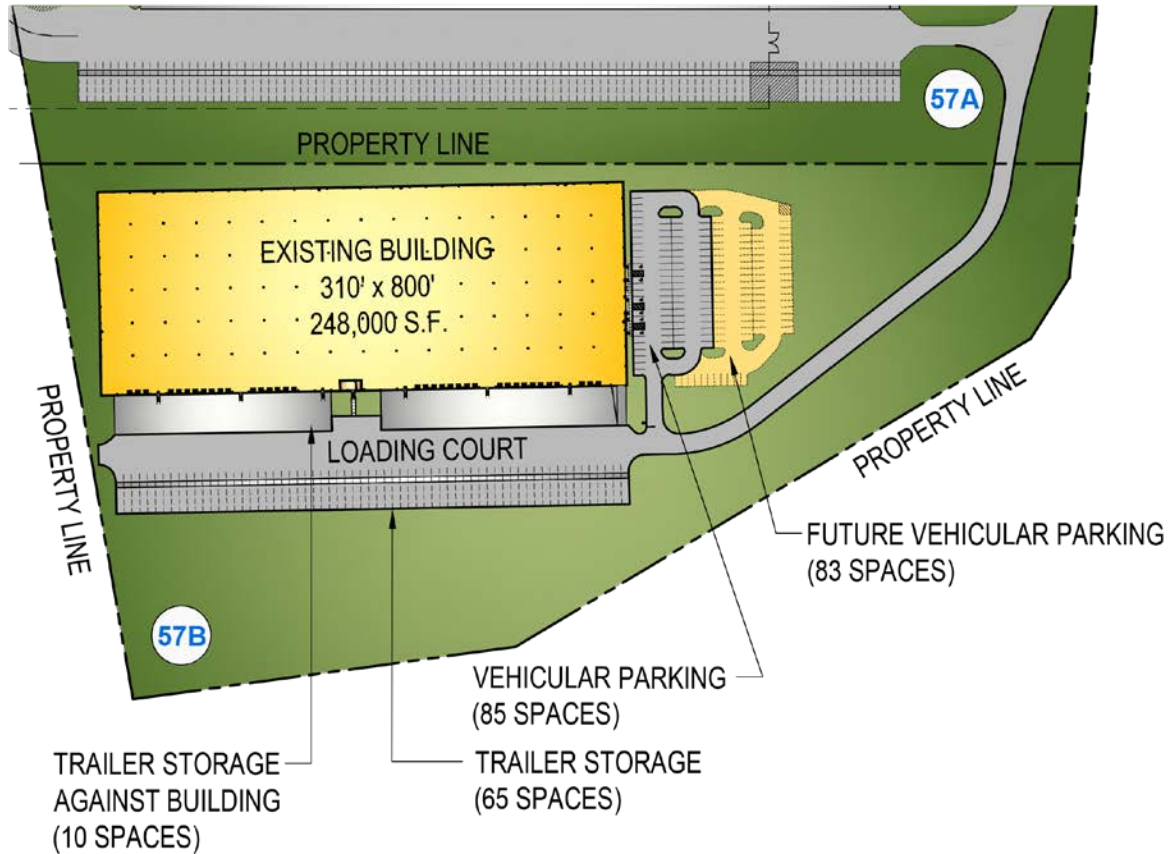
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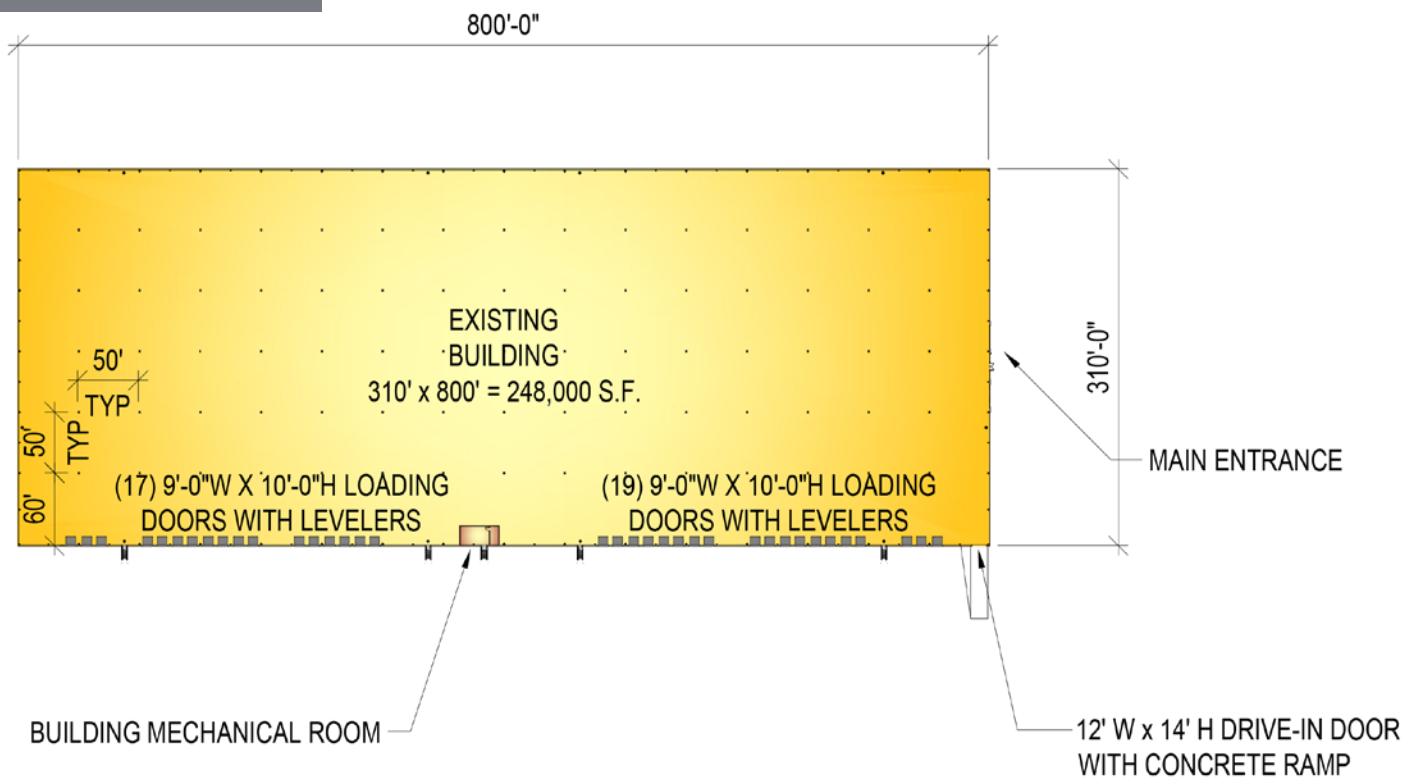
PLANS

SITE PLAN

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FLOOR PLAN



FOR LEASE

620 OAK RIDGE ROAD, HAZLETON, PA

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SIZE

- ▶ **AVAILABLE SPACE:** 248,000 SF
- ▶ **ACREAGE:** 20.98 acres
- ▶ **BUILDING DIMENSIONS:** 310'-0" (width) x 800'-0" (length)

BUILDING CONSTRUCTION

- ▶ **FLOOR:** 7" thick concrete floor slab, reinforced with welded steel mats. Floor has been treated with *SpecChem* silicate sealer/densifier and *E-Cure* curing compound and joint filler, *Polyurea* or equal, in all construction and contraction joints in the warehouse floor.
- ▶ **ROOF:** *Butler Manufacturing*, MR-24 standing seam.
- ▶ **EXTERIOR WALLS:** Architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation.
- ▶ **CLEAR CEILING HEIGHT:** Average structural clear height of approximately 38'-5".
- ▶ **COLUMN SPACING:** 50'-0" x 50'-0" bay spacing with a 60'-0" deep staging bay.
- ▶ The building shall be provided with 3'-0" high x 6'-0" wide clerestory windows.

LOADING

- ▶ **DOCK EQUIPMENT:** Thirty-six (36) 9'-0" x 10'-0" vertical lift dock doors with vision kits by *Haas Door* or equal with 40,000 LB capacity mechanical levelers with bumpers by *Rite-Hite* or equal. Future/potential dock doors are available.
- ▶ Prefabricated steel track guards and Classic dock seal with head curtain by *Rite-Hite* or equal.
- ▶ **DRIVE-IN DOORS:** One (1) 12'-0" x 14'-0" vertical lift drive-in door by *Haas Door* or equal and reinforced concrete ramp.

UTILITIES

- ▶ **WAREHOUSE HEATING:** Energy-efficient, roof mounted *Cambridge* direct-fire units.
- ▶ **WAREHOUSE LIGHTING:** Energy-efficient LED fixtures.
- ▶ **ELECTRICAL POWER:** Available up to multiples of 4,000 Amps.
- ▶ **FIRE PROTECTION:** Early suppression fast response (ESFR) wet sprinkler system.
- ▶ **UTILITIES:** All utilities shall be separately metered.
- ▶ **ELECTRIC:** PPL Electric Utilities
- ▶ **GAS:** UGI Utilities, Inc.
- ▶ **WATER:** CAN DO, Inc. Hazleton City Authority
- ▶ **SEWER:** CAN DO, Inc. Greater Hazleton Joint Sewer Authority.
- ▶ **TELECOM:** Verizon and Frontier Communications serve the park.

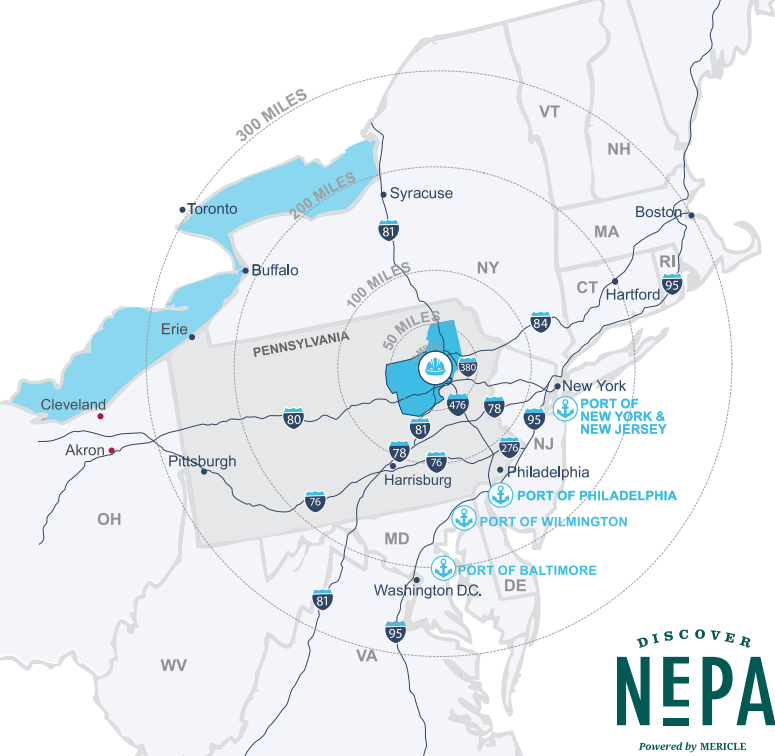
PARKING

- ▶ On-site parking for approx. (85) vehicles with future parking for up to (83) vehicles.
- ▶ On-site trailer storage for approx. (65) trailers with 8' wide concrete dolly pad and approx. (10) trailers against the building.
- ▶ 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 pave in vehicle parking areas.

SITE FEATURES

- ▶ Professionally prepared & maintained landscaping.





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



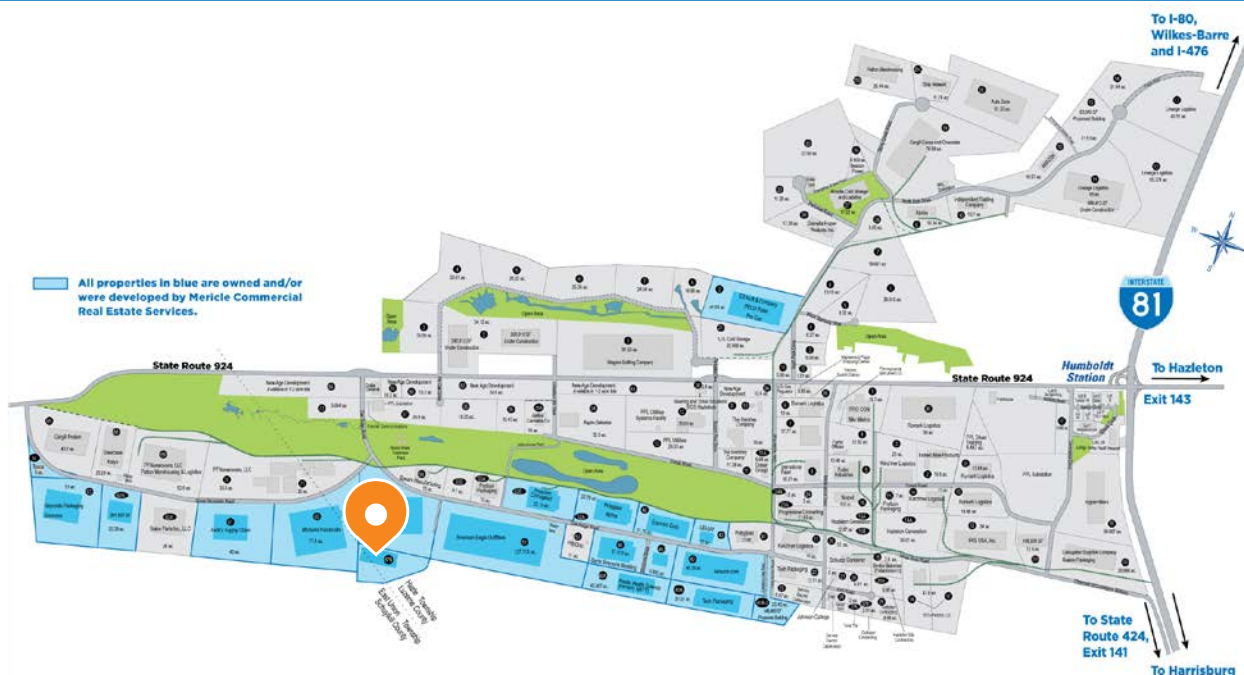
DEEP WATER PORTS

PORT	MI AWAY
Philadelphia, PA	108
New York/New Jersey	121
Wilmington, DE	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



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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.

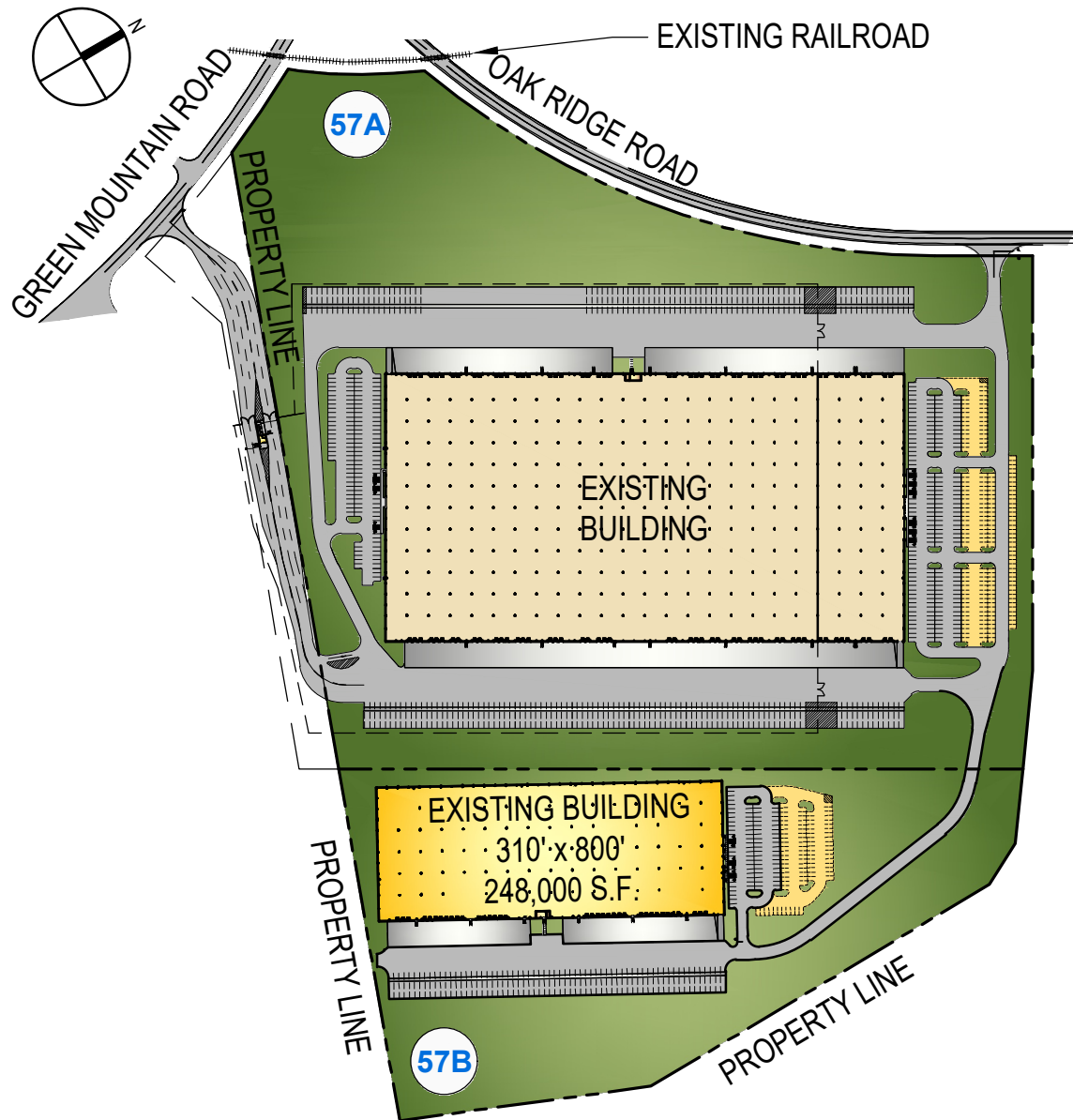
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CONCEPTUAL OVERALL SITE PLAN

EXISTING 248,000 S.F. BUILDING

PARCEL #57B
620 OAK RIDGE ROAD
HUMBOLDT INDUSTRIAL PARK
HAZLETON, PA 18202



PARCEL 57A ACREAGE	54.08
PARCEL 57B ACREAGE	20.98

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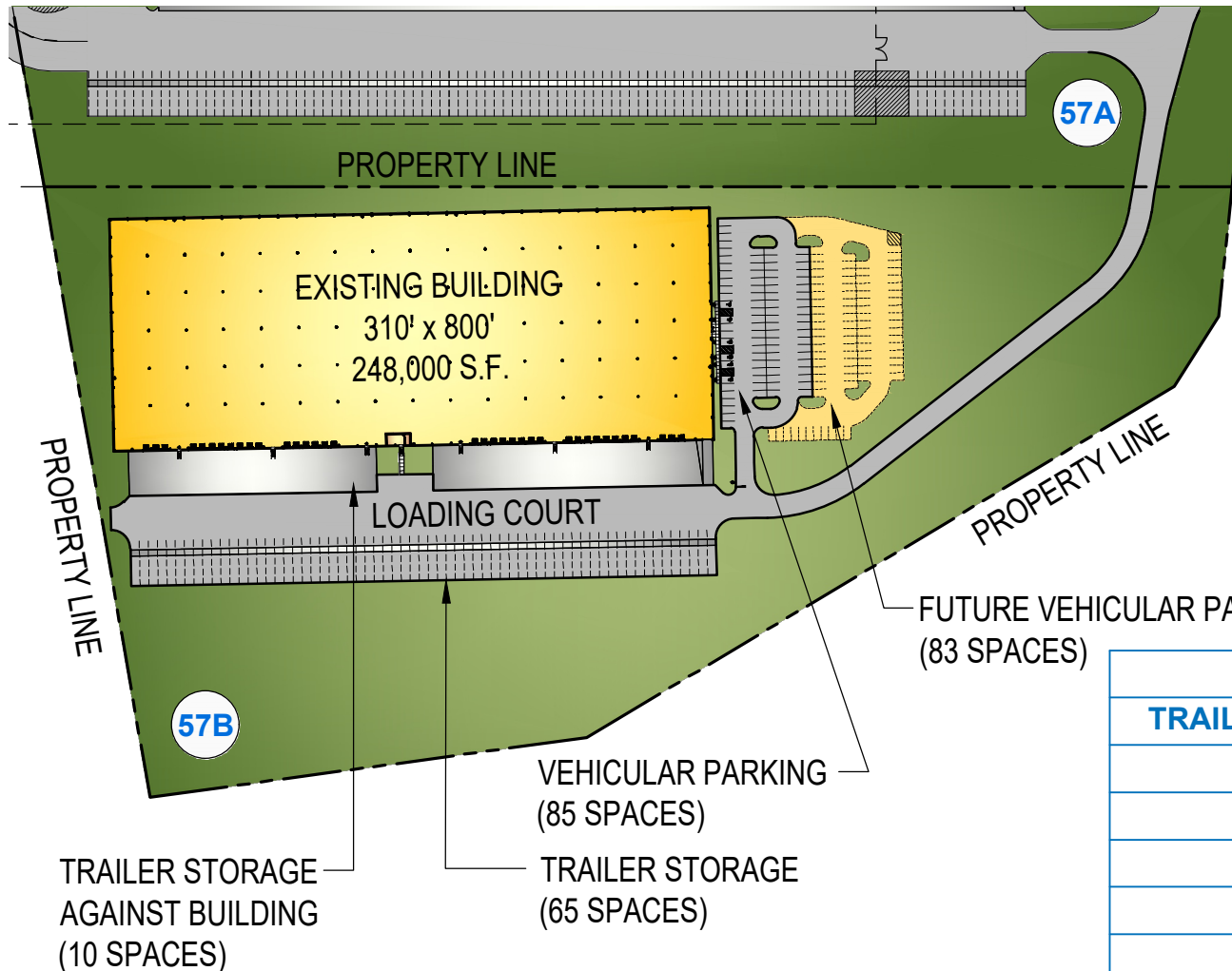
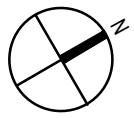
East Mountain Corporate Center
 100 Baltimore Drive, Wilkes-Barre, PA 18702

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

CONCEPTUAL SITE PLAN

EXISTING 248,000 S.F. BUILDING

PARCEL #57B
620 OAK RIDGE ROAD
HUMBOLDT INDUSTRIAL PARK
HAZLETON, PA 18202



57B TRAILER STORAGE	65
TRAILER STORAGE AGAINST BUILDING	10
VEHICULAR PARKING	85
FUTURE VEHICULAR PARKING	83
DOCK DOORS	36
DRIVE-IN DOOR	1
PARCEL 57B ACREAGE	20.98

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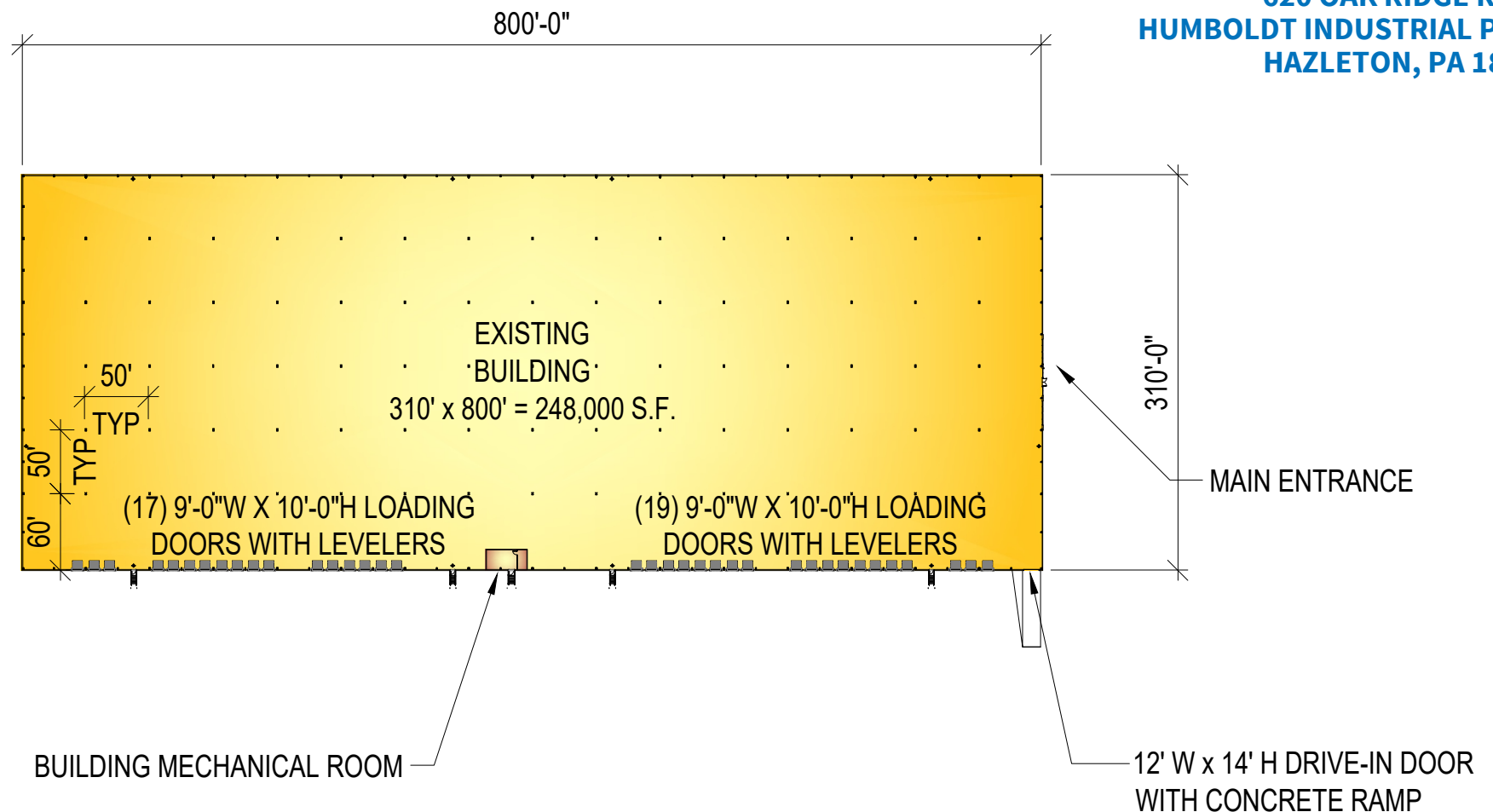
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CONCEPTUAL FLOOR PLAN

EXISTING 248,000 S.F. BUILDING

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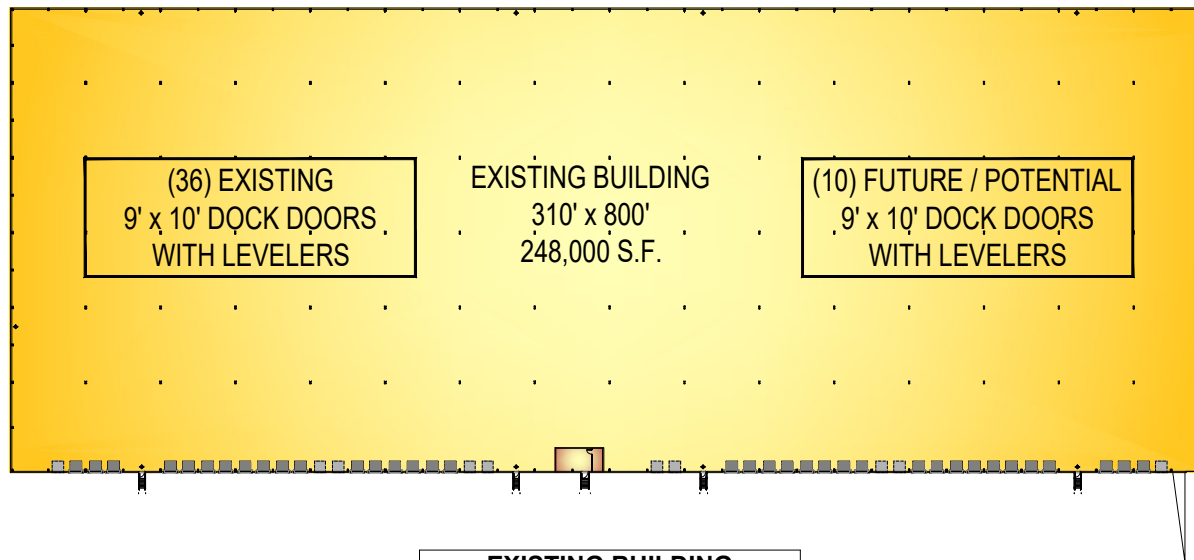
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CONCEPTUAL FUTURE DOCKS

EXISTING 248,000 S.F. BUILDING

PARCEL #57B
620 OAK RIDGE ROAD
HUMBOLDT INDUSTRIAL PARK
HAZLETON, PA 18202



EXISTING BUILDING	
EXISTING DOCK DOORS	36
FUTURE DOCK DOORS	10



EXISTING DOCK DOOR



FUTURE DOCK DOOR

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EXISTING 248,000 S.F. BUILDING

SITE IMPROVEMENTS

- Site contains approximately 20.98 acres
- On-site parking for approximately eighty-five (85) vehicles with future parking for up to eighty-three (83) vehicles
- On-site trailer storage for approximately sixty-five (65) trailers with 8' wide concrete dolly pad and approximately ten (10) trailers against the building
- 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 pave in vehicle parking areas
- Professionally prepared and maintained landscaping

BUILDING IMPROVEMENTS

- Existing building contains 248,000 square feet
- Existing building dimensions shall be 310'-0" (width) x 800'-0" (length)
- 50'-0" x 50'-0" bay spacing with a 60'-0" deep staging bay
- 7" thick concrete floor slab, reinforced with welded steel mats. Floor has been treated with *SpecChem* silicate sealer / densifier and *E-Cure* curing compound and joint filler, Polyurea or equal, in all construction and contraction joints in the Warehouse floor
- Exterior wall system consisting of architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation
- Average structural clear height of approximately 38'-5"
- *Butler Manufacturing*, MR-24 standing seam
- The building contains 3'-0" high x 6'-0" wide clerestory windows
- The building contains thirty-six (36) 9'-0" x 10'-0" vertical lift dock doors with vision kits by *Haas Door* or equal with 40,000 LB capacity mechanical levelers with bumpers by *Rite-Hite* or equal. Future / potential dock doors area available, see Conceptual Future Docks plan for location and quantity
- Prefabricated steel track guards and Classic dock seal with head curtain by *Rite-Hite* or equal
- Existing building contains one (1) 12'-0" x 14'-0" vertical lift drive-in door by *Haas Door* or equal and reinforced concrete ramp

UTILITIES AND BUILDING SYSTEMS

- Existing warehouse heating system consists of energy efficient, roof mounted *Cambridge* direct-fire units
- Existing Electrical power available up to multiples of 4,000 amps
- The Warehouse lighting consists of energy efficient LED fixtures
- Fire Protection System consists of Early Suppression Fast Response (ESFR) wet sprinkler system
- Provisions for domestic water and natural gas are provided
- All utilities are separately metered

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**PHOTO
COLLAGE**



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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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