



FOR  
LEASE

# 450,000 SF

125 CROSSROADS BOULEVARD SOUTH, PARCEL 1  
CROSSROADS EAST BUSINESS PARK - PHASE I  
HAZLE TOWNSHIP (HAZLETON), PA

• • • • •

## INDUSTRIAL

FEDERAL QUALIFIED OPPORTUNITY  
ZONE (QOZ) DESIGNATION

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



SAMPLE BUILDING PHOTOS

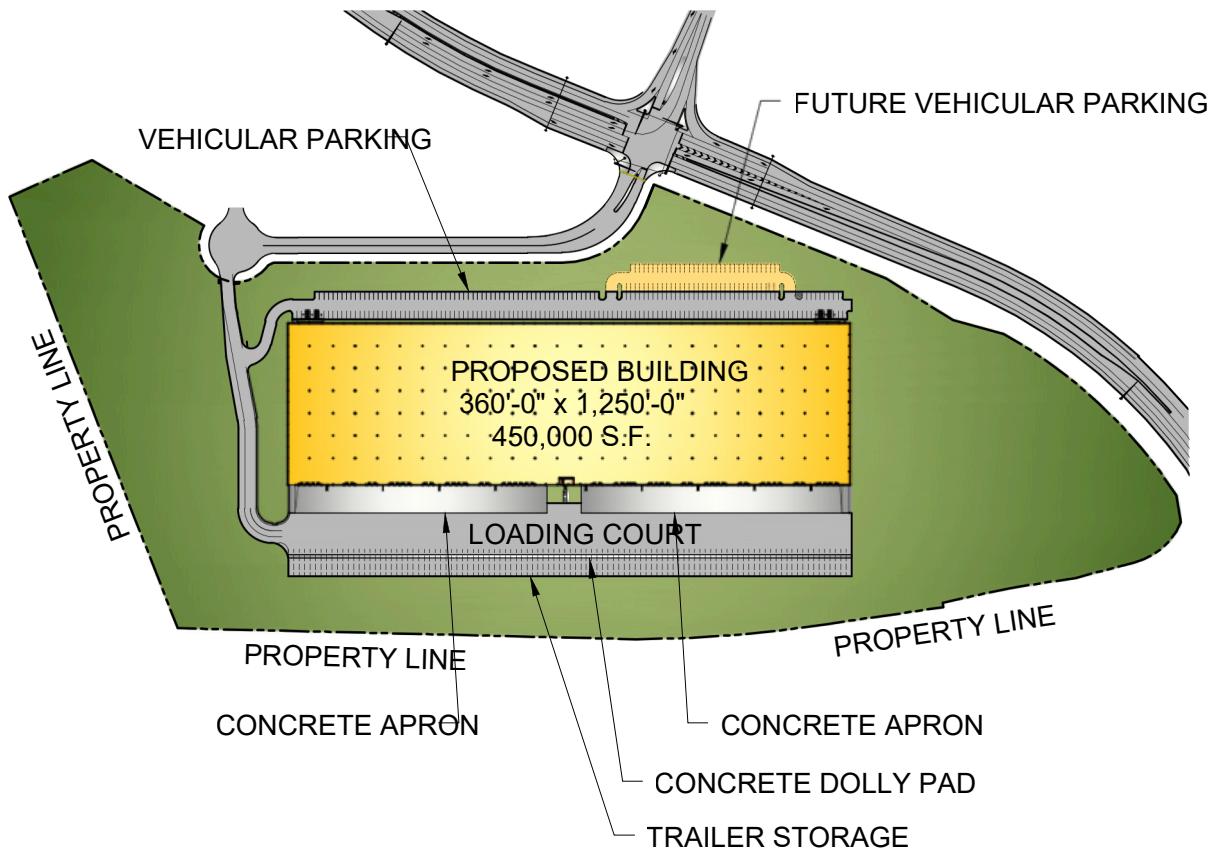


### TAX-ABATED INDUSTRIAL BUILDING NEAR I-81, I-80

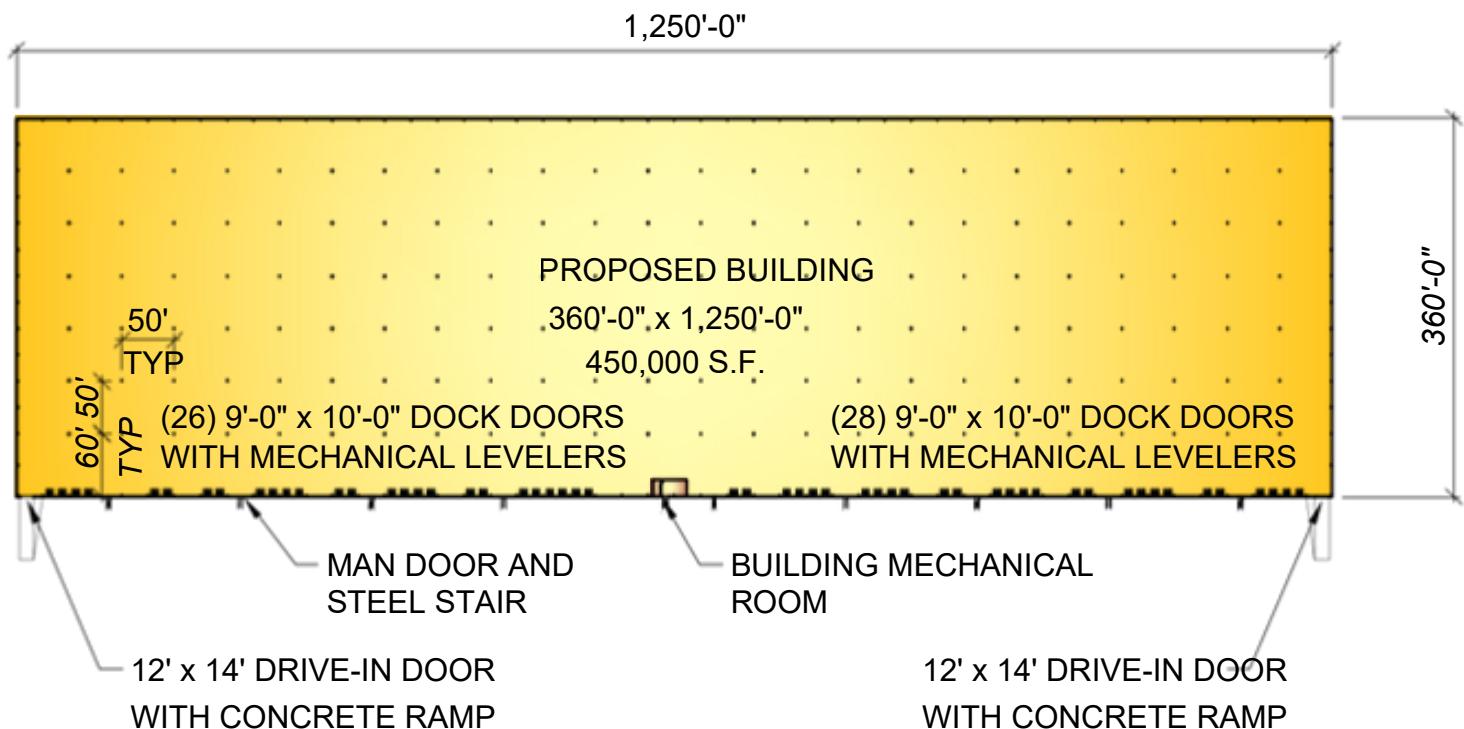
# PLANS

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.

## SITE PLAN



## FLOOR PLAN



FOR LEASE

125 CROSSROADS BOULEVARD SOUTH, HAZLETON, PA 18201

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## SIZE

**AVAILABLE SPACE:** 450,000 SF

**ACREAGE:** 42.09 acres

**BUILDING DIMENSIONS:** 360'-0" (width) x 1,250'-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'-2".

**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:** Fifty-four (54) 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.

**DRIVE-IN DOORS:** Two (2) 12'-0" x 14'-0" vertical lift drive-in doors by *Haas Door* or equal and reinforced concrete ramps.

## UTILITIES

**HVAC:** Energy-efficient, roof mounted *Cambridge* direct-fire units.

**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:** Hazleton City Authority

**SEWER:** Municipal Authority of Hazle Township

**TELECOM:** Verizon and Frontier Communications serve the park.

## PARKING

On-site parking for approx. 226 vehicles with future parking for up to (68) vehicles.

On-site trailer storage for approx. (104) trailers with 8' wide concrete dolly pad.

8" thick x 60' deep, reinforced concrete dock apron at loading dock with an approx. 200' 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 and maintained landscaping.

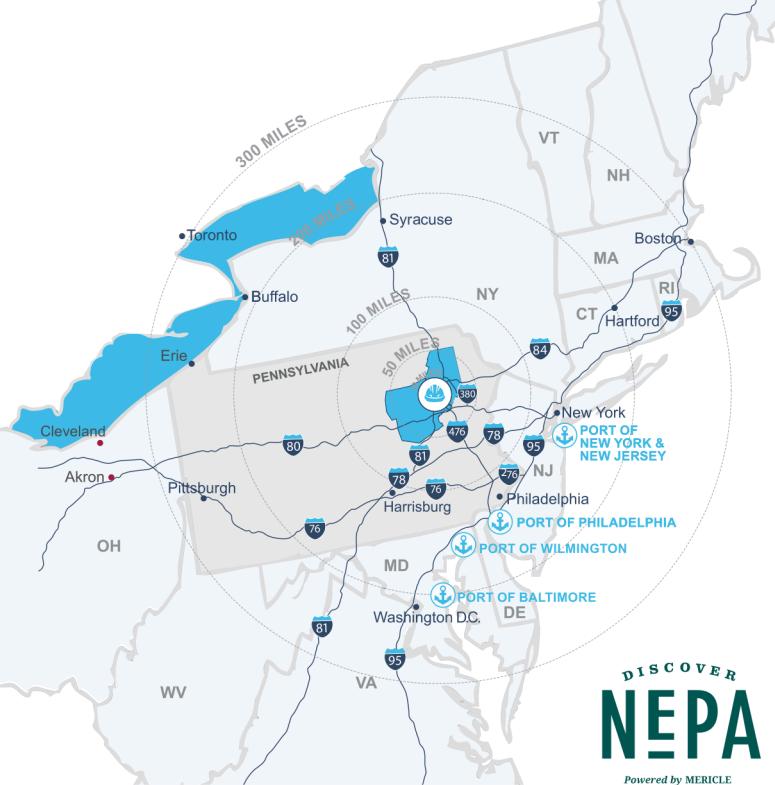
SAMPLE BUILDING



FOR LEASE

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# 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

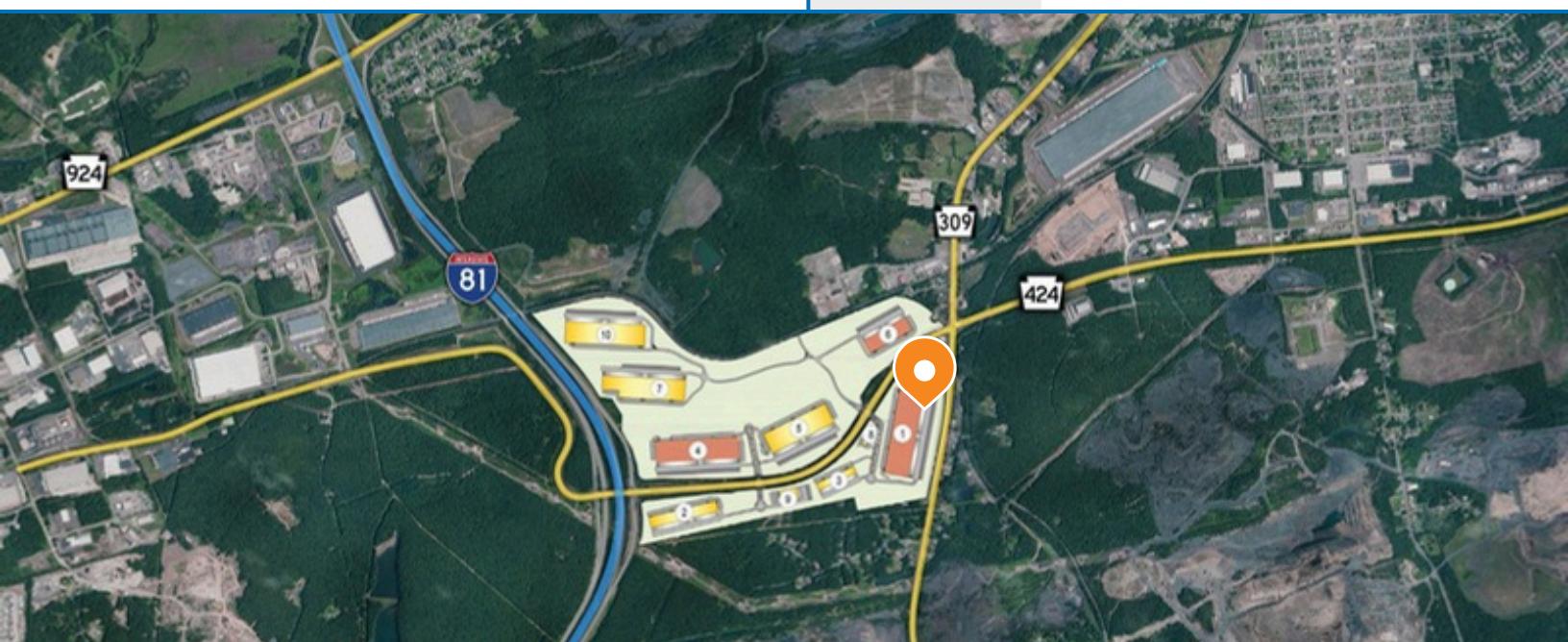
### CITY

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

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](http://DiscoverNEPA.com)  
(search "Hazleton") for events, shopping,  
dining, and many, many things to do!

**Mericle is Northeastern Pennsylvania proud.**



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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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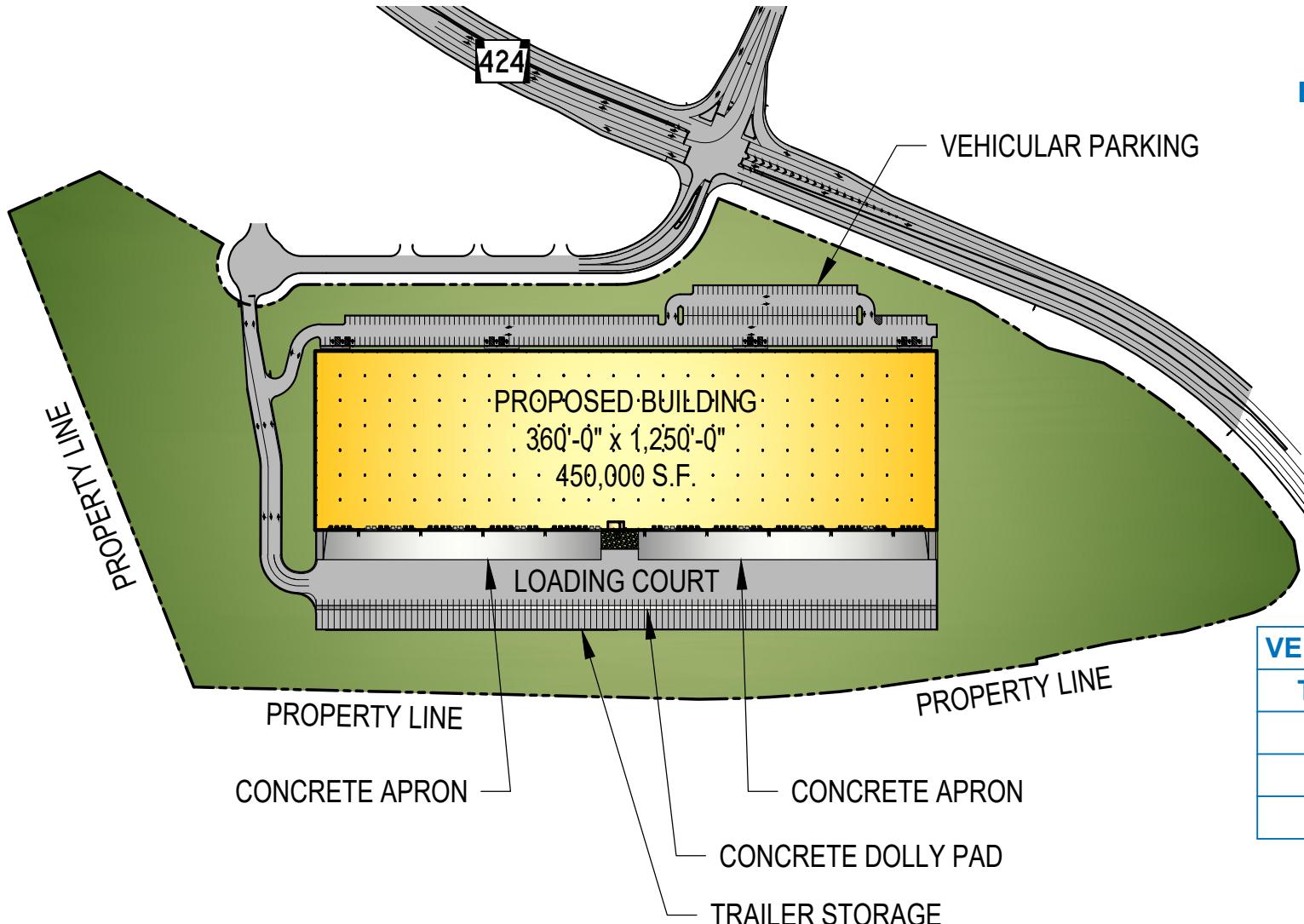
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# CONCEPTUAL SITE PLAN

PROPOSED 450,000 S.F. BUILDING

**PARCEL #1  
ROUTE 424  
CROSSROADS EAST  
BUSINESS PARK - PHASE 1  
HAZLE TOWNSHIP  
LUZERNE COUNTY, PA**



VEHICULAR PARKING	287
TRAILER STORAGE	104
DOCK DOORS	54
DRIVE-IN DOOR	2
ACREAGE	42.09

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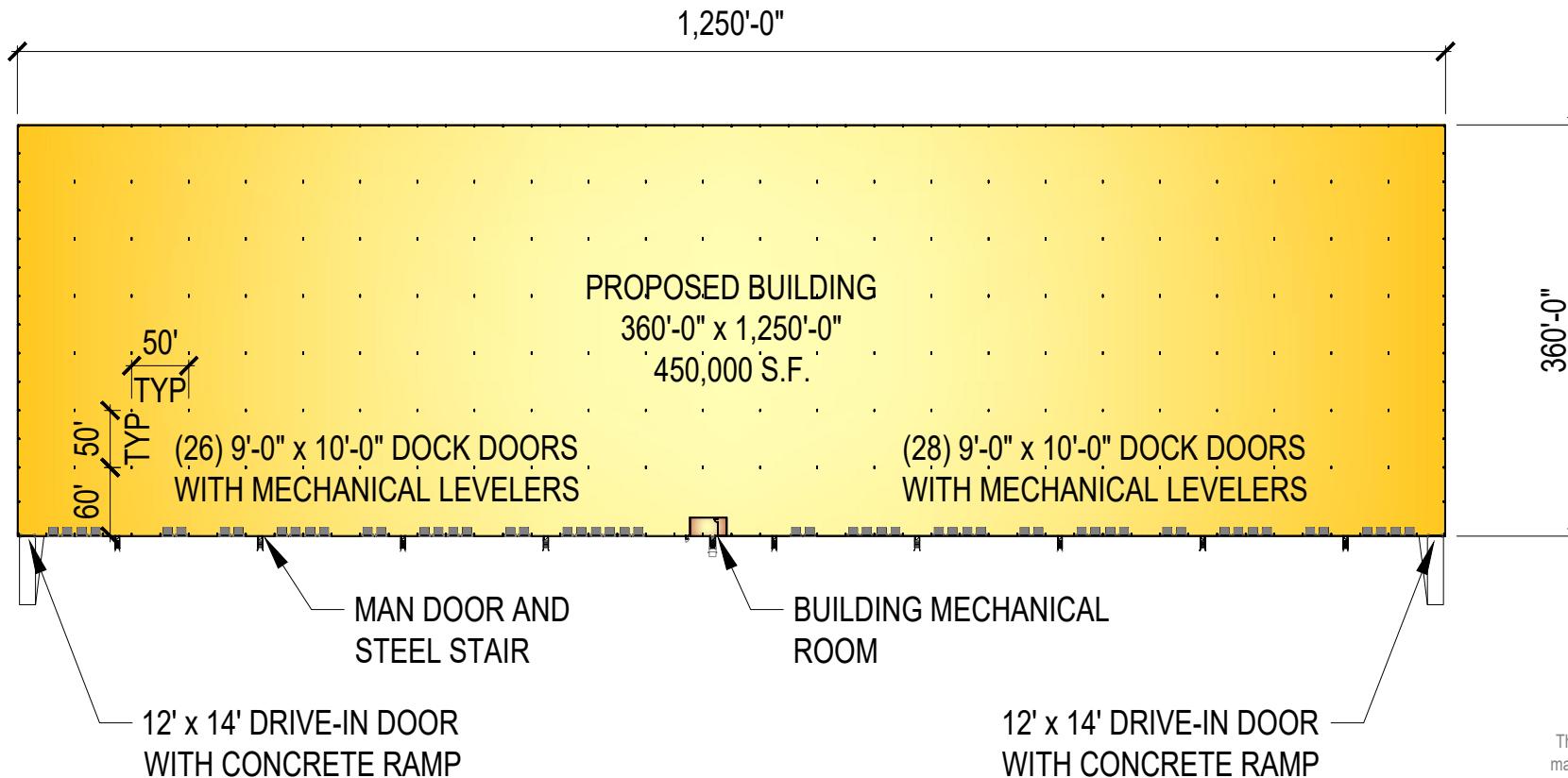
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East Mountain Corporate Center  
100 Baltimore Drive, Wilkes-Barre, PA 18702

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

**PARCEL #1  
ROUTE 424  
CROSSROADS EAST  
BUSINESS PARK - PHASE 1  
HAZLE TOWNSHIP  
LUZERNE COUNTY, PA**



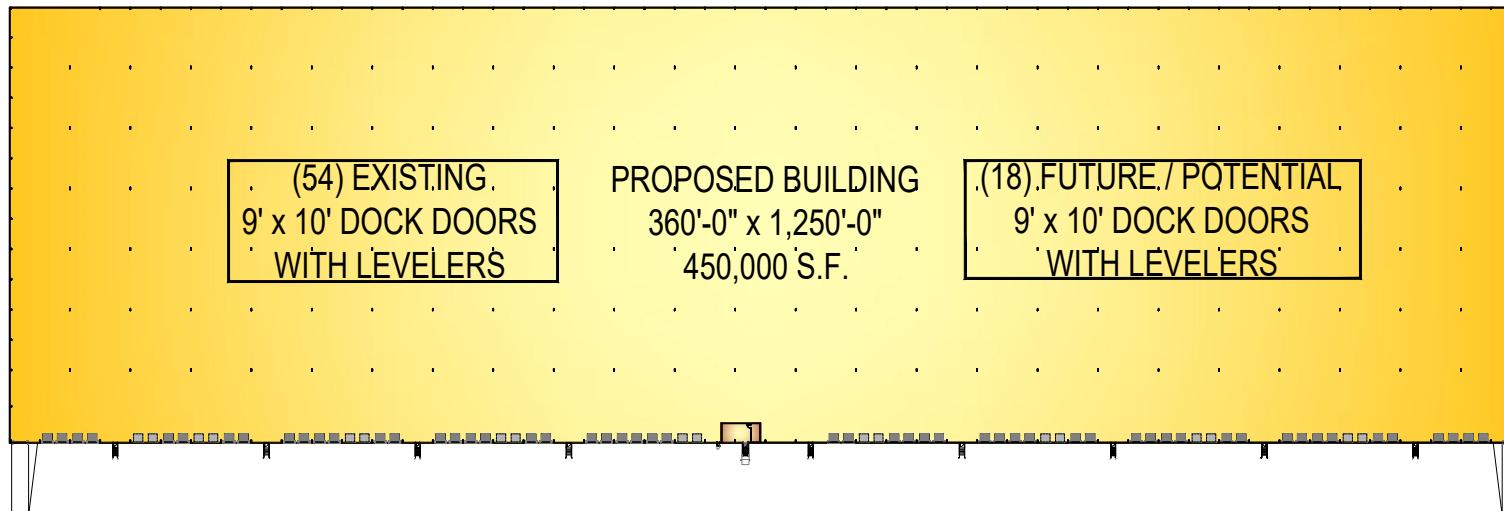
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# CONCEPTUAL FUTURE DOCKS

PROPOSED 450,000 S.F. BUILDING

PARCEL #1  
ROUTE 424  
CROSSROADS EAST  
BUSINESS PARK - PHASE 1  
HAZLE TOWNSHIP  
LUZERNE COUNTY, PA



PROPOSED BUILDING	
PROPOSED DOCK DOORS	54
FUTURE DOCK DOORS	18



PROPOSED DOCK DOOR



FUTURE DOCK DOOR

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## PROPOSED 450,000 S.F. BUILDING

## SITE IMPROVEMENTS

- Site contains approximately 42.09 acres
- On-site parking for approximately two hundred eighty-seven (287) vehicles
- On-site trailer storage for approximately one hundred four (104) trailers with 8' wide concrete dolly pad
- 8" thick x 60' deep, reinforced concrete dock apron at loading dock with an approximate 200' 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

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CROSSROADS EAST  
BUSINESS PARK - PHASE 1  
HAZLE TOWNSHIP  
LUZERNE COUNTY, PA**

## BUILDING IMPROVEMENTS

- Building shall be 450,000 square feet
- Building dimensions shall be 360'-0" (width) x 1,250'-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 shall be treated with *SpecChem* silicate sealer / densifier and *E-Cure* curing compound
- Exterior wall system consisting of architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation
- Average structural clear height of approximately 38'-2"
- *Butler Manufacturing*, MR-24 standing seam
- The building shall be provided with 3'-0" high x 6'-0" wide clerestory windows
- The building shall be provided with fifty-four (54) 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 door is available, see Conceptual Future Dock plan for location and quantity.
- The building shall be provided with two (2) 12'-0" x 14'-0" vertical lift drive-in doors by *Haas Door* or equal and reinforced concrete ramps

## UTILITIES AND BUILDING SYSTEMS

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

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PHOTO  
COLLAGE



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