



**FOR  
LEASE**

# 147,000 SF

**CROSSROADS BOULEVARD NORTH, PARCEL #6  
CROSSROADS EAST BUSINESS PARK - PHASE I  
HAZLE TOWNSHIP (HAZLETON), PA**

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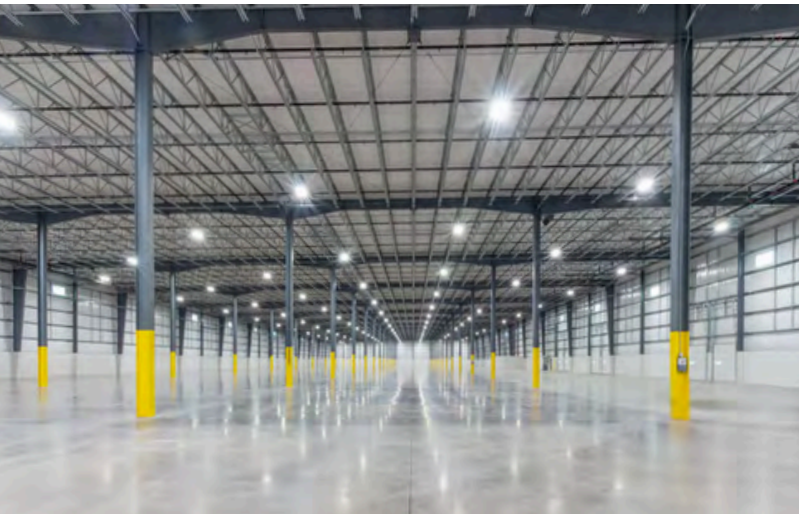
## INDUSTRIAL

**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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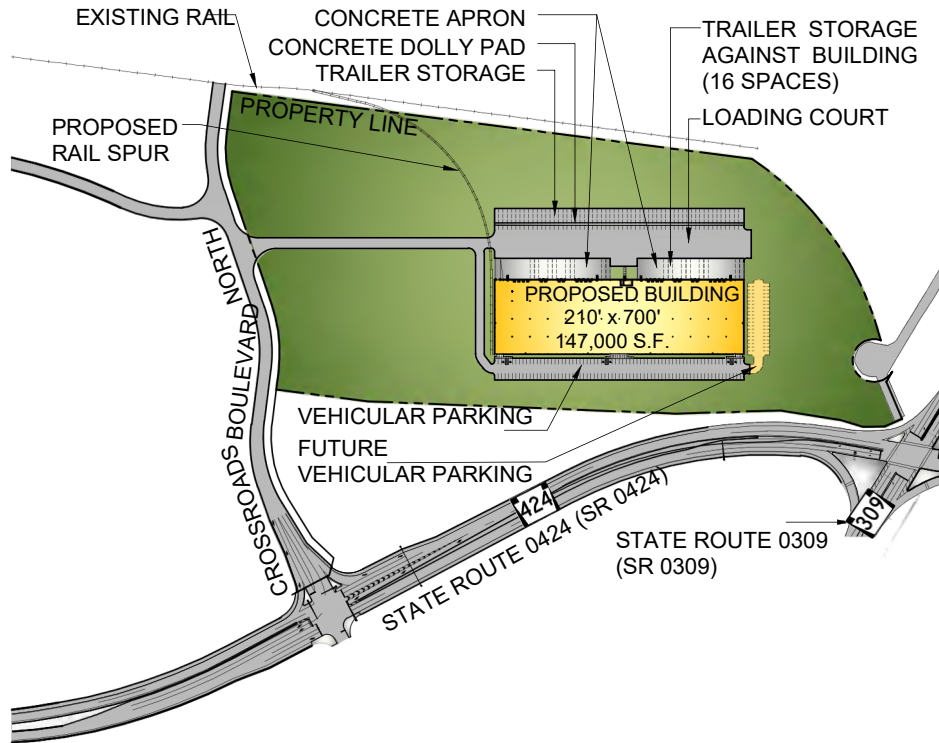
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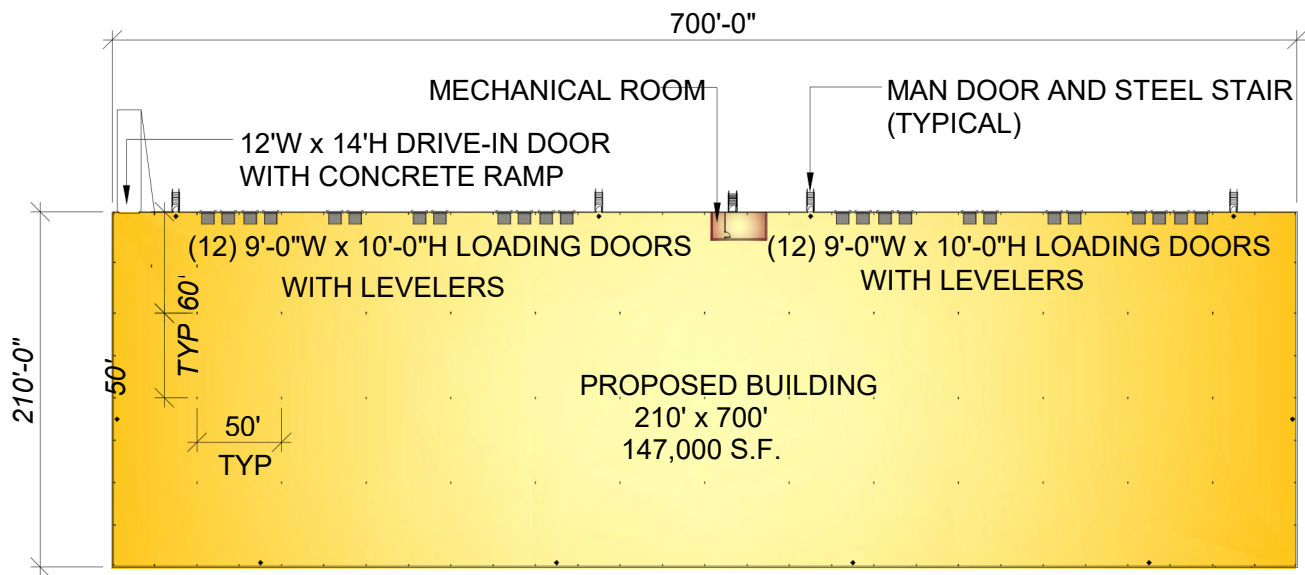
# PLANS

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

PARCEL #6, HAZLETON, PA 18201

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# SPECS

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## SIZE

**AVAILABLE SPACE:** 147,000 SF

**ACREAGE:** 29.56 acres

**BUILDING DIMENSIONS:** 210'-0" (width) x 700'-0" (length)

## BUILDING CONSTRUCTION

**FLOOR:** 6" 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 34'-1".

**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:** Twenty-four (24) 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:** One (1) 12'-0" x 14'-0" vertical lift drive-in door 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. 137 vehicles with future parking for up to 40 additional spaces.

On-site trailer storage for approx. 58 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

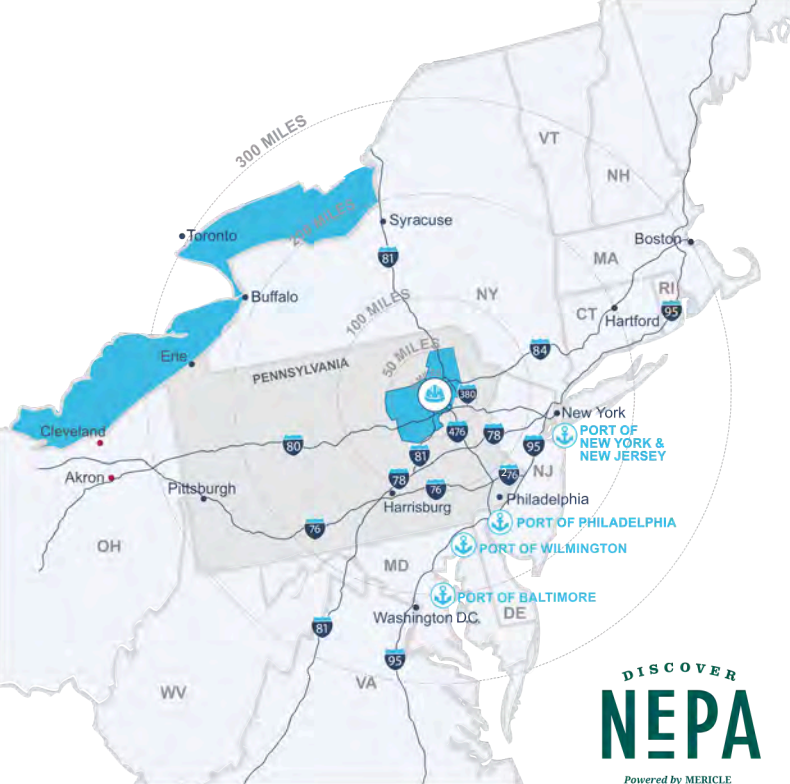
Professionally prepared and maintained landscaping.

# FOR LEASE

PARCEL 6, HAZLETON, PA 18201

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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

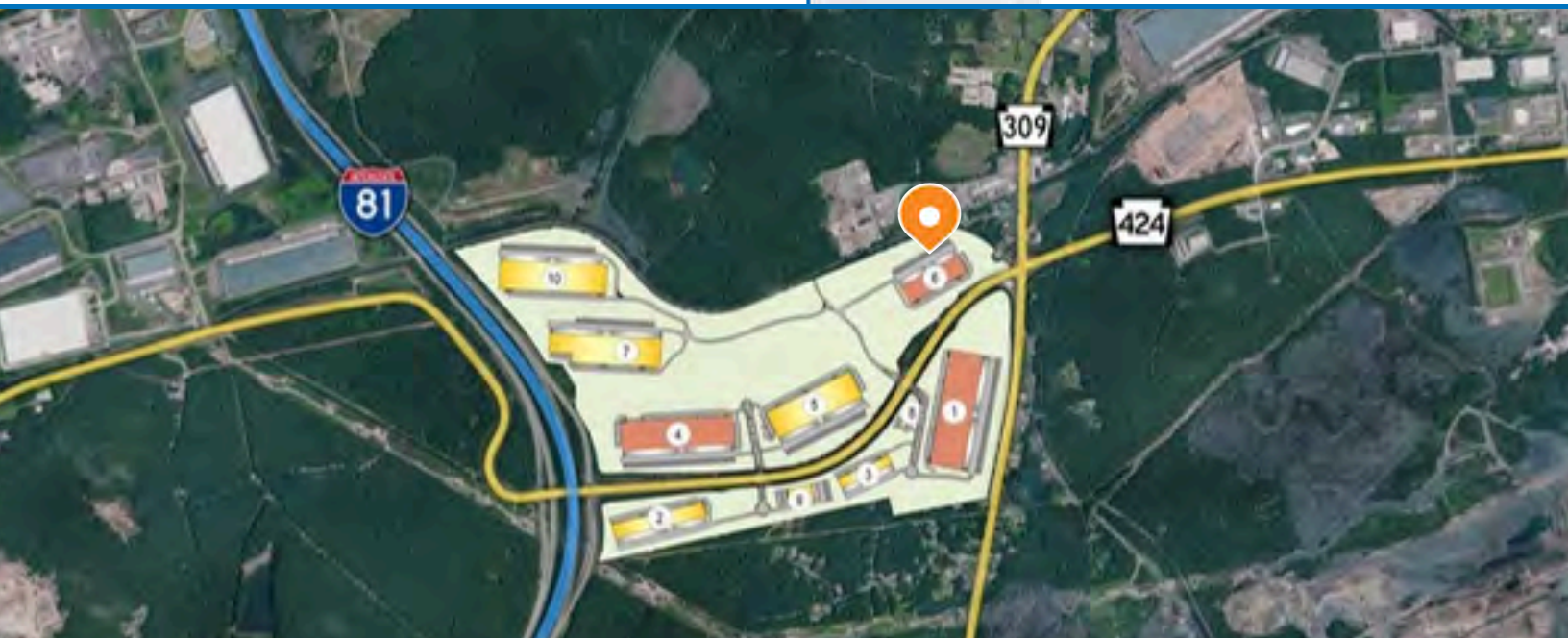
### CITY

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

**Mericle is Northeastern Pennsylvania proud.**



**BOB BESECKER, Vice President**  
bbesecker@mericle.com

**JIM HILSHER, Vice President**  
jhilsher@mericle.com

**BILL JONES, Vice President**  
bjones@mericle.com

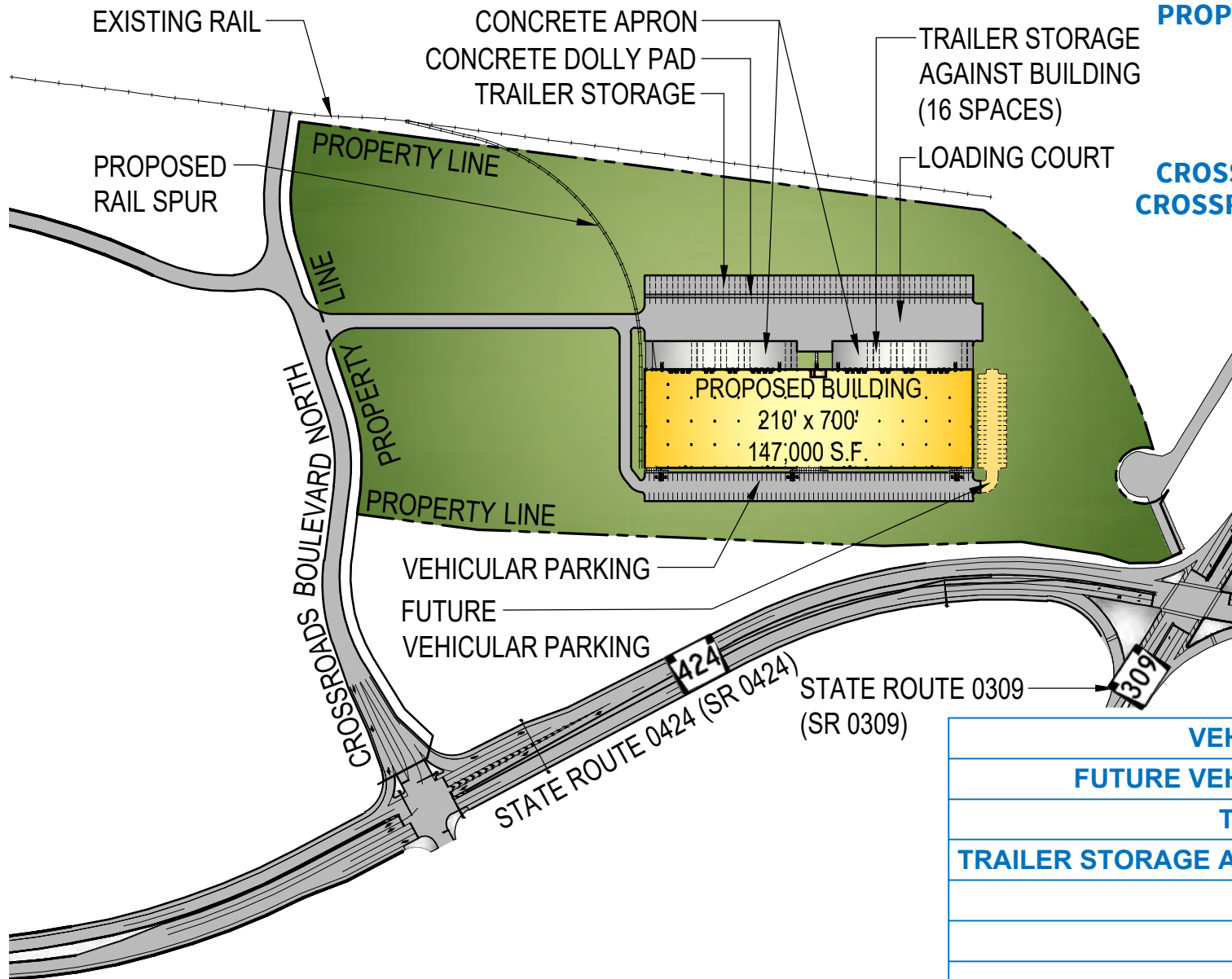
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To learn more, please call one of us at 570.823.1100 to request a proposal and/or arrange a tour.

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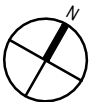


# CONCEPTUAL SITE PLAN



**PROPOSED 147,000 S.F. BUILDING**

**PARCEL #6**  
**CROSSROADS BOULEVARD NORTH**  
**CROSSROADS EAST BUSINESS PARK**  
**PHASE I**  
**HAZLE TOWNSHIP, PA**



<b>VEHICULAR PARKING</b>	<b>137</b>
<b>FUTURE VEHICULAR PARKING</b>	<b>40</b>
<b>TRAILER STORAGE</b>	<b>58</b>
<b>TRAILER STORAGE AGAINST BUILDING</b>	<b>16</b>
<b>DOCK DOORS</b>	<b>24</b>
<b>DRIVE-IN DOORS</b>	<b>1</b>
<b>ACREAGE</b>	<b>29.56 +/-</b>

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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.

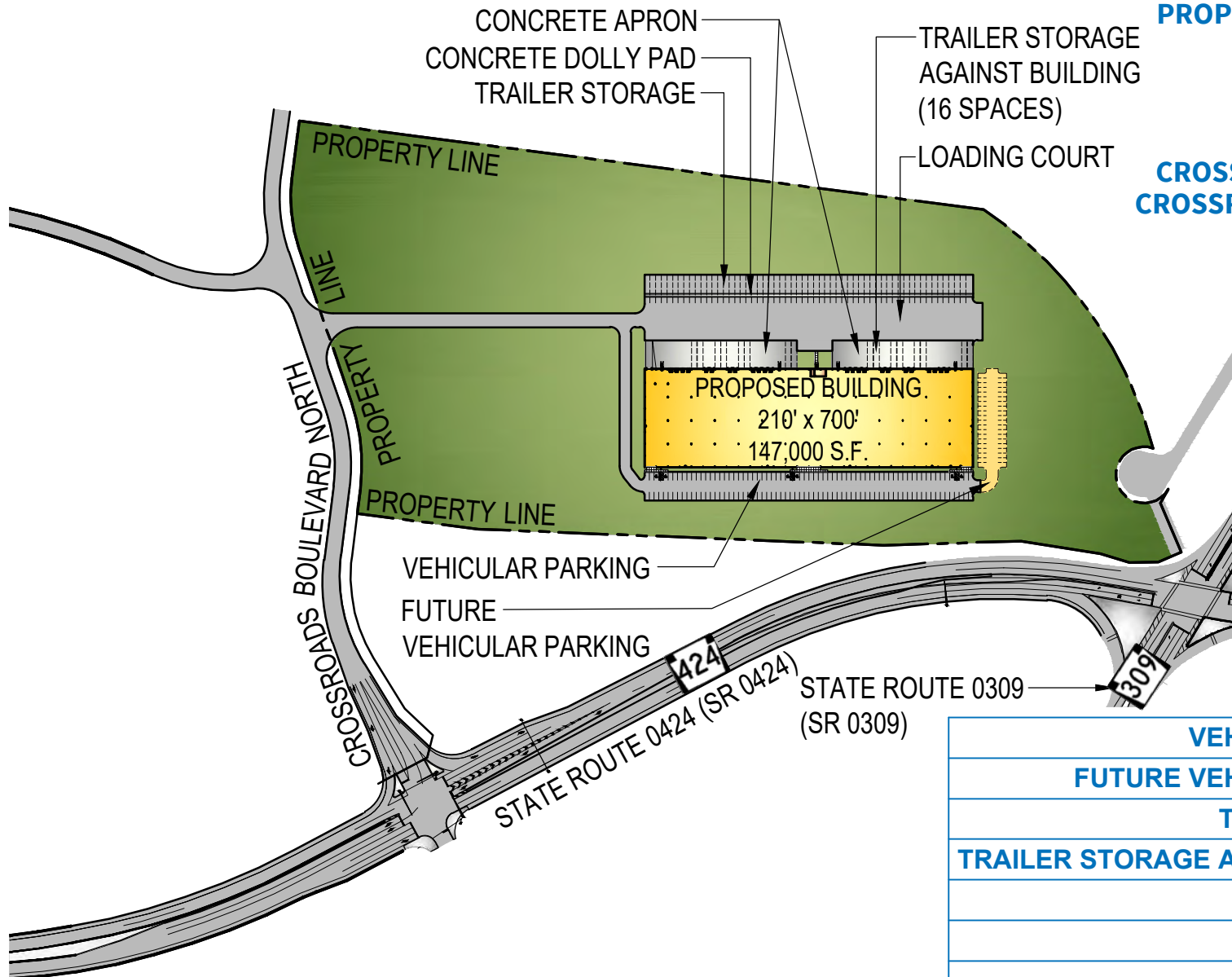
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PHASE I**

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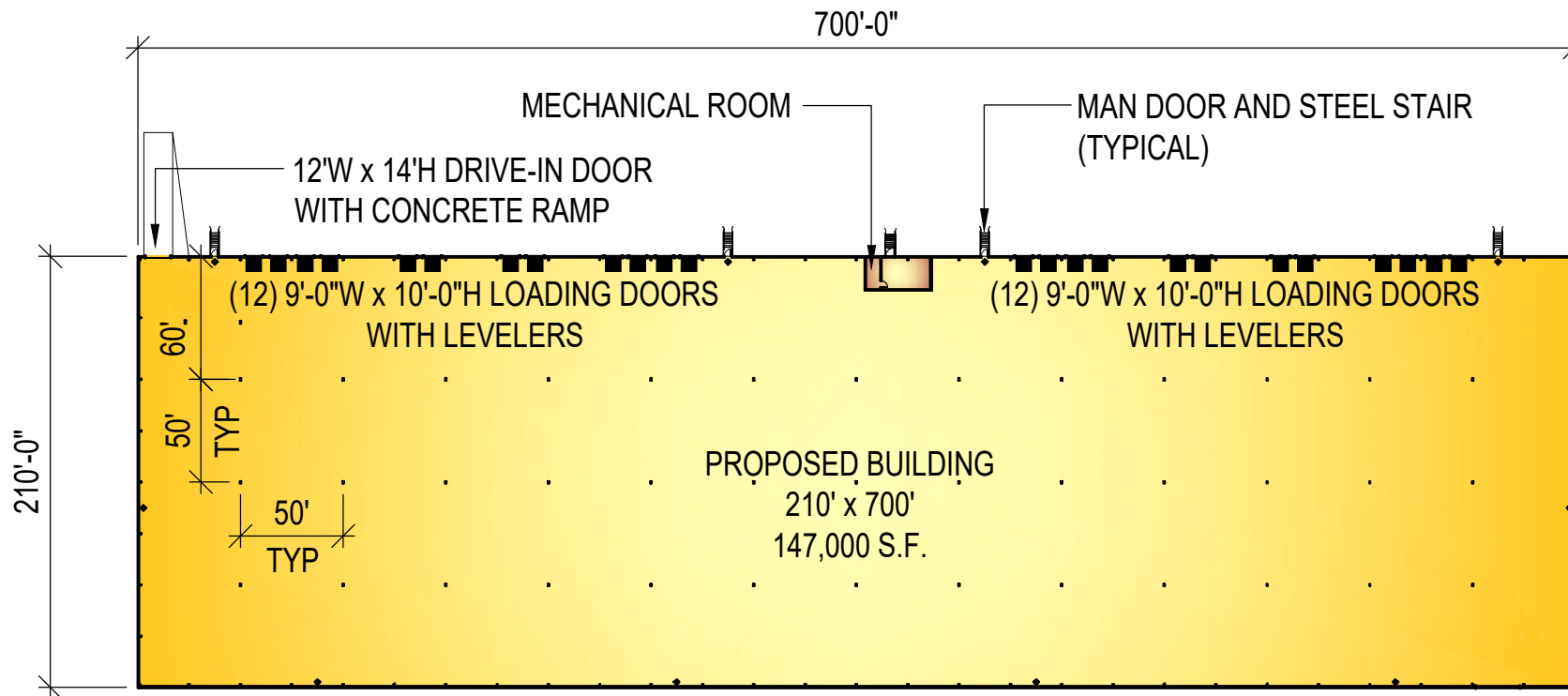
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# CONCEPTUAL BUILDING PLAN

PROPOSED 147,000 S.F. BUILDING

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**CROSSROADS BOULEVARD NORTH**  
**CROSSROADS EAST BUSINESS PARK**  
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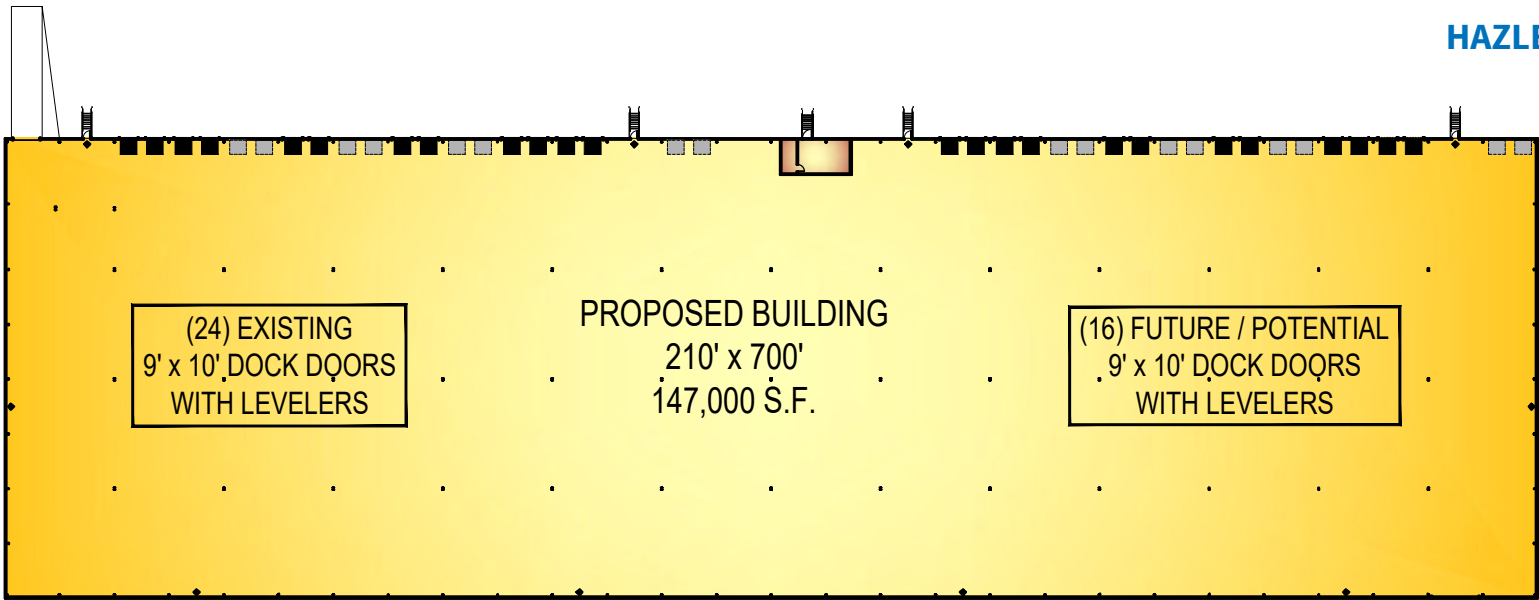
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CONCEPTUAL FUTURE DOCKS

PROPOSED 147,000 S.F. BUILDING

PARCEL #6  
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CROSSROADS EAST BUSINESS PARK  
PHASE I  
HAZLE TOWNSHIP, PA



PROPOSED BUILDING	
PROPOSED DOCK DOORS	24
FUTURE DOCK DOORS	16



PROPOSED DOCK DOOR



FUTURE DOCK DOOR

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## PROPOSED 147,000 S.F. BUILDING

### SITE IMPROVEMENTS

- Site contains approximately 29.56 acres
- On-site parking for approximately one hundred thirty-seven (137) vehicles with future parking for up to forty (40) additional spaces
- On-site trailer storage for approximately fifty-eight (58) 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

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**CROSSROADS BOULEVARD NORTH**  
**CROSSROADS EAST BUSINESS PARK**  
**PHASE I**  
**HAZLE TOWNSHIP, PA**

### BUILDING IMPROVEMENTS

- Building shall be 147,000 square feet
- Building dimensions shall be 210'-0" (width) x 700'-0" (length)
- 50'-0" x 50'-0" bay spacing with a 60'-0" deep staging bay
- 6" 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 34'-1"
- *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 twenty-four (24) 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 one (1) 12'-0" x 14'-0" vertical lift drive-in door by *Haas Door* or equal and reinforced concrete ramp

### 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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