



**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**



SAMPLE BUILDING PHOTOS



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

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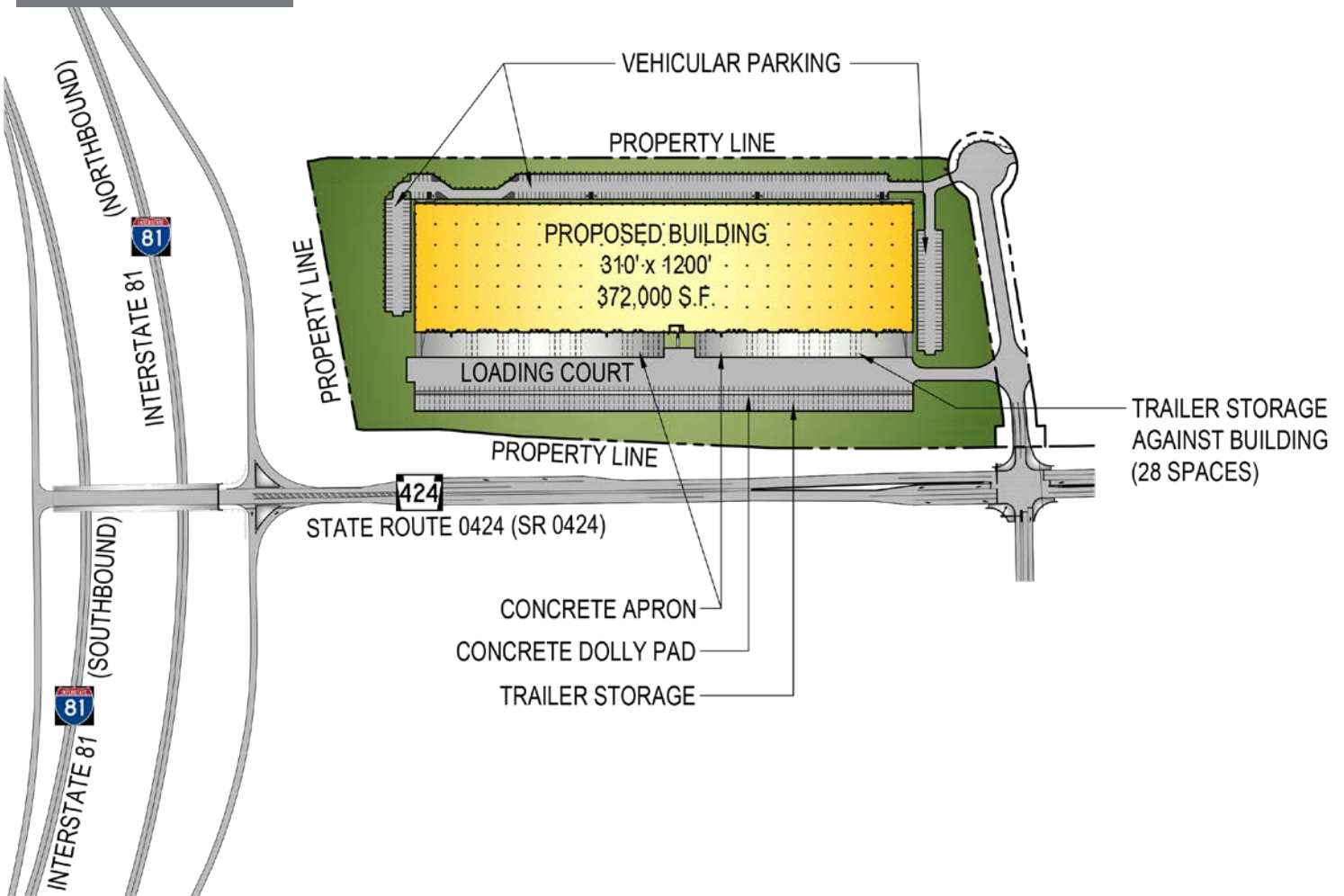
570.823.1100



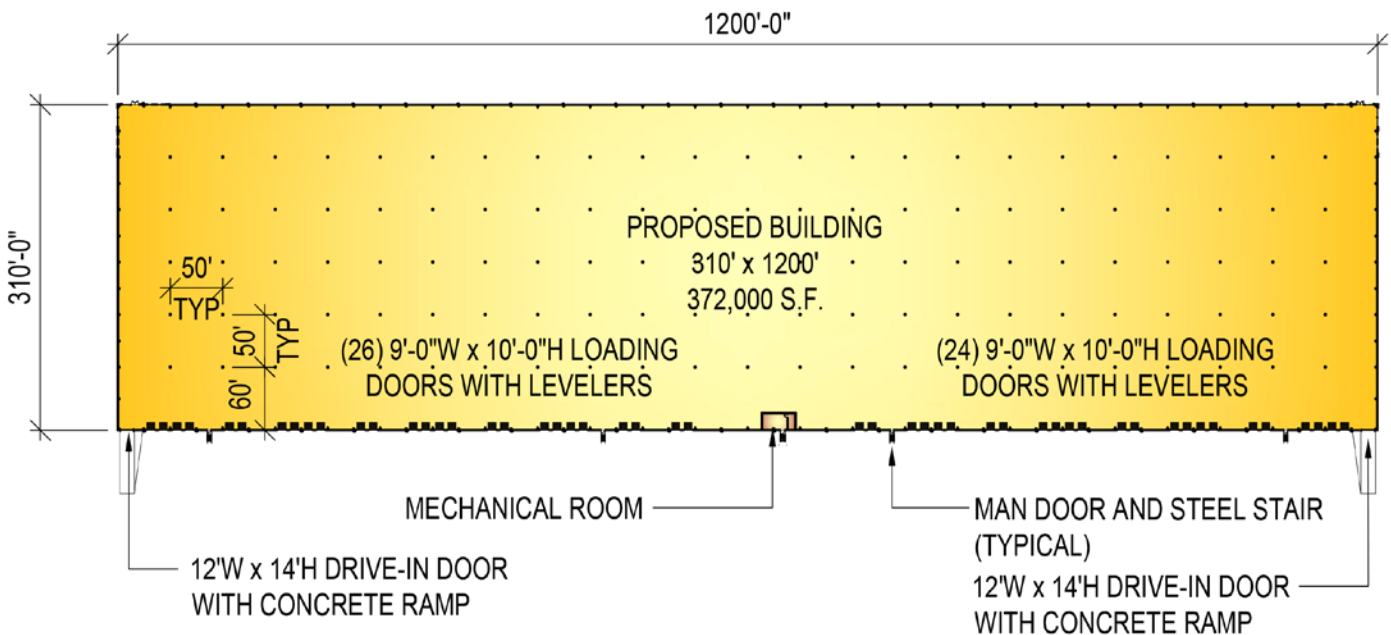
PLANS

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SITE PLAN



FLOOR PLAN



FOR LEASE

210 INNOVATION DRIVE NORTH, HAZLETON, PA 18201

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SIZE

- ▶ **AVAILABLE SPACE:** 372,000 SF
- ▶ **ACREAGE:** 24.50 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* silicate sealer/densifier and *E-Cure* curing compound.
- ▶ **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.
- ▶ 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

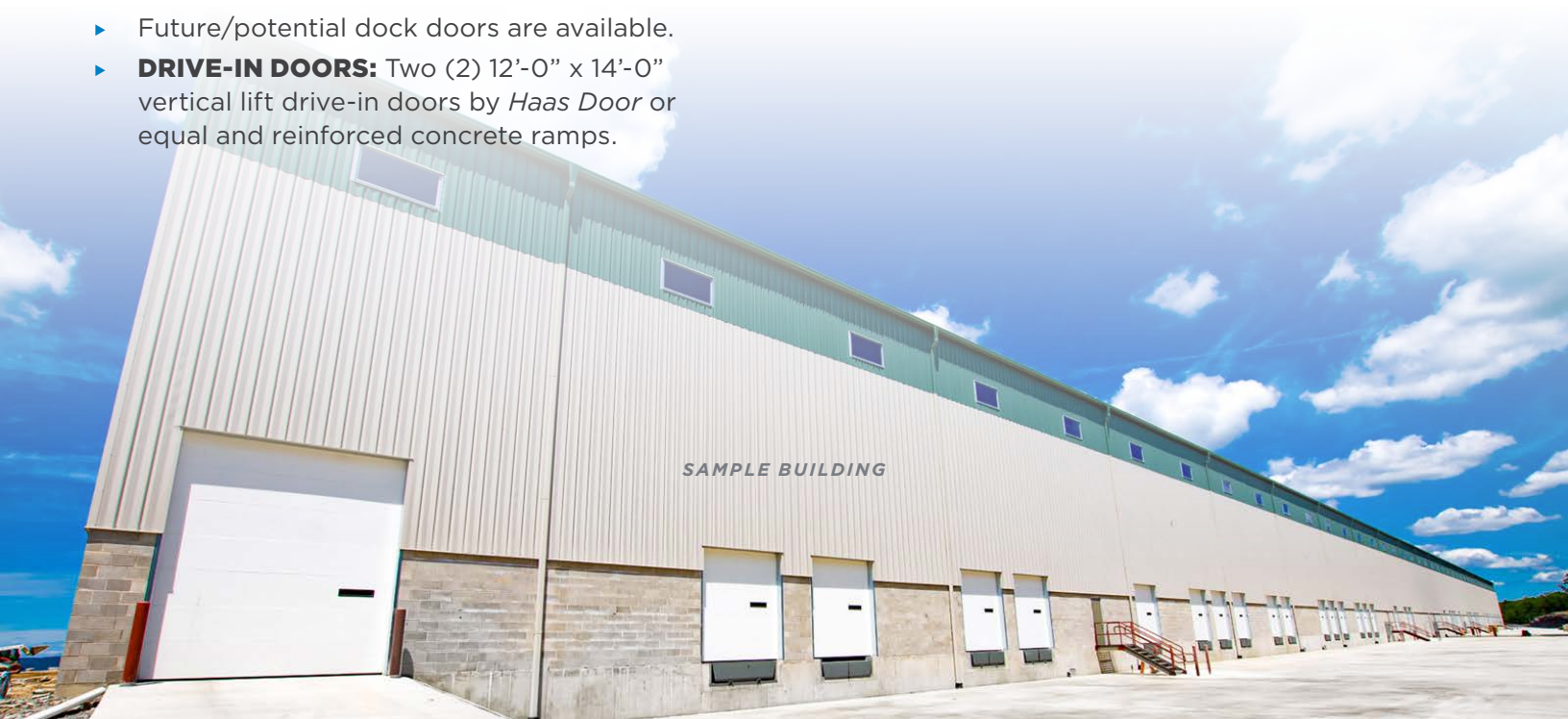
- ▶ **HVAC:** Energy-efficient, roof mounted *Cambridge* direct-fire units.
- ▶ **LIGHTING:** Energy-efficient LED fixtures.
- ▶ **ELECTRICAL POWER:** Available up to multiples of 4,000 Amps.
- ▶ **FIRE PROTECTION:** Early suppression fast response (ESFR) wet sprinkler system.
- ▶ **UTILITIES:** All 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.

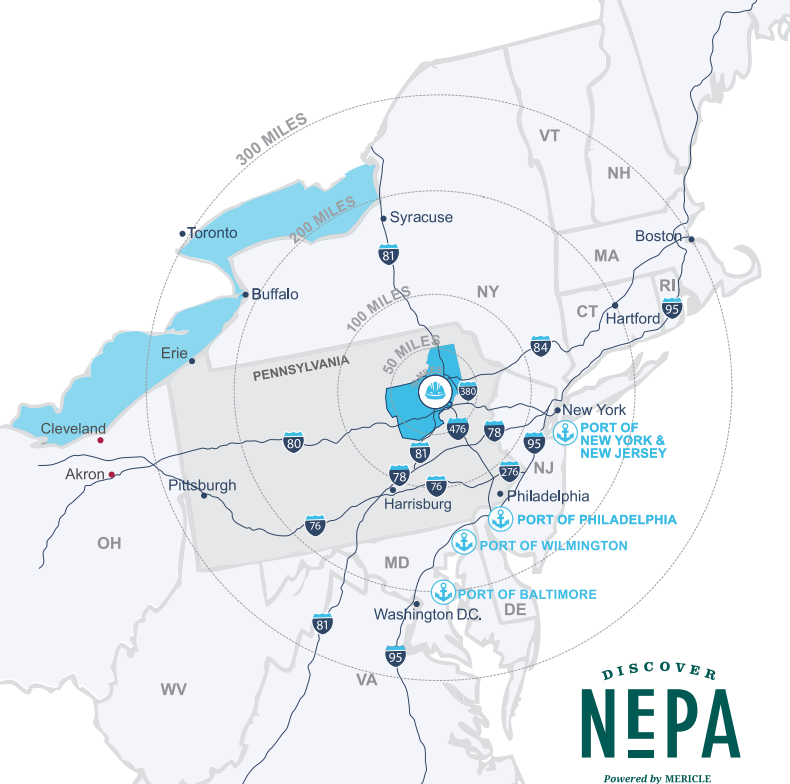
PARKING

- ▶ On-site parking for approx. (296) vehicles.
- ▶ 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.





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.

CENTRALLY LOCATED ON NORTHEASTERN PENNSYLVANIA'S I-81 CORRIDOR



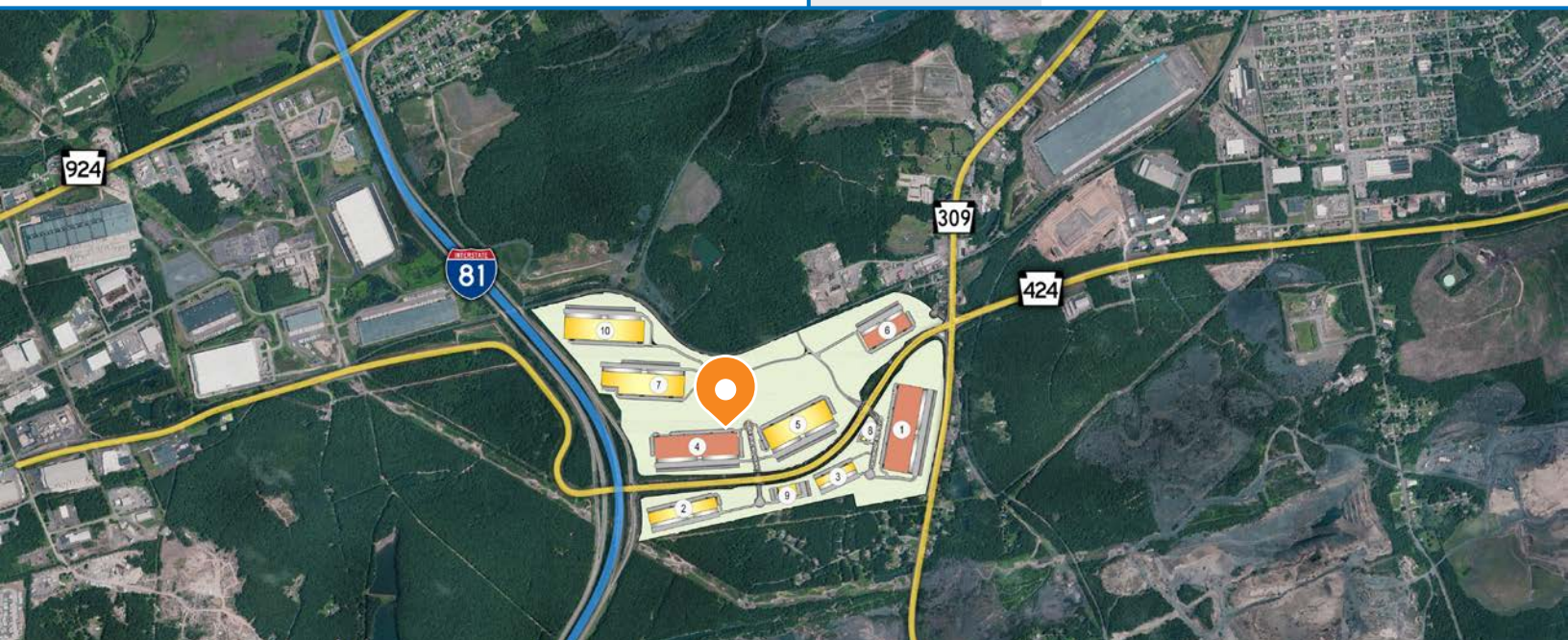
DEEP WATER PORTS

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



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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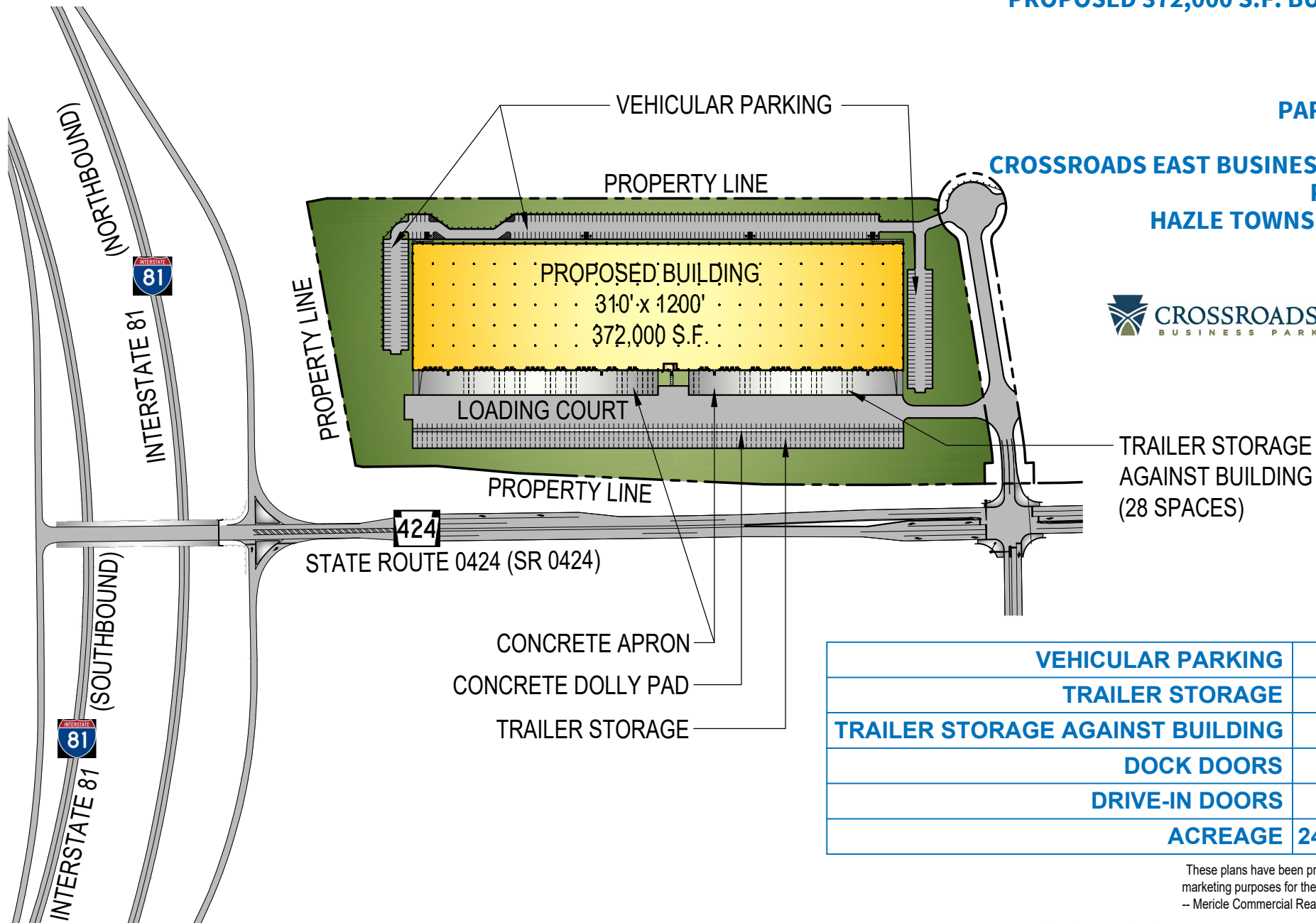


CONCEPTUAL SITE PLAN

PROPOSED 372,000 S.F. BUILDING

PARCEL #4

CROSSROADS EAST BUSINESS PARK
PHASE I
HAZLE TOWNSHIP, PA



TRAILER STORAGE
AGAINST BUILDING
(28 SPACES)

VEHICULAR PARKING	296
TRAILER STORAGE	100
TRAILER STORAGE AGAINST BUILDING	28
DOCK DOORS	50
DRIVE-IN DOORS	2
ACREAGE	24.50 +/-

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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

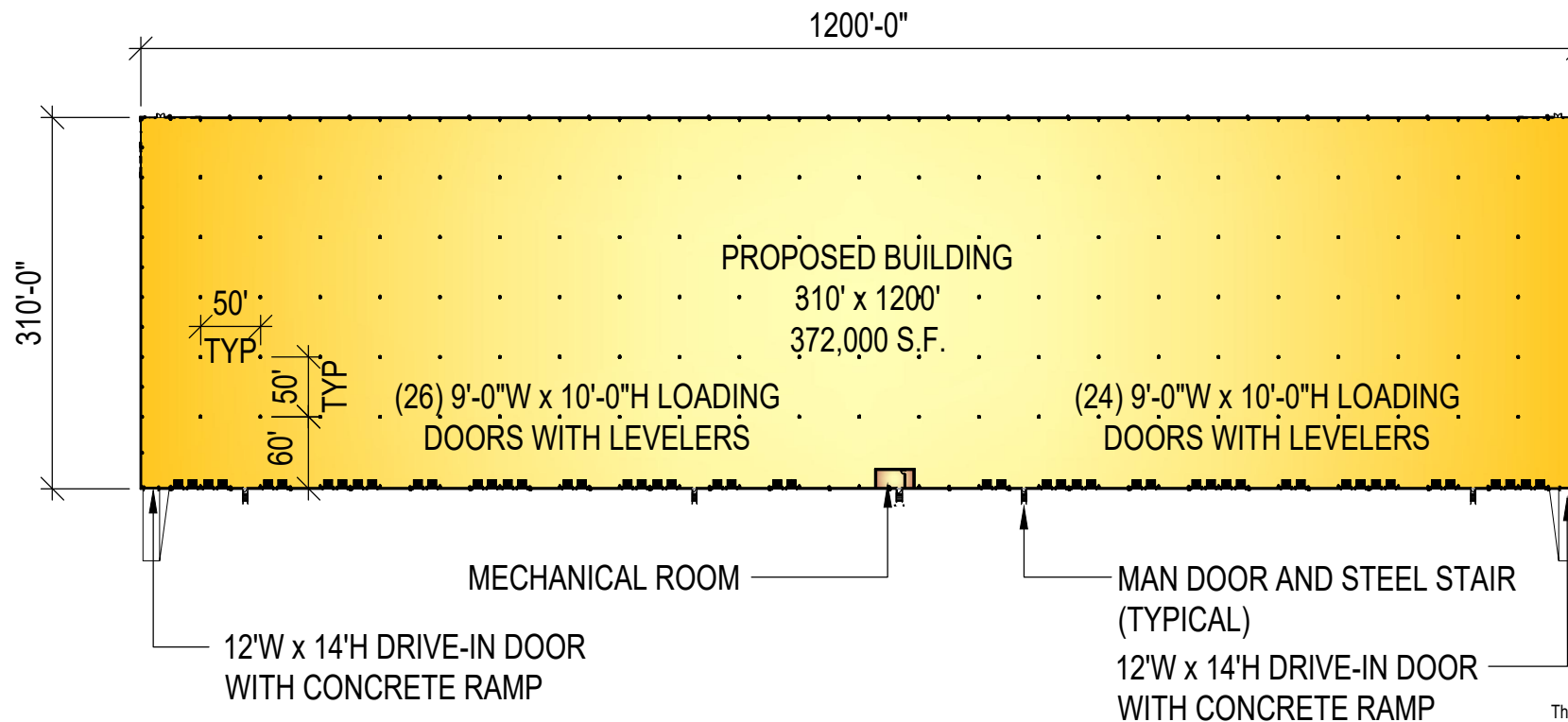
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WE BUILD CAREERS.
WE BUILD COMMUNITIES.

CONCEPTUAL BUILDING PLAN

PROPOSED 372,000 S.F. BUILDING

PARCEL #4

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PHASE I
HAZLE TOWNSHIP, PA



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PROPOSED 372,000 S.F. BUILDING

PARCEL #4

CROSSROADS EAST BUSINESS PARK
PHASE I
HAZLE TOWNSHIP, PA

SITE IMPROVEMENTS

- Site contains approximately 24.50 acres
- On-site parking for approximately two hundred ninety-six (296) vehicles
- On-site trailer storage for approximately one hundred (100) trailers with 8' wide concrete dolly pad
- 8" thick x 60' deep, reinforced concrete dock apron at loading dock with an approximate 190' 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

- Building shall be 372,000 square feet
- Building dimensions shall be 310'-0" (width) x 1200'-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
- Exterior wall system consisting of architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation
- Average structural clear height of approximately 38'-10"
- *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 (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. Future / potential dock doors are available, see Conceptual Future Docks 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
- The warehouse lighting shall consist of energy efficient LED fixtures
- Fire Protection System shall consist of Early Suppression Fast Response (ESFR) wet sprinkler system
- Provisions for domestic water and natural gas shall be provided
- All utilities shall be separately metered

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

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**CONSTRUCTION
PROGRESS
SEPT. 2025**

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CROSSROADS EAST BUSINESS PARK - PHASE I
HAZLE TOWNSHIP (HAZLETON), PA**

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**PHOTO
COLLAGE**



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