FOR LEASE

372,000 SF

210 INNOVATION DRIVE NORTH, PARCEL 4
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

SEPTEMBER 2026
CONSTRUCTION PROGRESS

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

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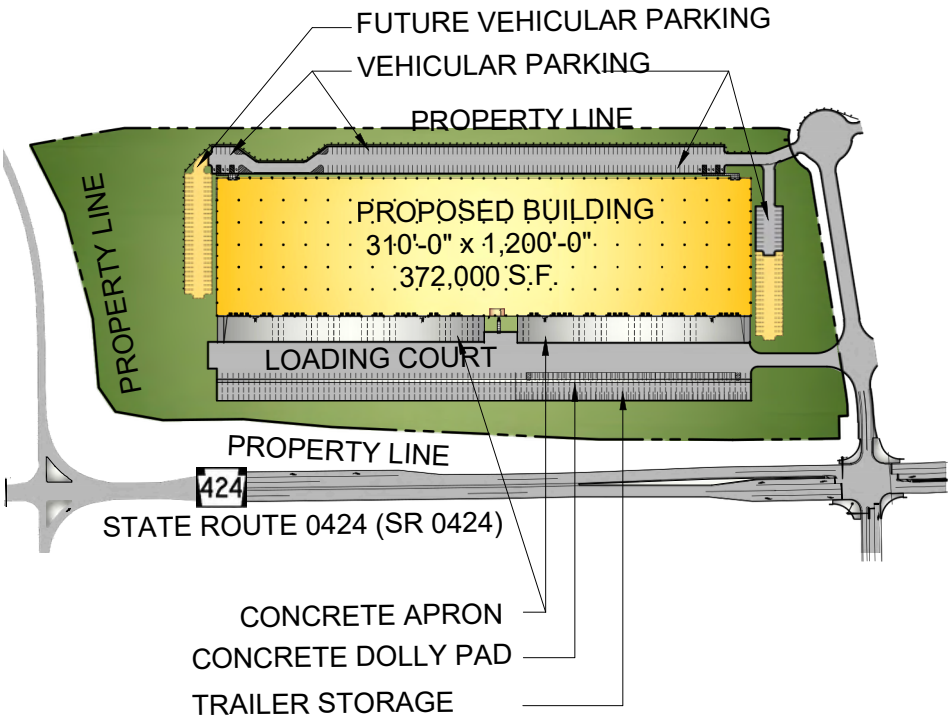
MERICLE
COMMERCIAL REAL ESTATE SERVICES

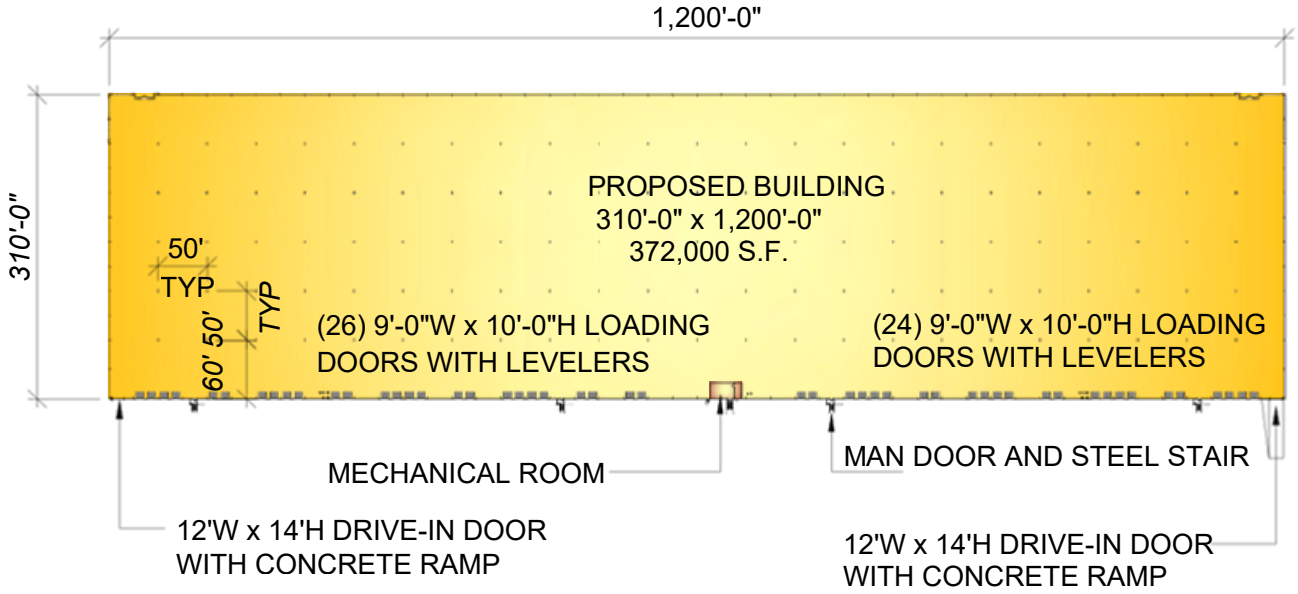
PLANS

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



SPECS

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SIZE

- **AVAILABLE SPACE:** 372,000 SF
- **ACREAGE:** 26.15 acres
- **BUILDING DIMENSIONS:** 310'-0" (width) x 1200'-0" (length)

BUILDING CONSTRUCTION

- **FLOOR:** 7" thick concrete floor slab, reinforced with welded steel mats. Floor shall be treated with *SpecChem* siliconate sealer/densifier and *E-Cure* curing compoundand 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'-10".
- **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 (50) 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.
- Prefabricated steel track guards and Classic dock seal with head curtain 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

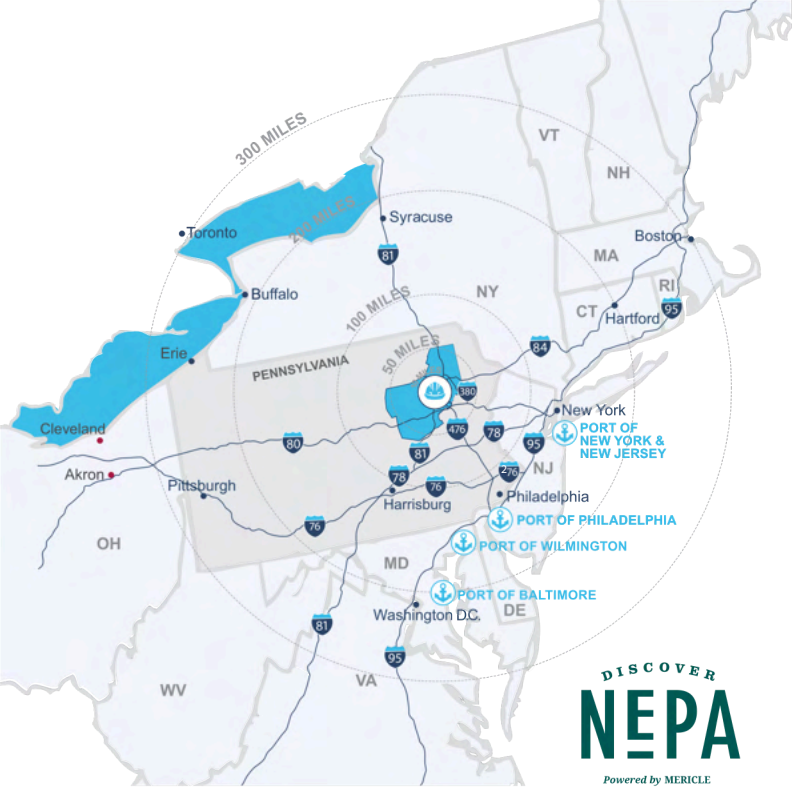
- **HVAC:** Energy-efficient, roof mounted *Cambridge* direct-fire units.
- **LIGHTING:** Energy-efficient LED fixtures.
- **ELECTRICAL POWER:** Available up to multiples of 4,000 Amps.
- **FIRE PROTECTION:** Early suppression fast response (ESFR) wet sprinkler system.
- **UTILITIES:** All utilities 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. 206 vehicles. 92 future parking spaces available
- On-site trailer storage for approx. 100 trailers with 8' wide concrete dolly pad.
- 8" thick x 60' deep, reinforced concrete dock apron at loading dock with an approx. 190' 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/NewJersey	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.

BUTLER

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