



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

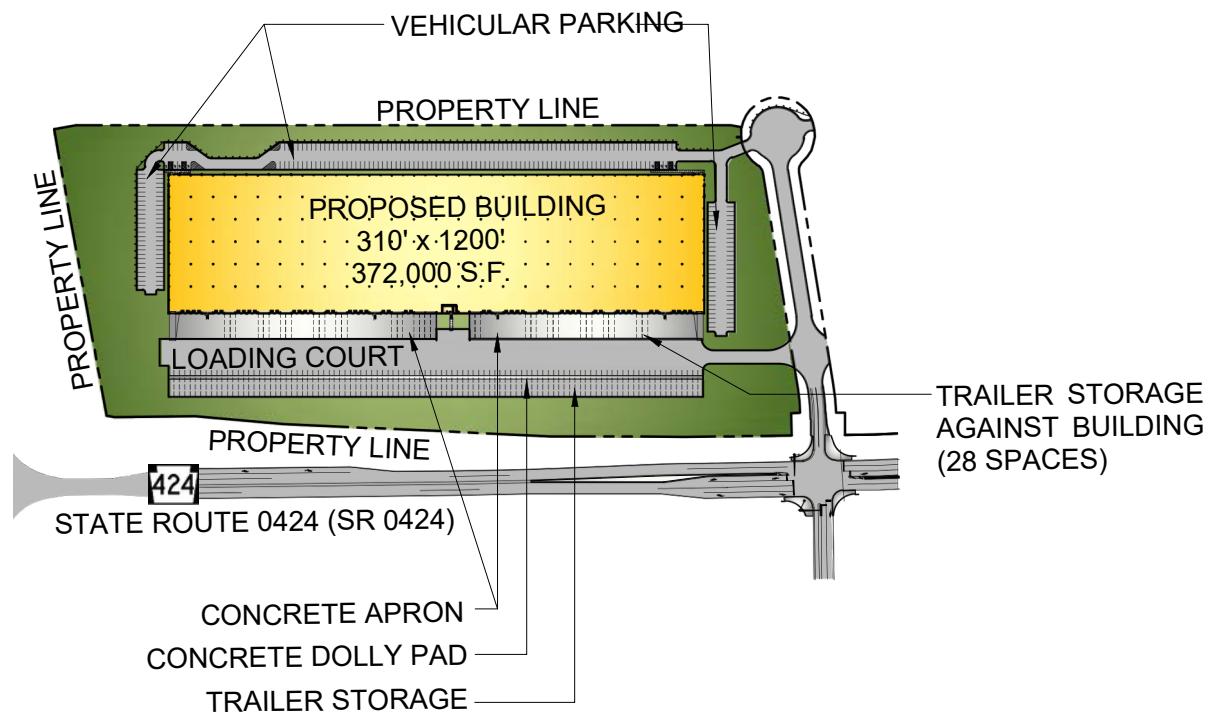


TAX-ABATED INDUSTRIAL BUILDING NEAR I-81, I-80

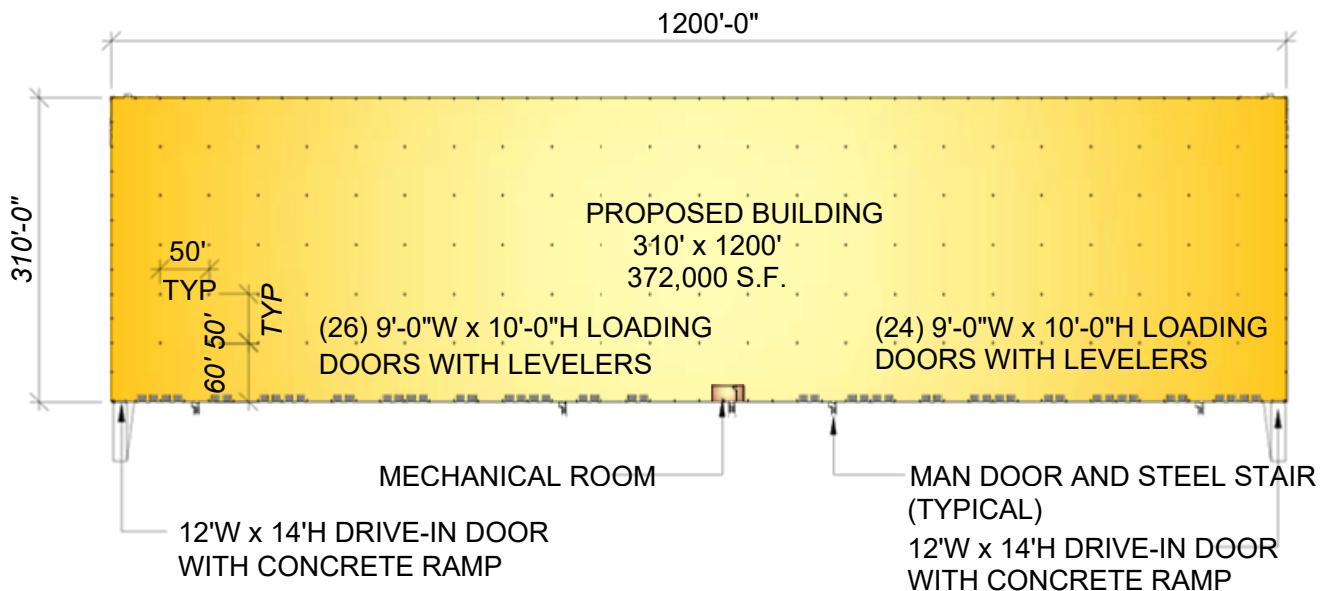
PLANS

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

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* siliconate sealer/densifier and *E-Cure* curing compound and 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. 298 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.

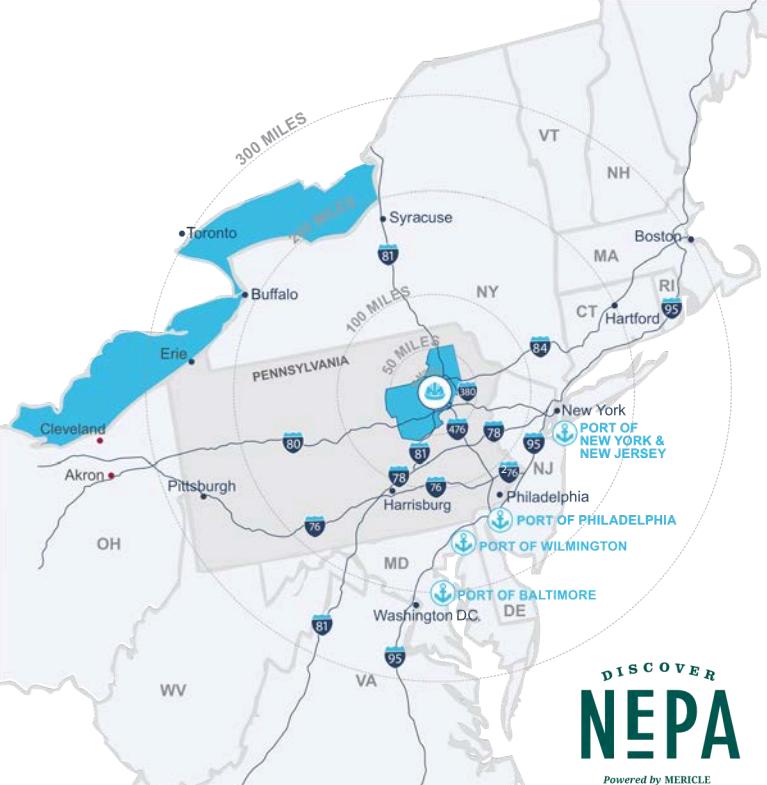
SAMPLE BUILDING



FOR LEASE

210 INNOVATION DRIVE NORTH, HAZLETON, PA 18201

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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

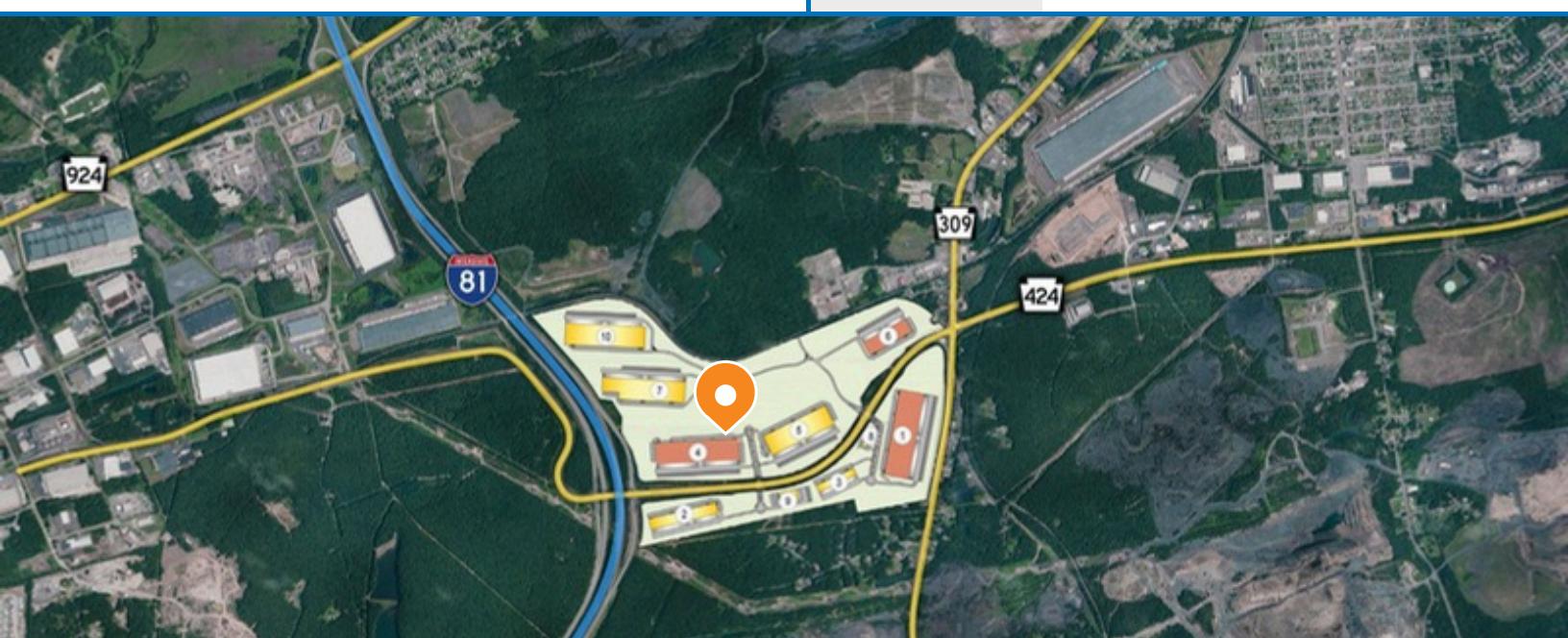
Philadelphia, PA	108
New York/New Jersey	121
Wilmington, DE	130
Baltimore, MD	163



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



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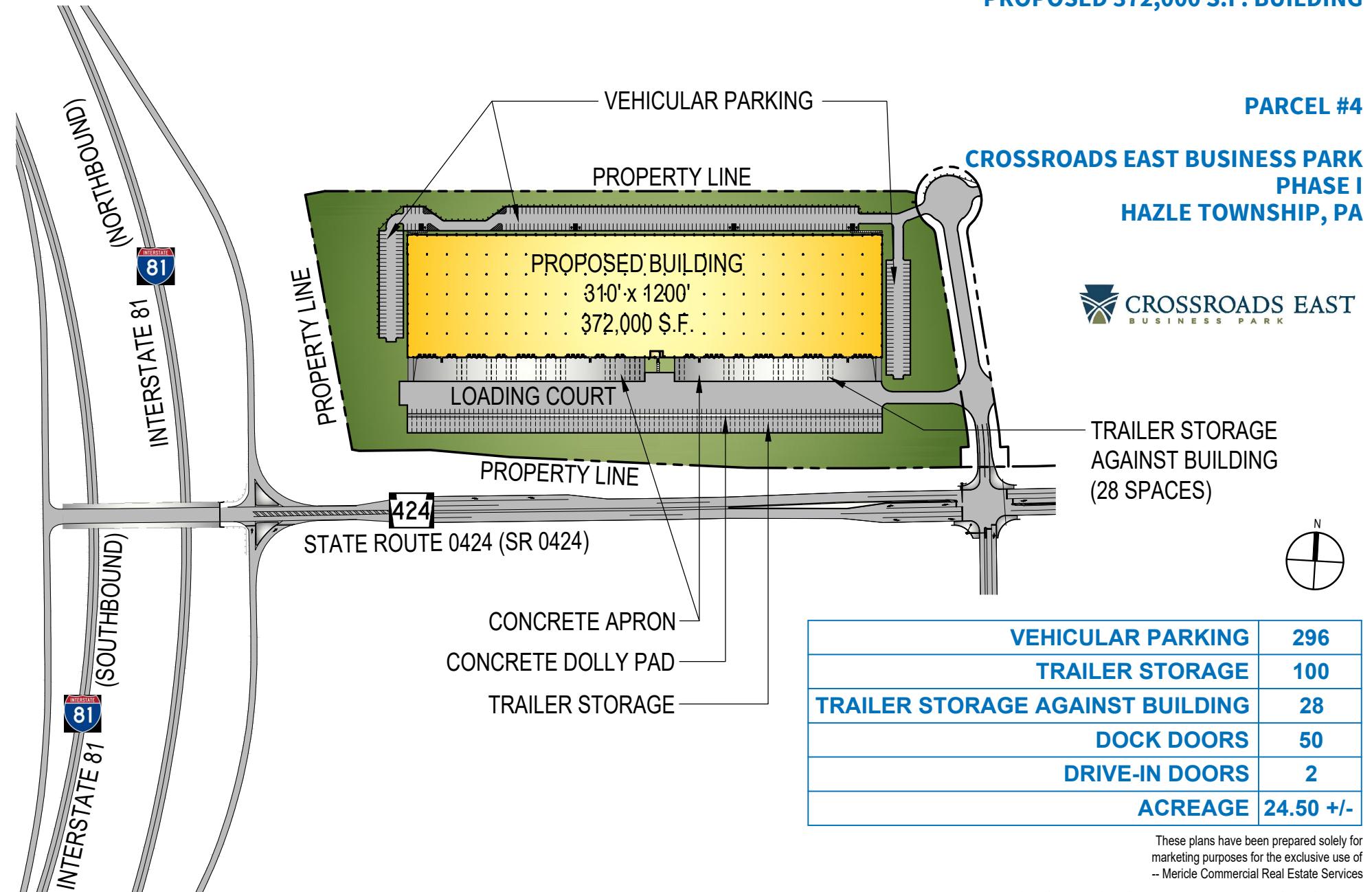
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of us at 570.823.1100 to request
a proposal and/or arrange a tour.**

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CONCEPTUAL SITE PLAN

PROPOSED 372,000 S.F. BUILDING



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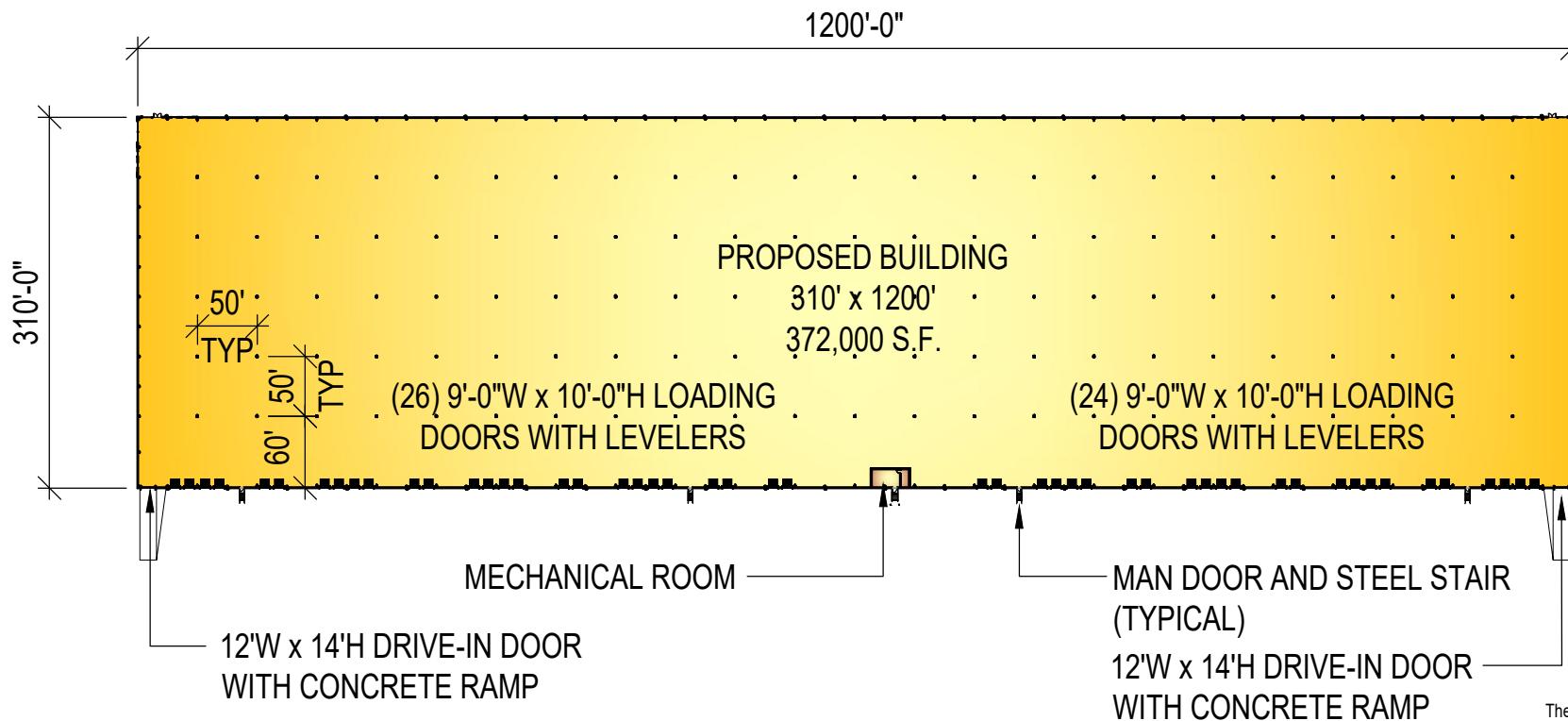


East Mountain Corporate Center
100 Baltimore Drive, Wilkes-Barre, PA 18702

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

PARCEL #4

CROSSROADS EAST BUSINESS PARK
PHASE I
HAZLE TOWNSHIP, PA



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

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PROPOSED 372,000 S.F. BUILDING

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* 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'-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

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PARCEL #4

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PHASE I
HAZLE TOWNSHIP, PA



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372,000 SF

CONSTRUCTION
PROGRESS
NOV. 2025

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CROSSROADS EAST BUSINESS PARK - PHASE I
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.....

PHOTO
COLLAGE



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