



**FOR
LEASE**

152,000 SF

**110 INNOVATION DRIVE SOUTH, PARCEL #2
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

mericle.com | mericlereadytogo.com



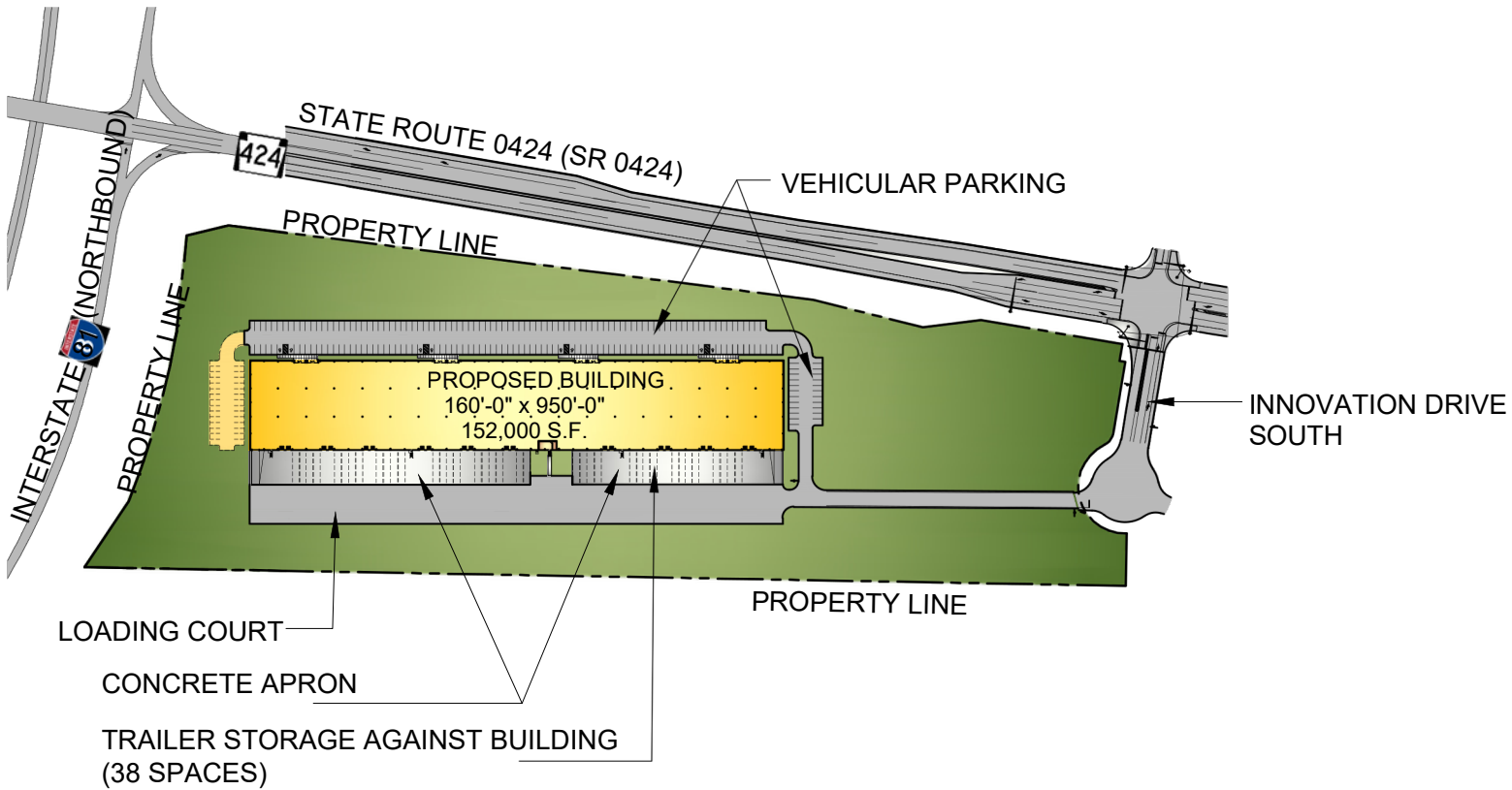
570.823.1100



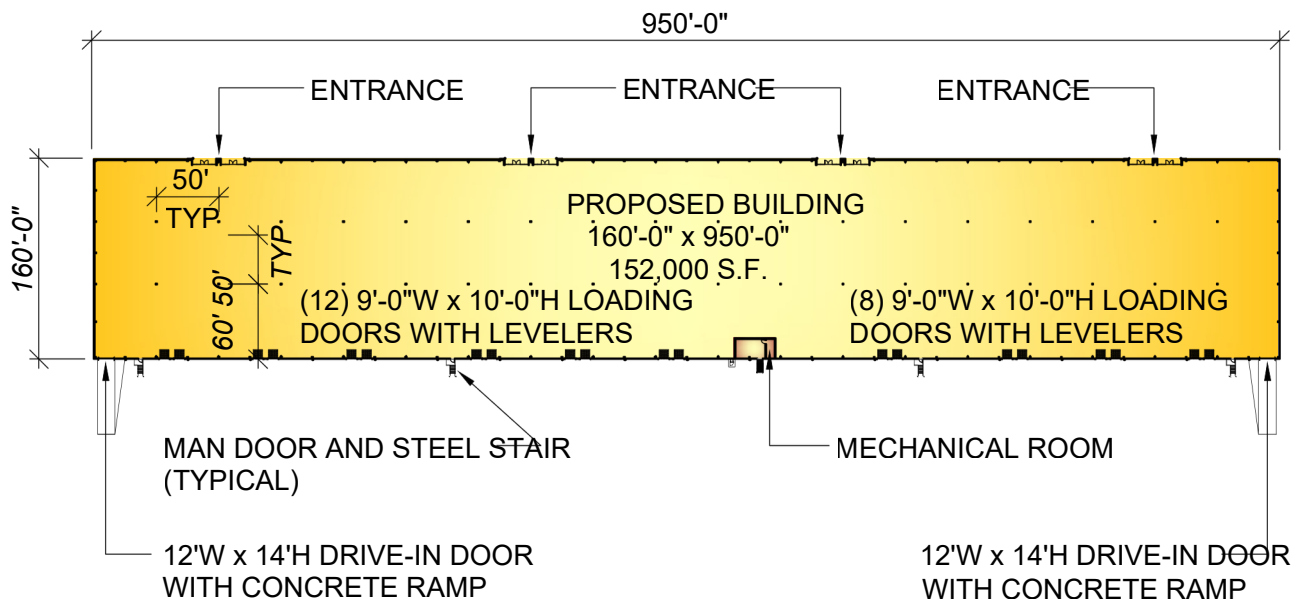
PLANS

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

PARCEL #2, HAZLETON, PA 18201

mericle.com | mericlereadytogo.com

SPECS

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.

SIZE

AVAILABLE SPACE: 152,000 SF

ACREAGE: 20.70 acres

BUILDING DIMENSIONS: 160'-0" (width) x 950'-0" (length)

BUILDING CONSTRUCTION

FLOOR: 6" 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 34'-11".

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 (20) 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: 225 amp or 400 amp, 208/120V services up to 2,000 amps / two (2) 480/277V, 800 amp services

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

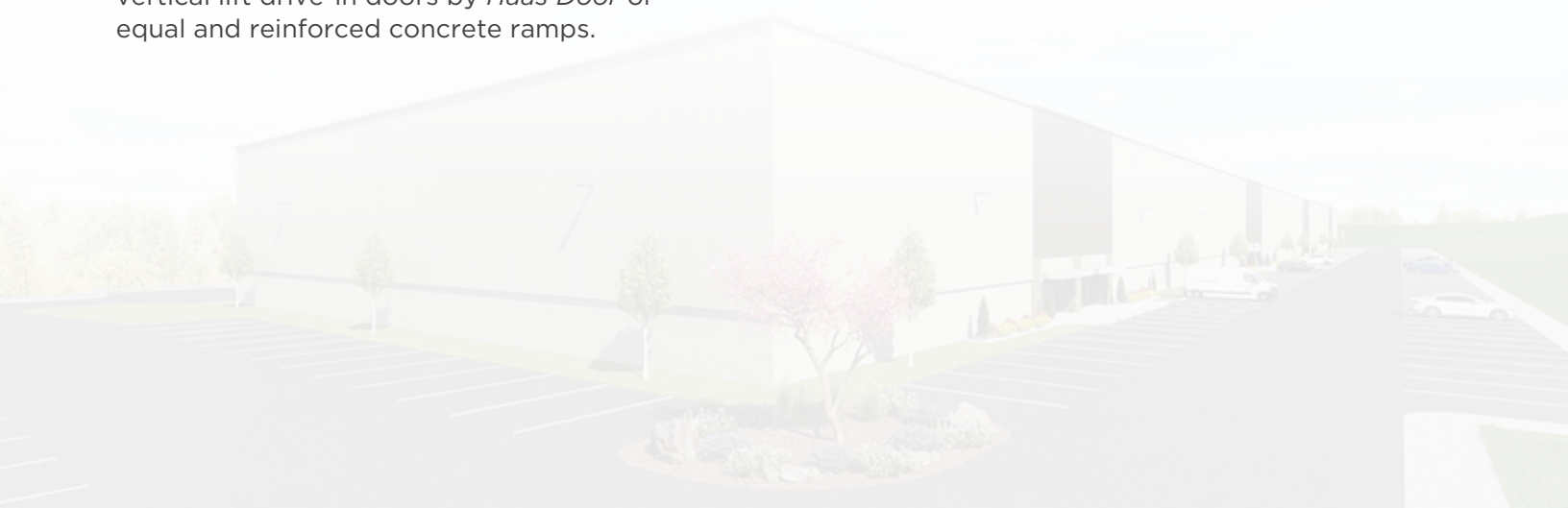
On-site parking for approx. 208 vehicles with future parking for up to thirty (30) additional spaces.

8" thick x 60' deep, reinforced concrete dock apron at loading dock with an approx. 130' 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 #2 HAZLETON, PA 18201

mericle.com | mericlereadytogo.com

CENTRALLY LOCATED ON NORTHEASTERN PENNSYLVANIA'S I-81 CORRIDOR



DEEP WATER PORTS

PORT

MI AWAY

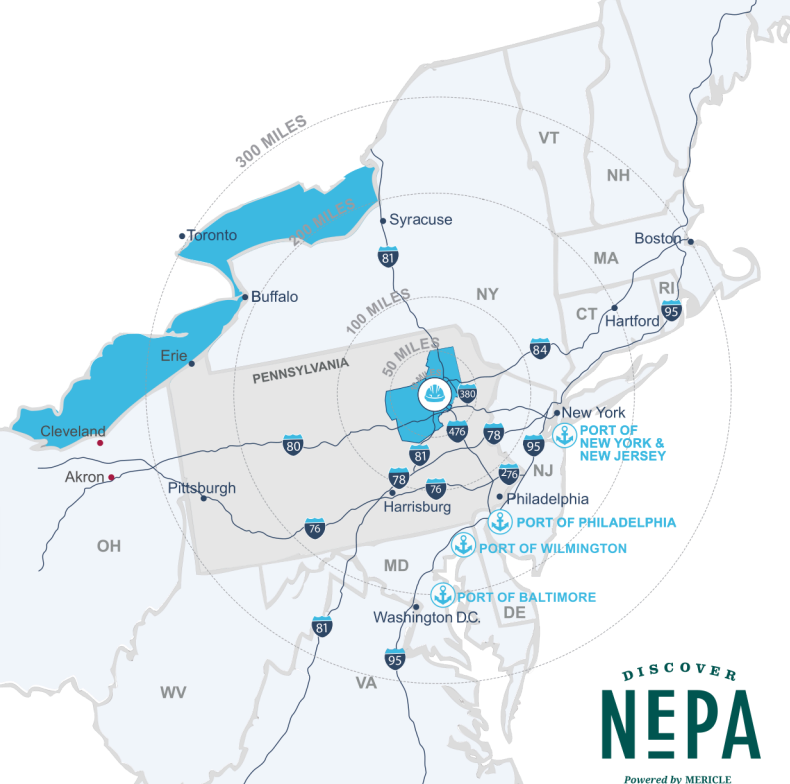
Philadelphia, PA	108
New York/New Jersey	121
Wilmington, DE	130
Baltimore, MD	163



TRAVEL DISTANCES

CITY

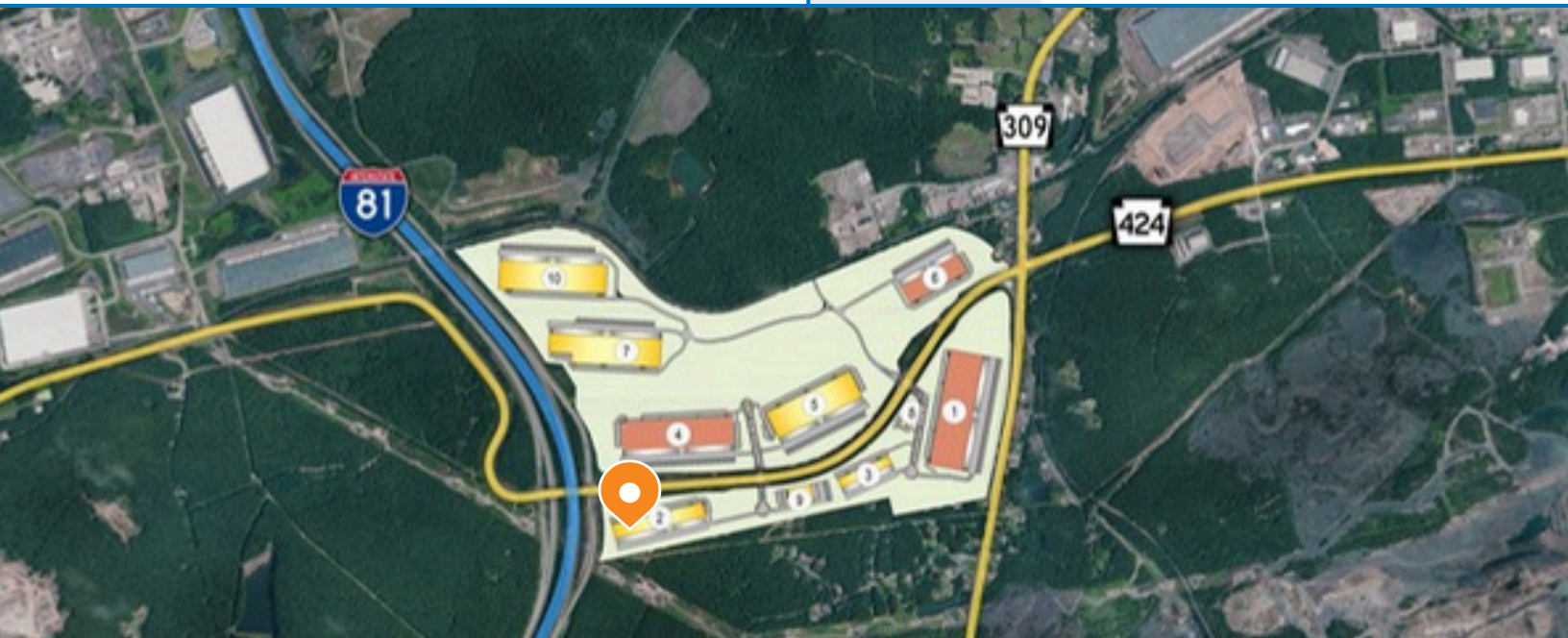
Allentown, PA	55
Delaware Water Gap, PA	62
Harrisburg, PA	86
Philadelphia, PA	101
Binghamton, NY	107
Morristown, NJ	112
New York, NY	135
Baltimore, MD	153
Syracuse, NY	176
Washington, DC	201
Hartford, CT	234
Pittsburgh, PA	256
Boston, MA	338



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.

BOB BESECKER, Vice President
bbesecker@mericle.com

JIM HILSHER, Vice President
jhilsher@mericle.com

BILL JONES, Vice President
bjones@mericle.com

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

mericle.com | mericlereadytogo.com

