



**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**



JANUARY 2026 CONSTRUCTION PROGRESS



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

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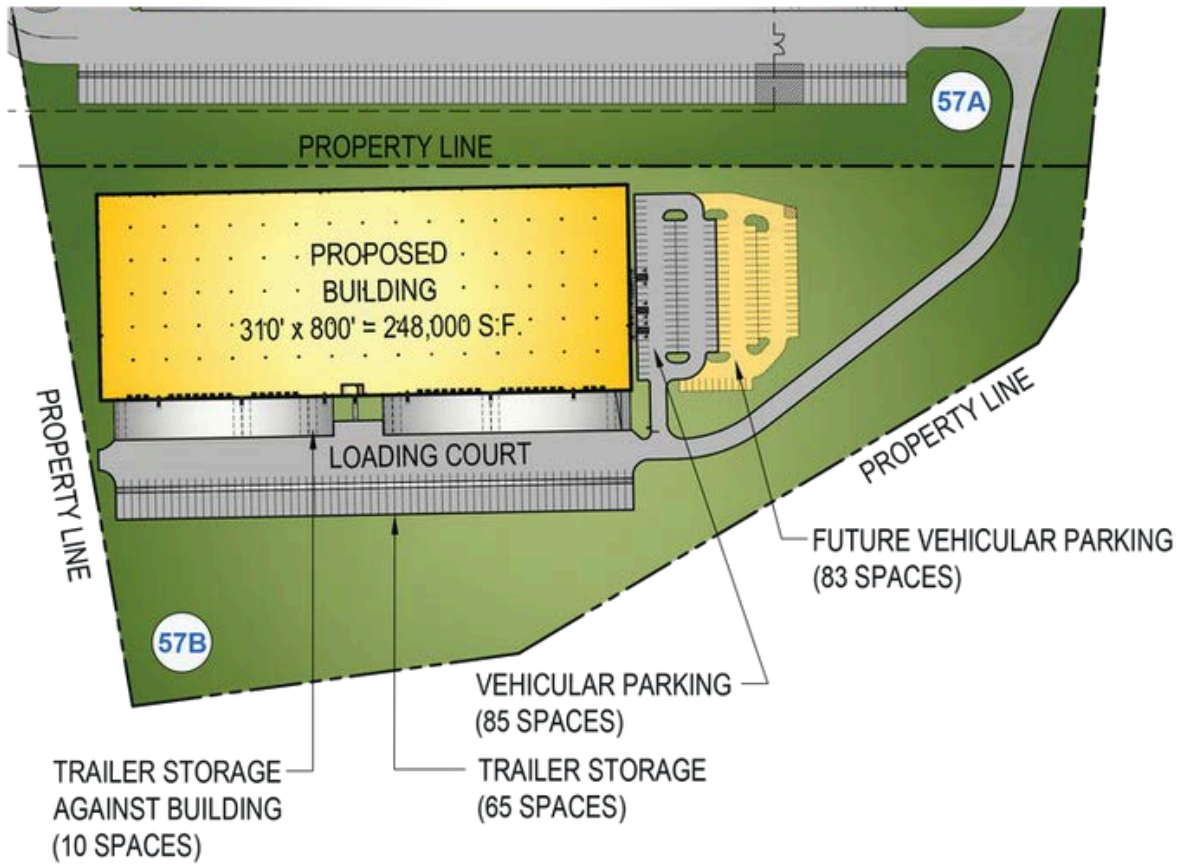
**570.823.1100**



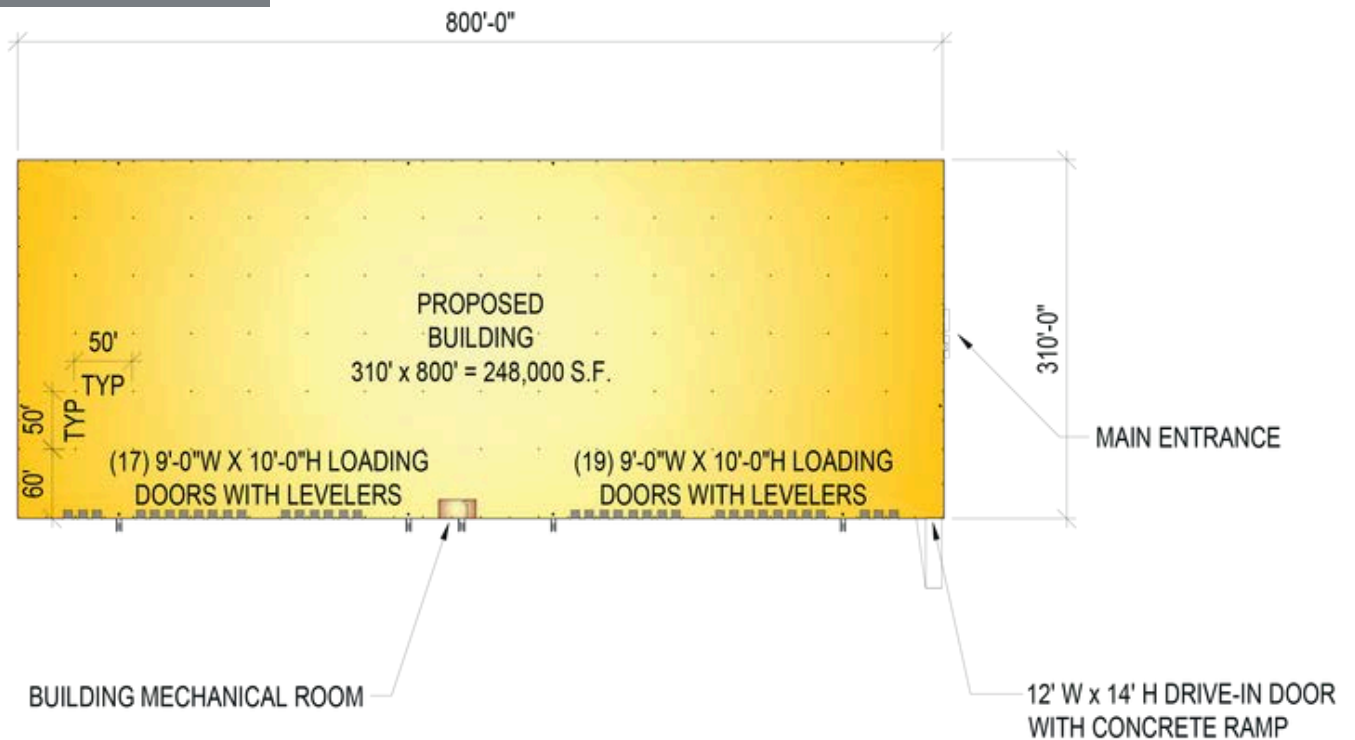
# PLANS

## SITE 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.



## 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 shall be treated with *SpecChem* silicate sealer/densifier and *E-Cure* curing compound. Joint filler shall be provided in all construction and contraction joints.

**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.

Dock seals, Classic by *Rite-Hite* or equal and steel door track guards shall be provided at all dock positions.

Future/potential dock doors are available.

**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.

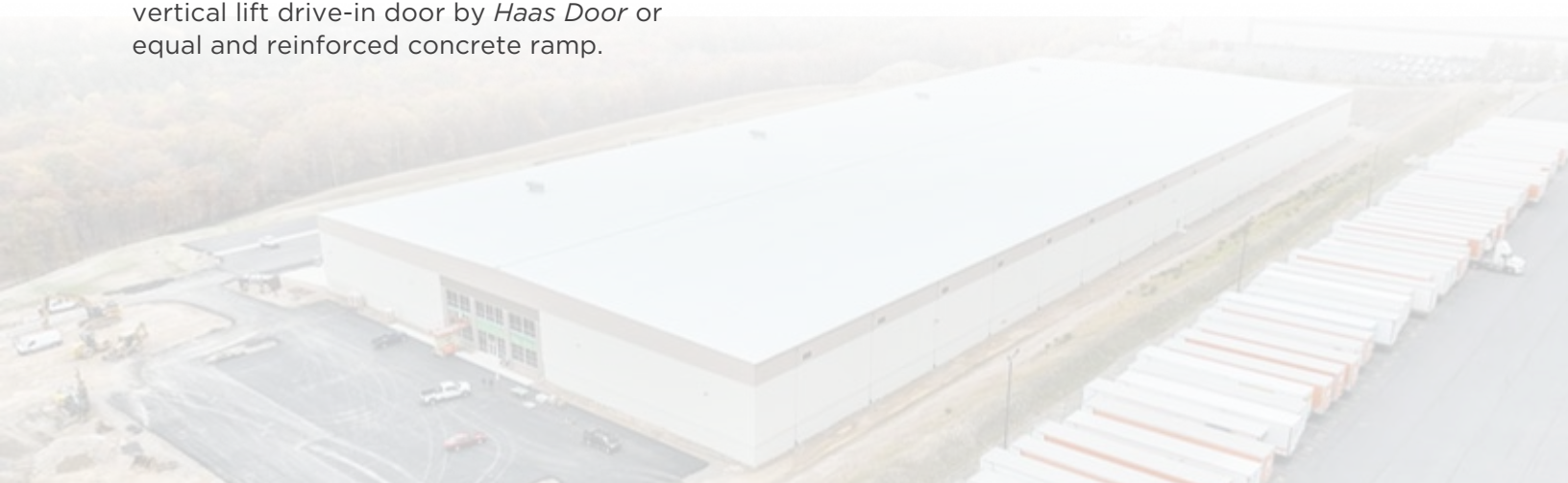
On-site trailer storage for approx. (65) trailers with 8' wide concrete dolly pad and approx. (10) trailers against the building.

8" thick x 60' deep, reinforced concrete dock apron at loading dock with an approximate 180' total loading court depth.

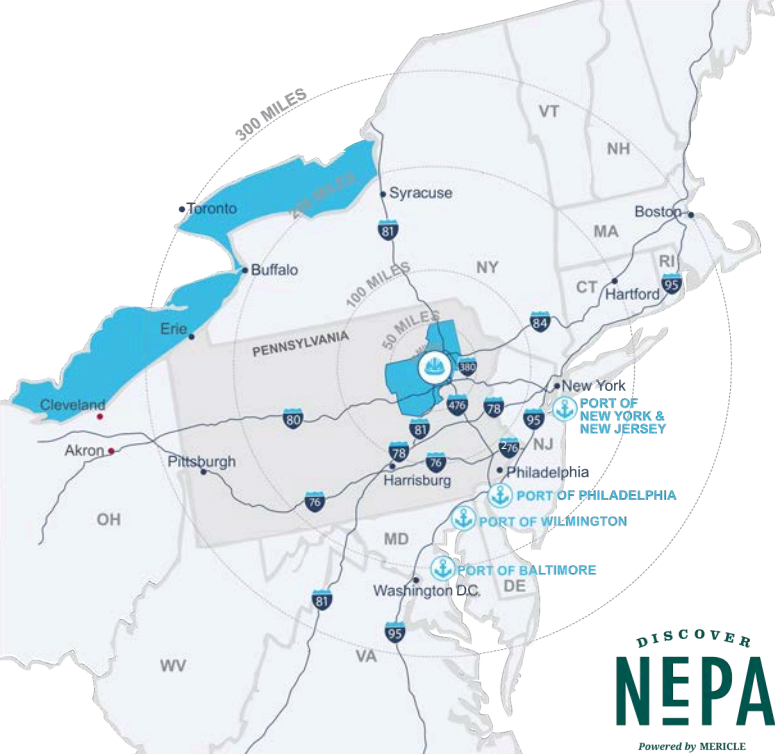
Asphalt paving, including heavy duty pave at truck areas and light duty pave in vehicle parking areas.

## 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 Pennsylvaniaproud.**

# 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.

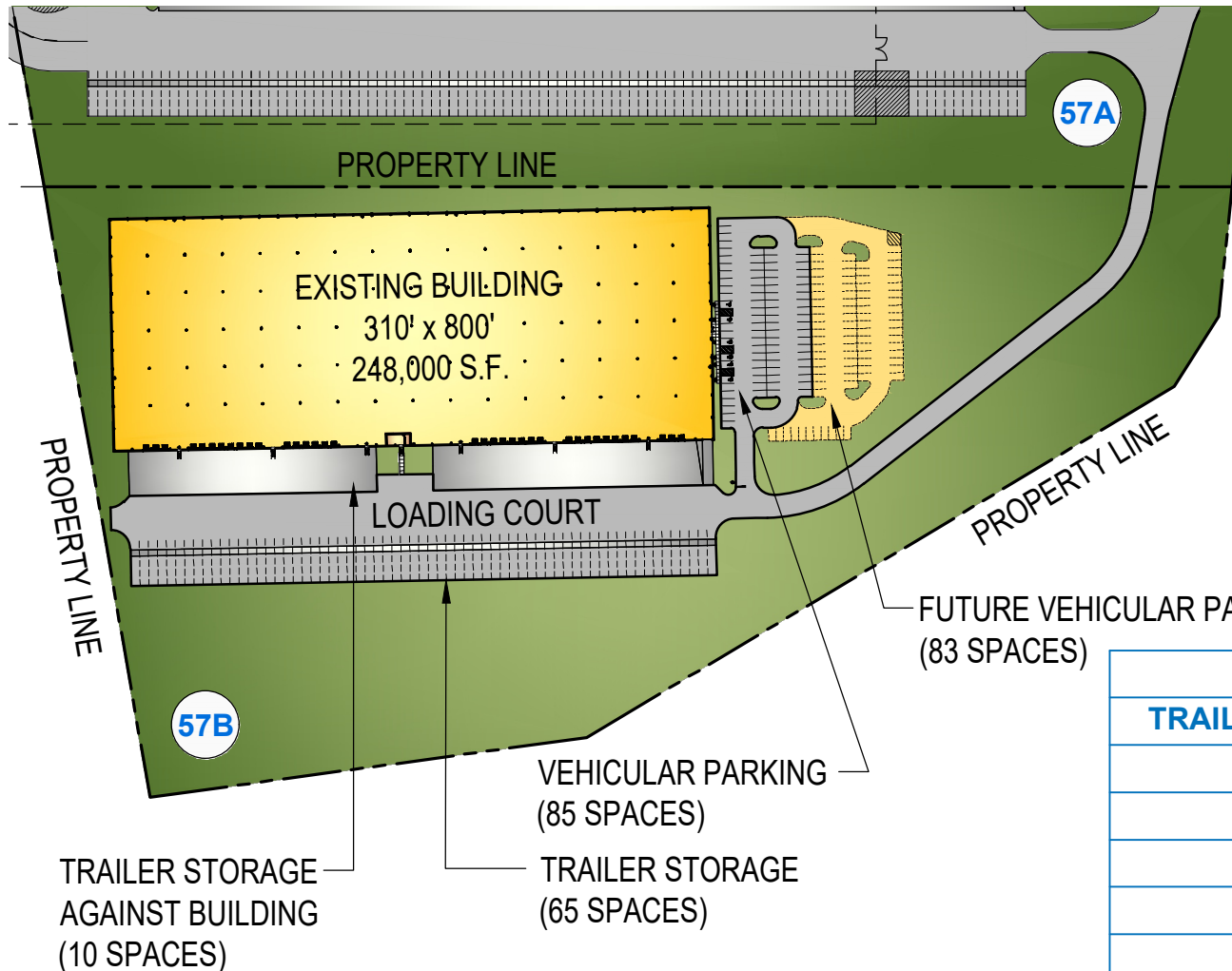
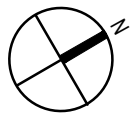
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# CONCEPTUAL SITE PLAN

EXISTING 248,000 S.F. BUILDING

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



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

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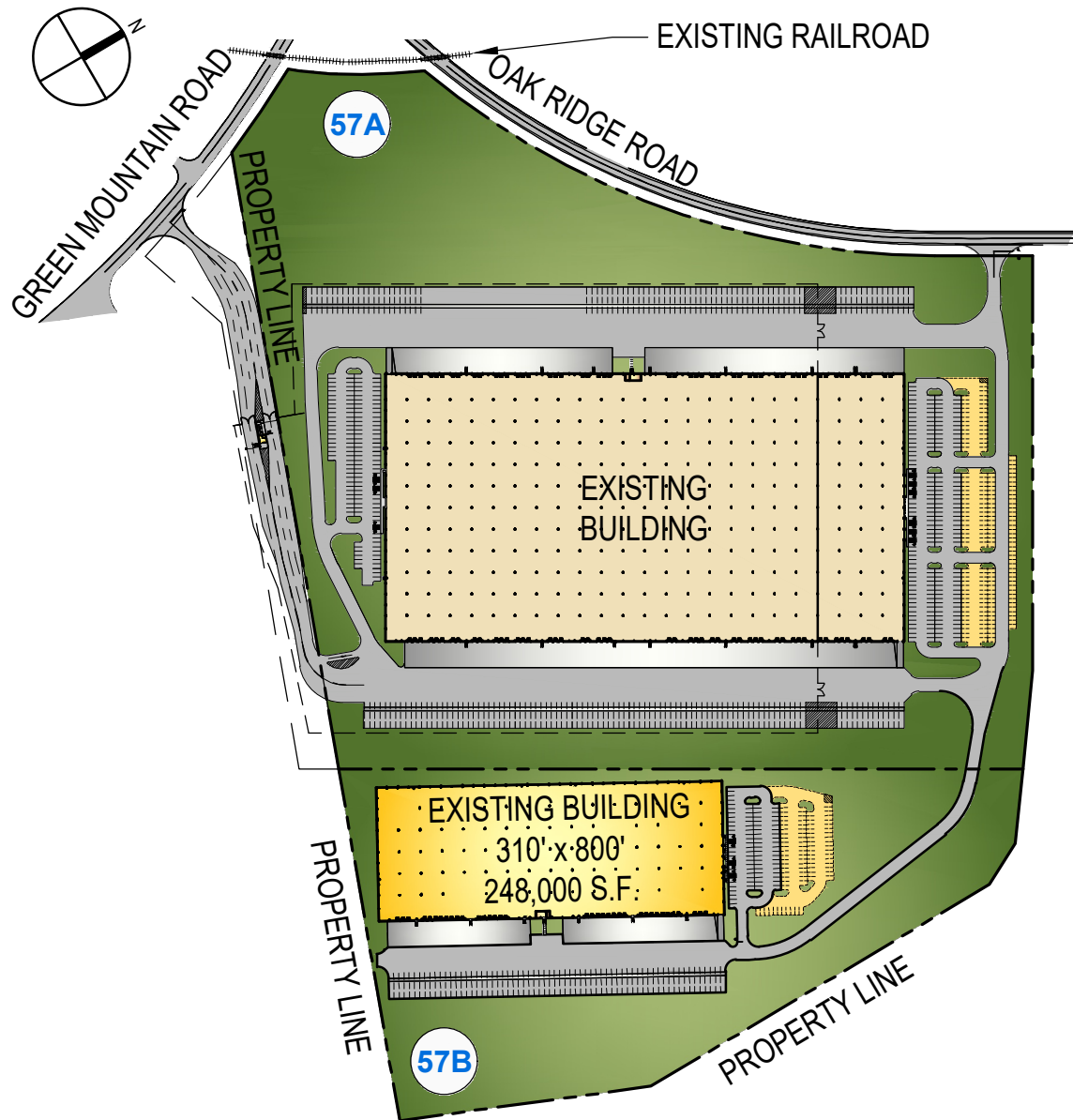
East Mountain Corporate Center  
 100 Baltimore Drive, Wilkes-Barre, PA 18702

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 WE BUILD CAREERS.  
 WE BUILD COMMUNITIES.

# CONCEPTUAL OVERALL SITE PLAN

EXISTING 248,000 S.F. BUILDING

**PARCEL #57B**  
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PARCEL 57A ACREAGE	54.08
PARCEL 57B ACREAGE	20.98

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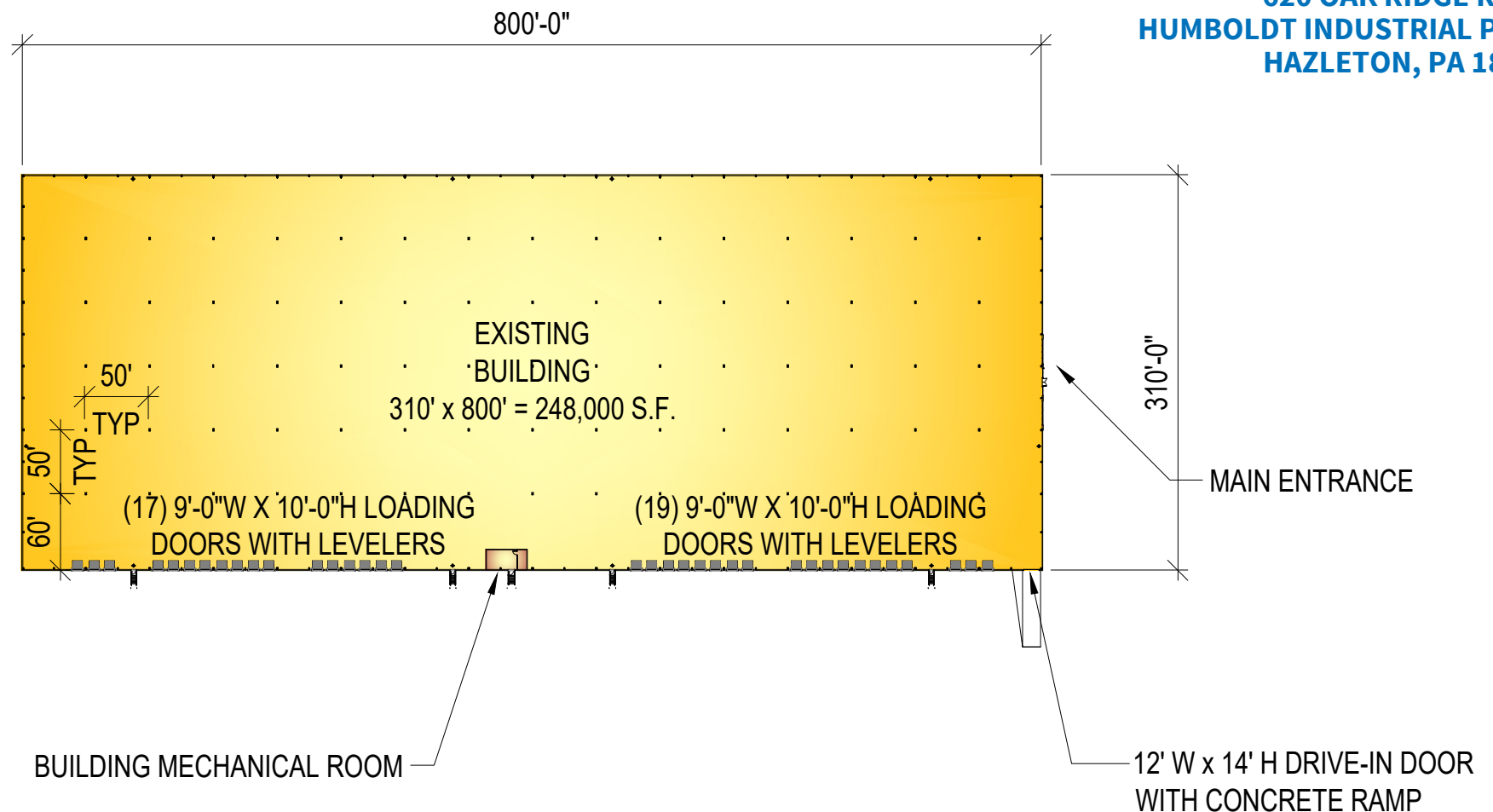
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# CONCEPTUAL FLOOR PLAN

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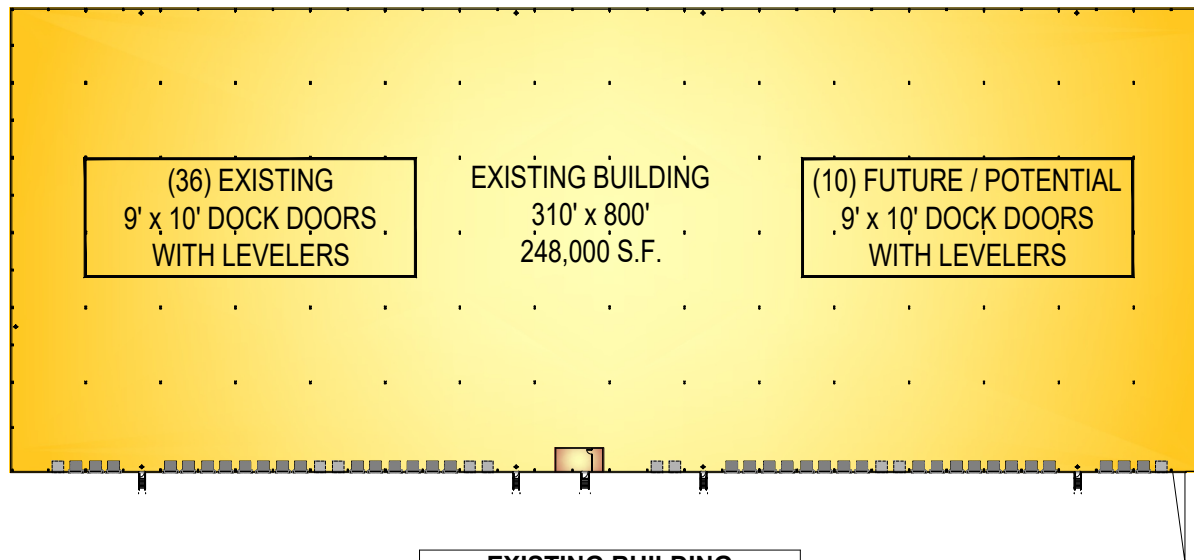
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# CONCEPTUAL FUTURE DOCKS

EXISTING 248,000 S.F. BUILDING

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**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**

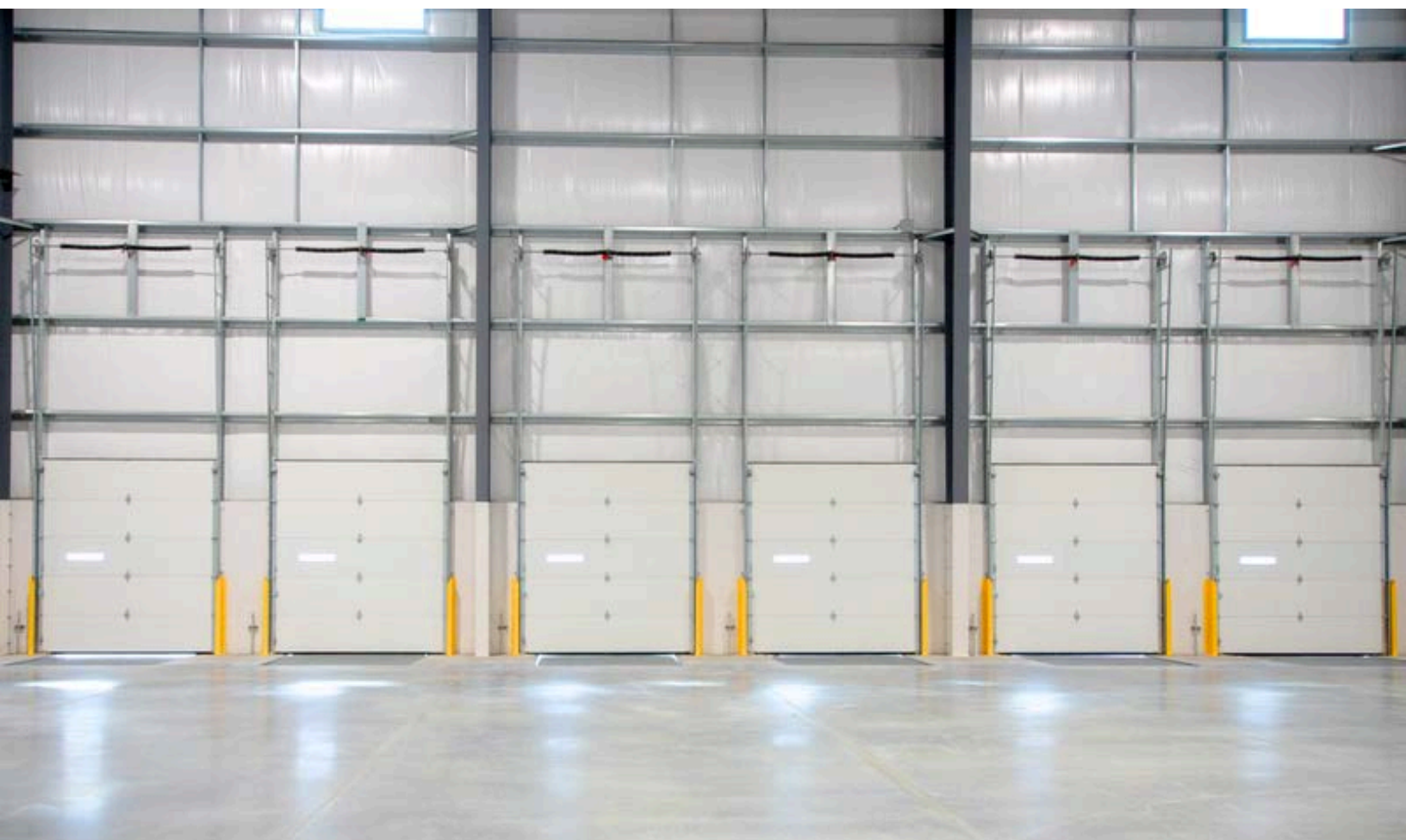


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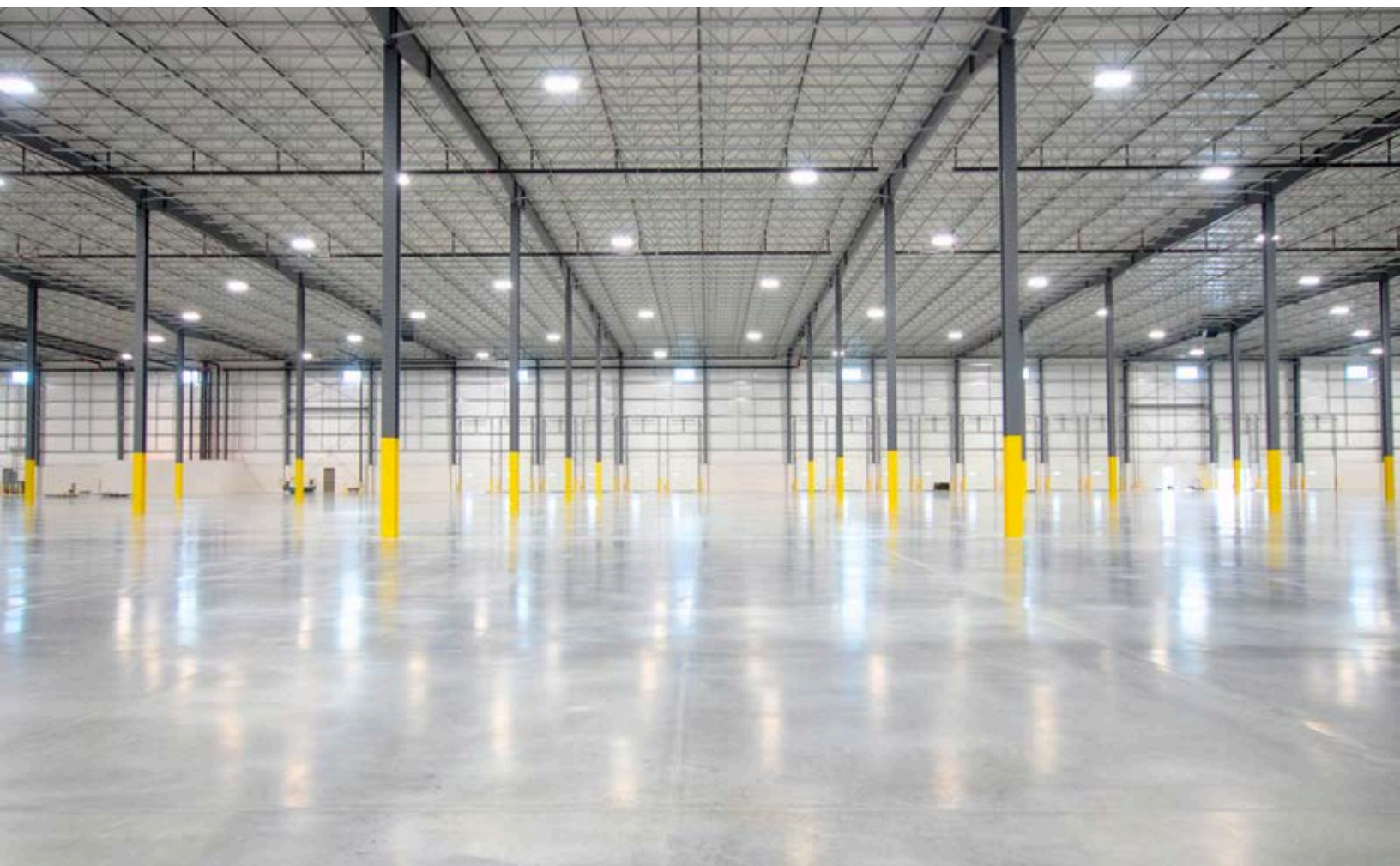


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