



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

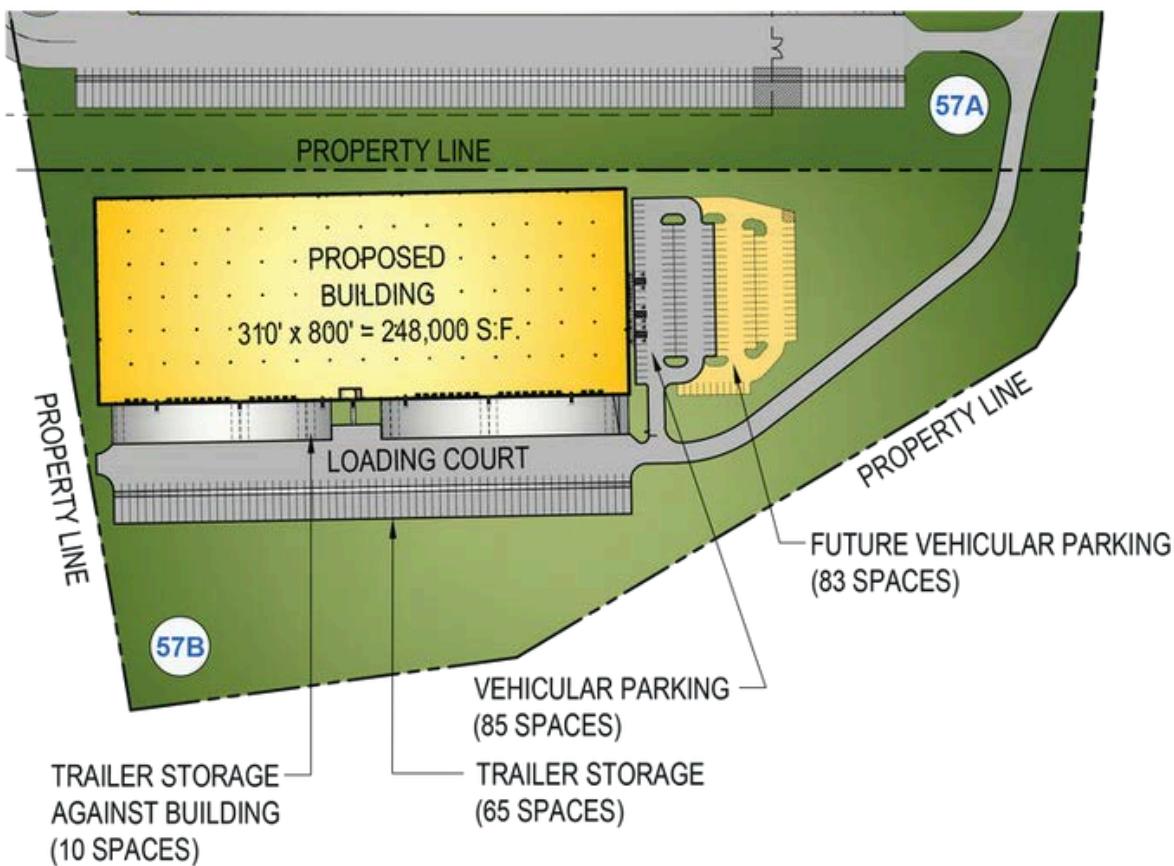
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COMMERCIAL REAL ESTATE SERVICES

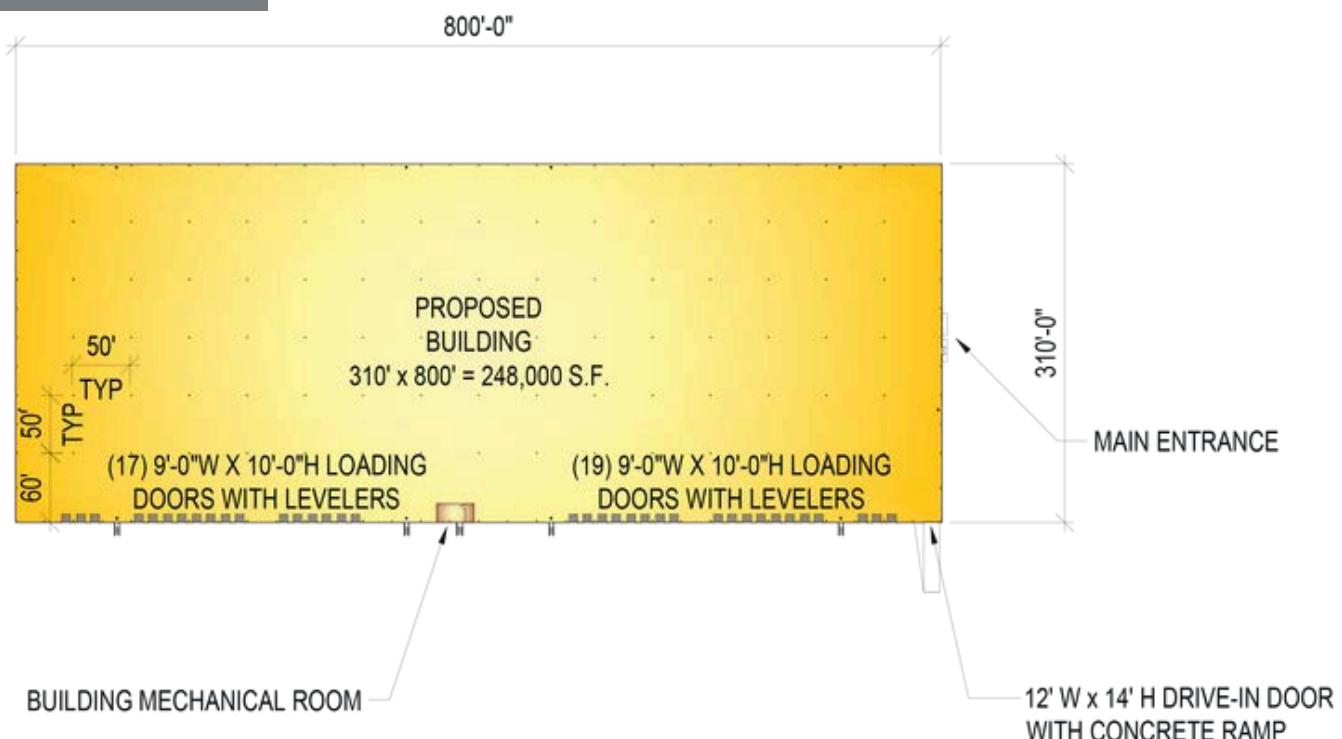
PLANS

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



SIZE

AVAILABLE SPACE: 248,000 SF

ACREAGE: 20.98acres

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.

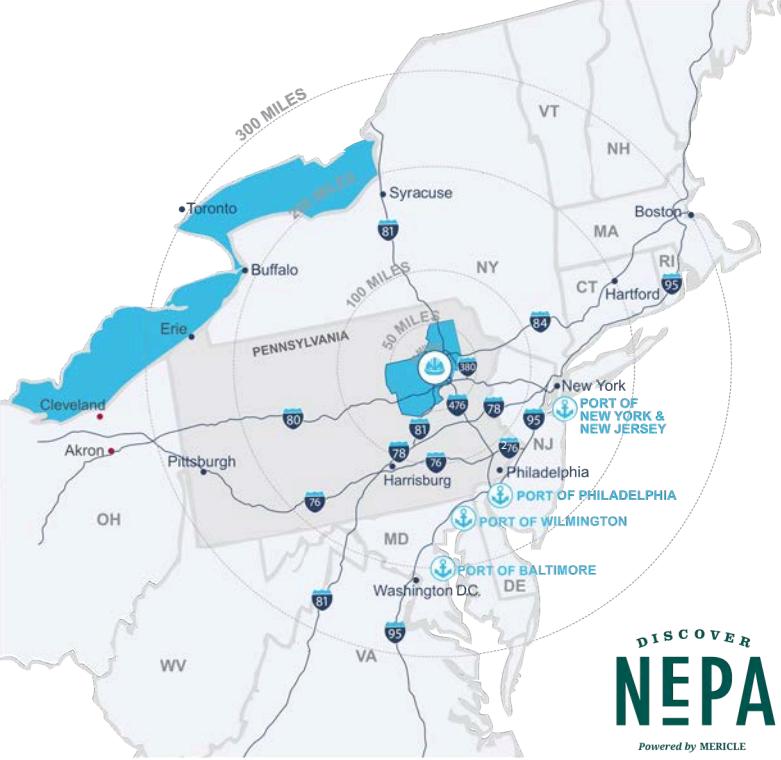
On-site trailer storage for approx. (65) trailers with 8' wide concrete dolly pad and approx. (10) trailers against the building.

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.

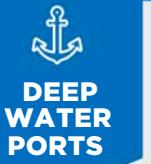


Northeastern Pennsylvania (NEPA) is close to big cities, but features affordable living, safe neighborhoods, access to recreation, and the opportunity to be heard and make a difference.

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



PORT

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

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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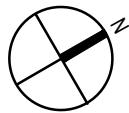
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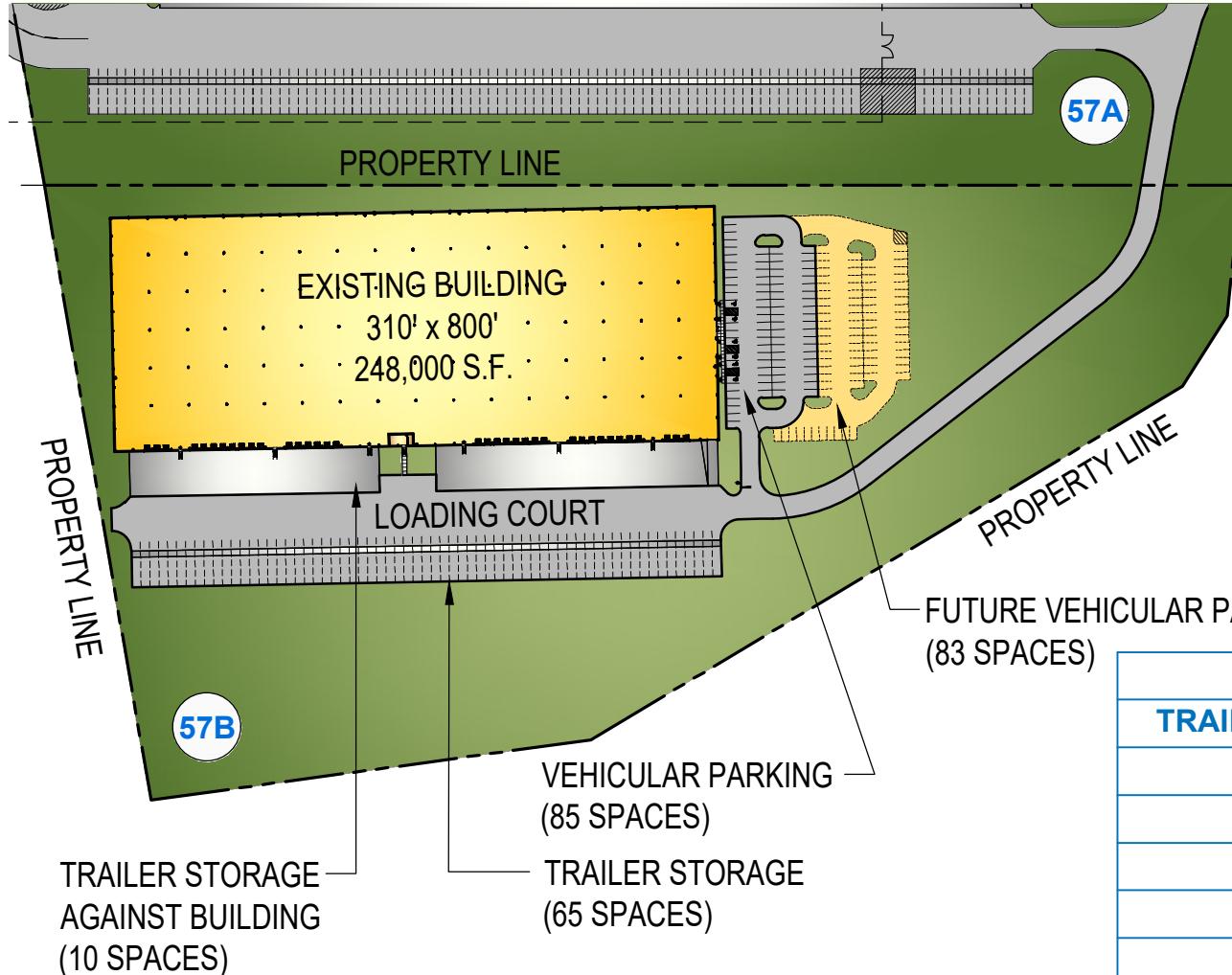


CONCEPTUAL SITE PLAN

EXISTING 248,000 S.F. BUILDING



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



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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100 Baltimore Drive, Wilkes-Barre, PA 18702

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CONCEPTUAL OVERALL SITE PLAN

EXISTING 248,000 S.F. BUILDING



PARCEL 57A ACREAGE	54.08
PARCEL 57B ACREAGE	20.98

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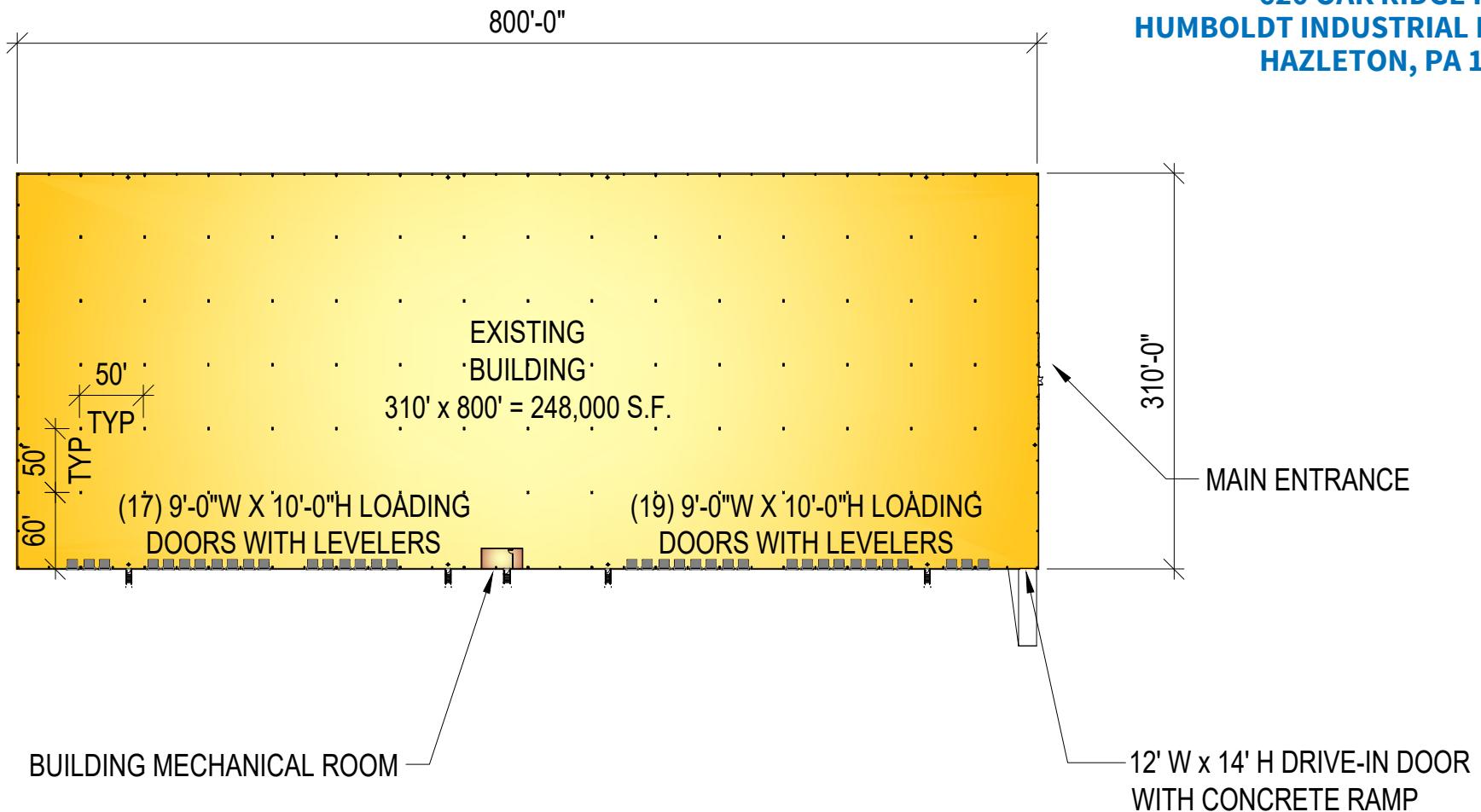
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CONCEPTUAL FLOOR PLAN

EXISTING 248,000 S.F. BUILDING

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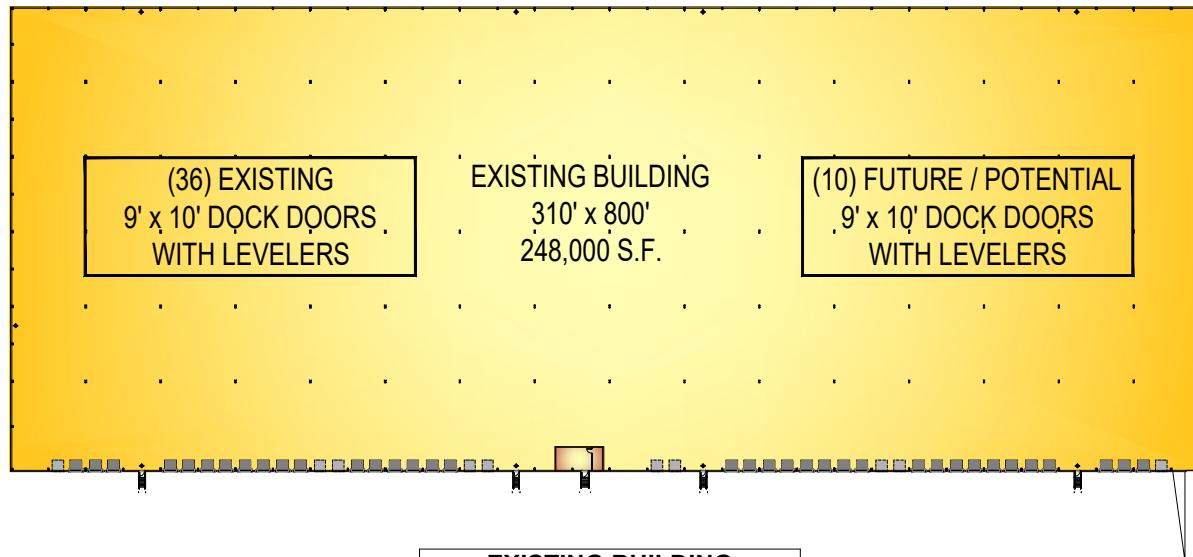
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CONCEPTUAL FUTURE DOCKS

EXISTING 248,000 S.F. BUILDING

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EXISTING BUILDING	
EXISTING DOCK DOORS	36
FUTURE DOCK DOORS	10



EXISTING DOCK DOOR



FUTURE DOCK DOOR

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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

EXISTING 248,000 S.F. BUILDING

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PHOTO
COLLAGE



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620 OAK RIDGE ROAD, HAZLETON, PENNSYLVANIA

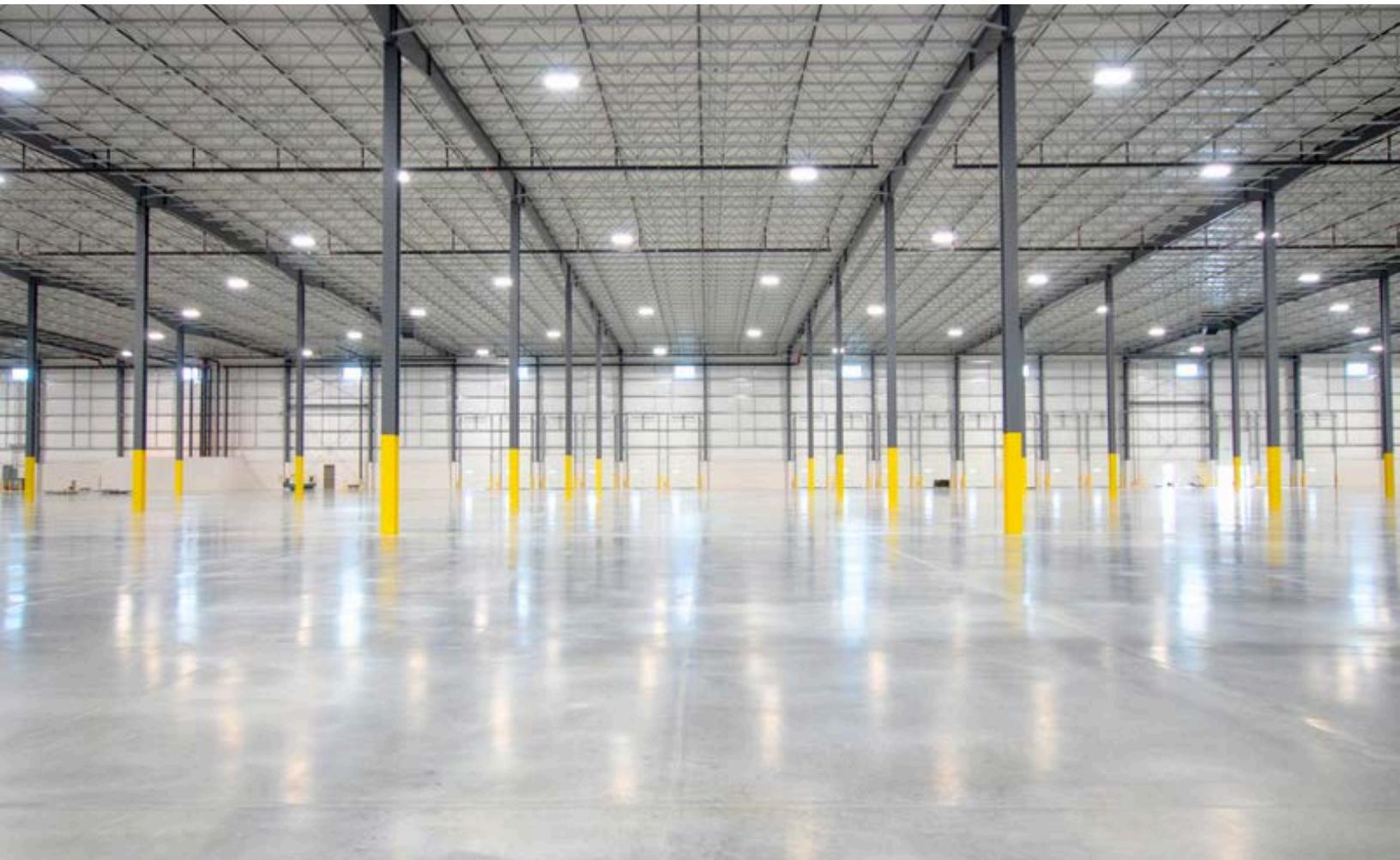
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