



**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**



JULY 2026 CONSTRUCTION PROGRESS



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

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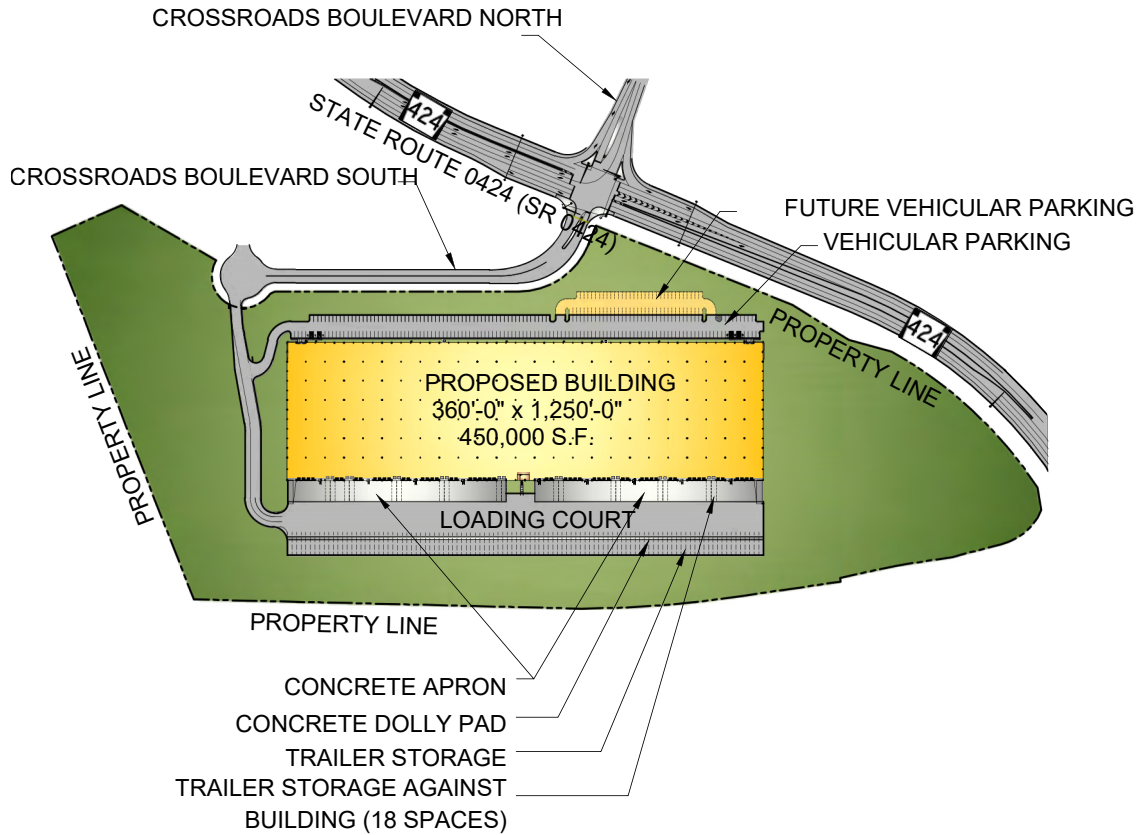
570.823.1100



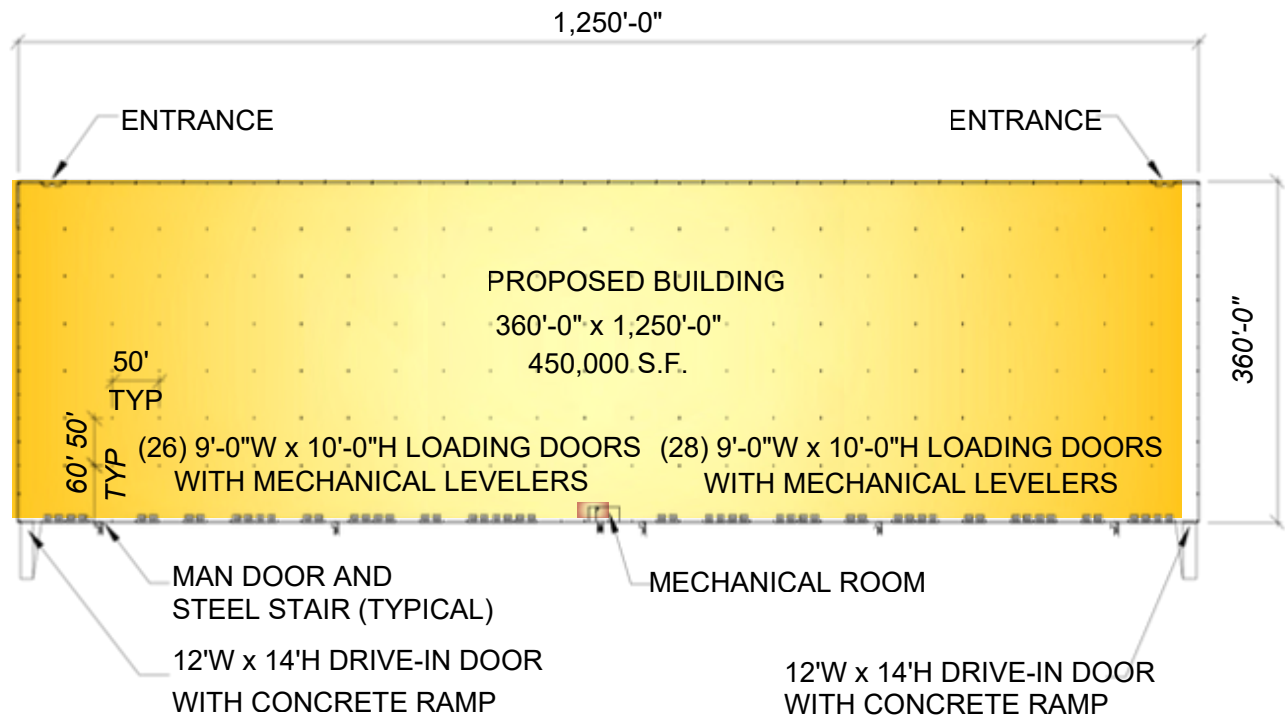
PLANS

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

DOCKEQUIPMENT: 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.



CENTRALLY LOCATED ON NORTHEASTERN PENNSYLVANIA'S I-81 CORRIDOR



DEEP WATER PORTS

PORT

MI AWAY

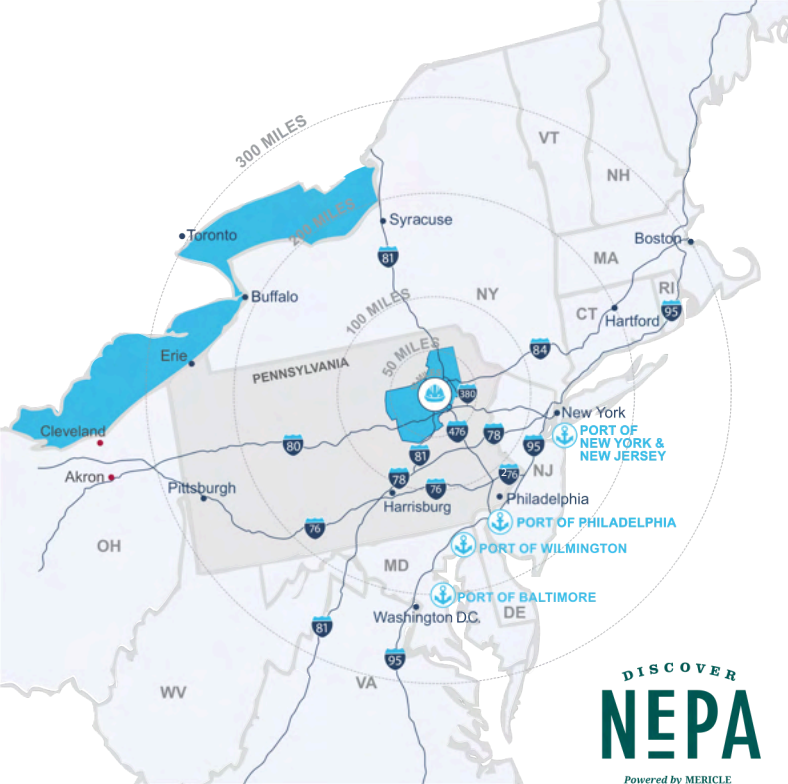
Philadelphia, PA	108
New York/New Jersey	121
Wilmington, DE	130
Baltimore, MD	163



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** (search "Hazleton") for events, shopping, dining, and many, many things to do!

Mericle is Northeastern Pennsylvania proud.



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.

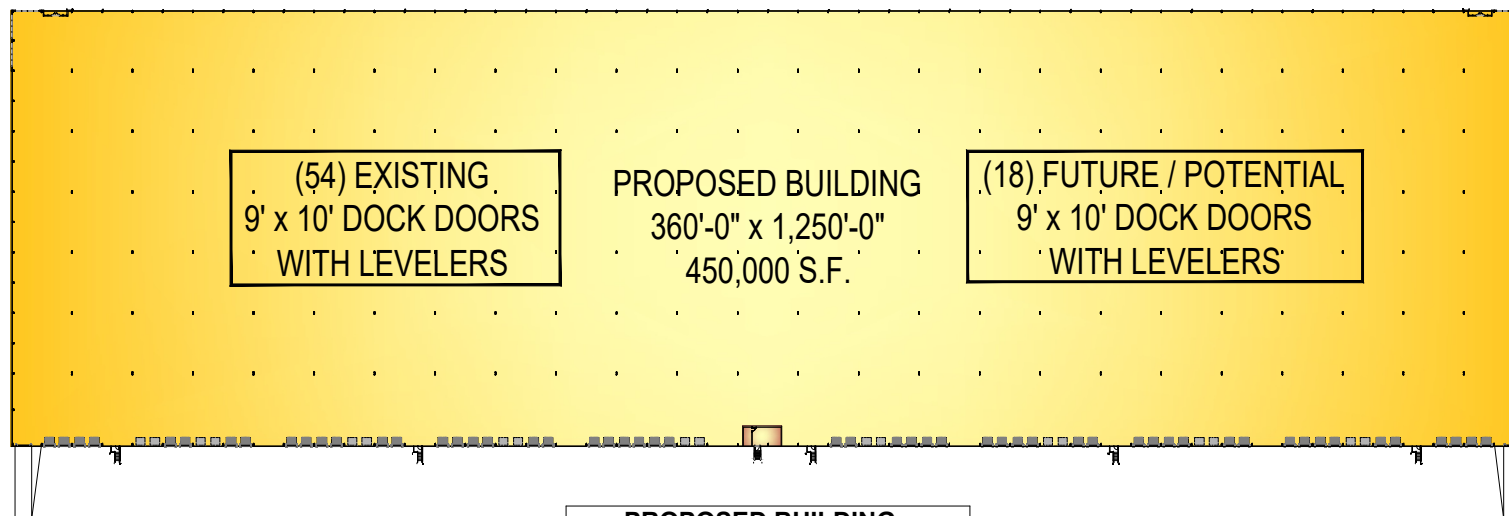
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CONCEPTUAL FUTURE DOCKS

PROPOSED 450,000 S.F. BUILDING

PARCEL #1
125 CROSSROADS BOULEVARD SOUTH
CROSSROADS EAST BUSINESS PARK
PHASE I
HAZLE TOWNSHIP, PA



PROPOSED BUILDING	
EXISTING DOCK DOORS	54
FUTURE DOCK DOORS	18



PROPOSED DOCK DOOR



FUTURE DOCK DOOR

These plans have been prepared solely for
marketing purposes for the exclusive use of
-- Mericle Commercial Real Estate Services

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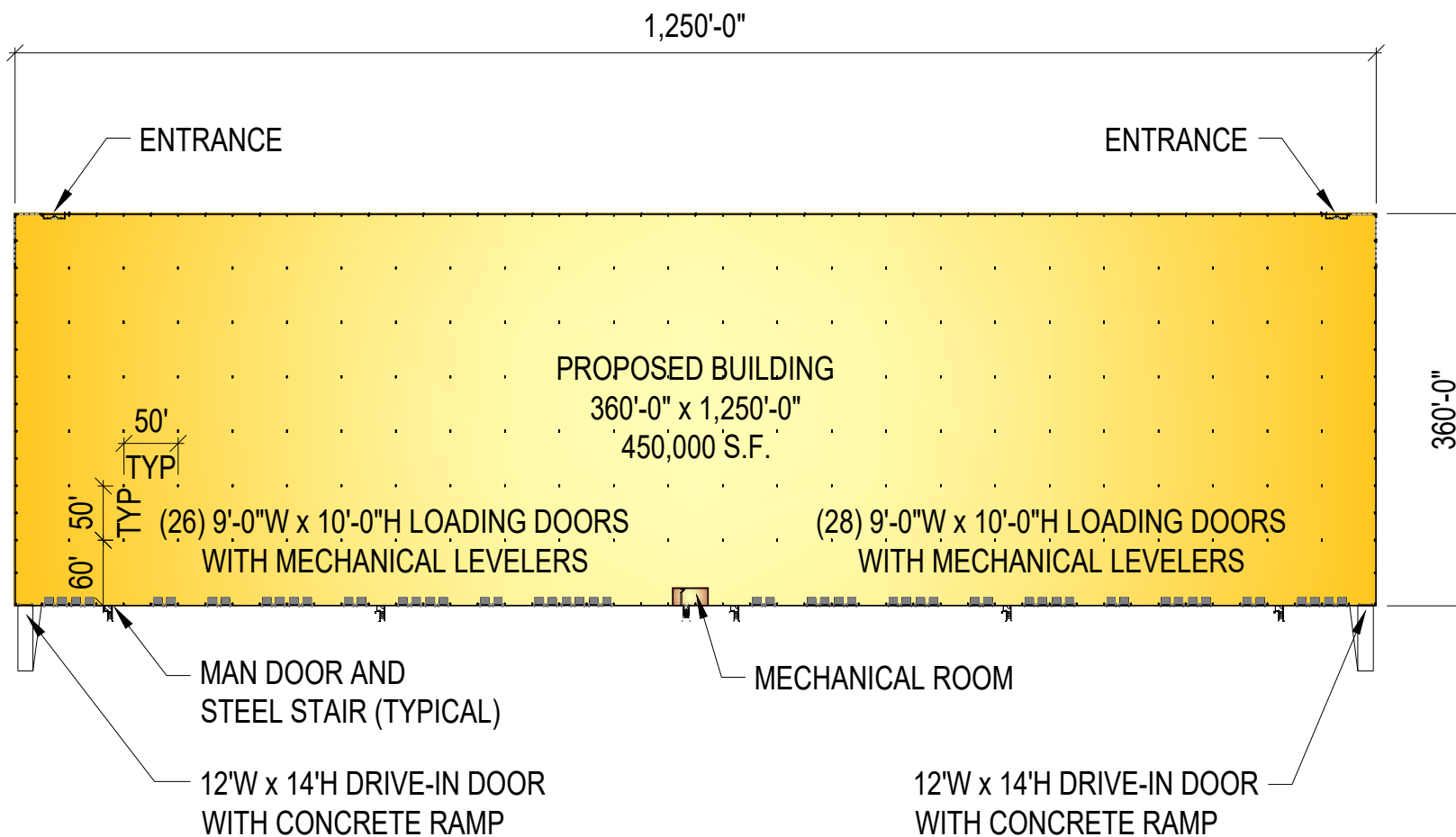
East Mountain Corporate Center
100 Baltimore Drive, Wilkes-Barre, PA 18702

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

CONCEPTUAL BUILDING PLAN

PROPOSED 450,000 S.F. BUILDING

PARCEL #1
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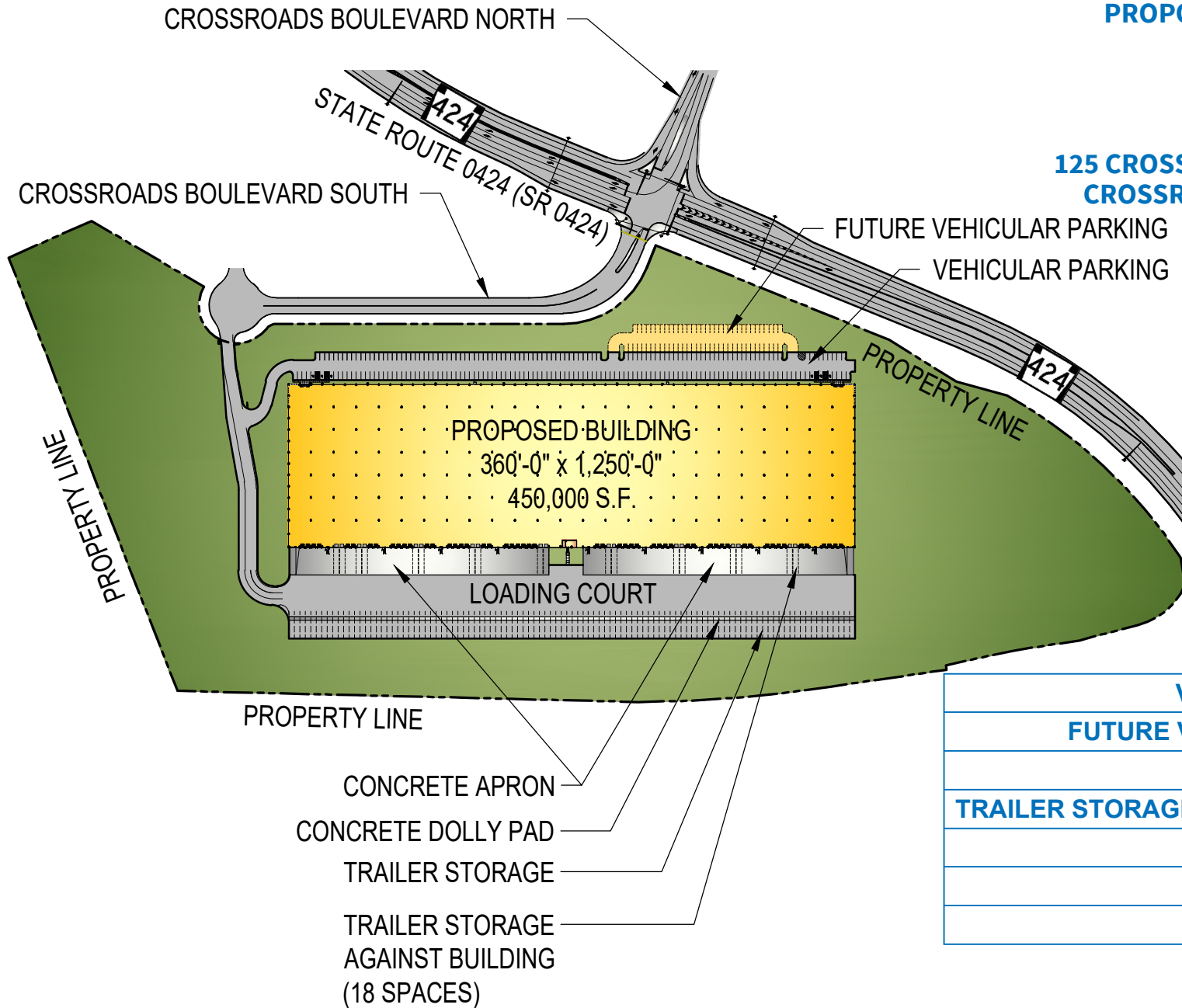
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WE BUILD BUILDINGS.
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CONCEPTUAL SITE PLAN

PROPOSED 450,000 S.F. BUILDING

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HAZLE TOWNSHIP, PA**



VEHICULAR PARKING	226
FUTURE VEHICULAR PARKING	68
TRAILER STORAGE	104
TRAILER STORAGE AGAINST BUILDING	18
DOCK DOORS	54
DRIVE-IN DOORS	2
ACREAGE	42.09

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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 twenty-six (226) vehicles with future parking for up to sixty-eight (68) 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

PARCEL #1
125 CROSSROADS BOULEVARD SOUTH
CROSSROADS EAST BUSINESS PARK
PHASE I
HAZLE TOWNSHIP, 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* siliconate 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'-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.
- Prefabricated steel track guards and Classic dock seal with head curtain by *Rite-Hite* or equal
- 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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