

Under New Ownership

**Class A Rail-Served Building
33'10" Clear Height
Significant Car & Trailer Parking**



For Lease

± 330,302 sf Available

**69 Green Mountain Road
Hazleton, PA**

Location Highlights

- ±4 miles from the Exit 143 interchange of Interstate 81
- Excellent proximity to primary distribution corridors that service the Northeast US including (I-81, I-80, I-476, and I-78)
- Strong labor market with immediate proximity to a plentiful employment base of approximately 90,000 people
- Within 35 minutes to both FedEx & UPS parcel operations

Ownership Group:



Jeff Lockard

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Listing Agent:



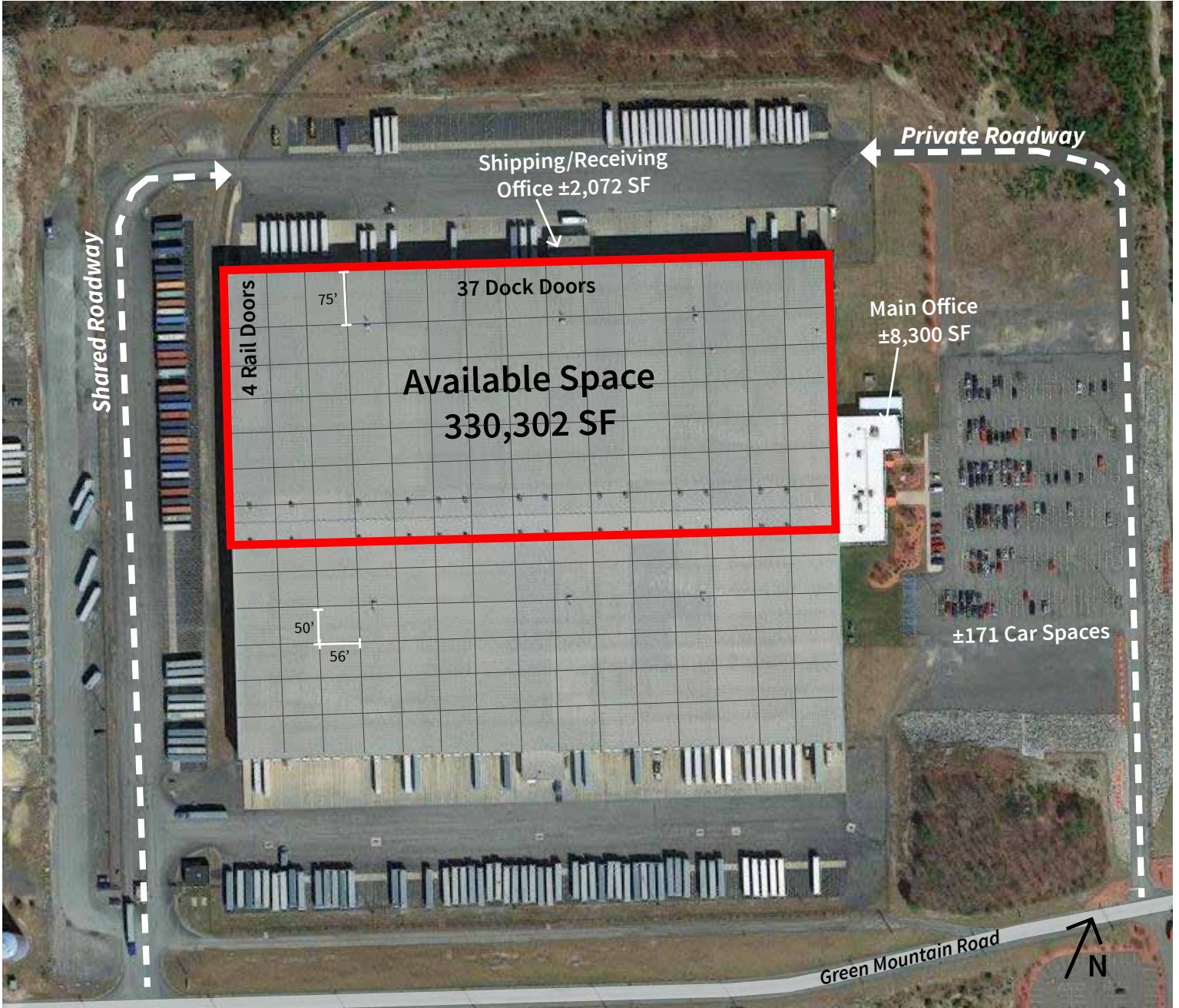
Jones Lang LaSalle | 1235 Westlakes Drive, Suite 210 | Berwyn, PA 19312 | +1 610 249 2255

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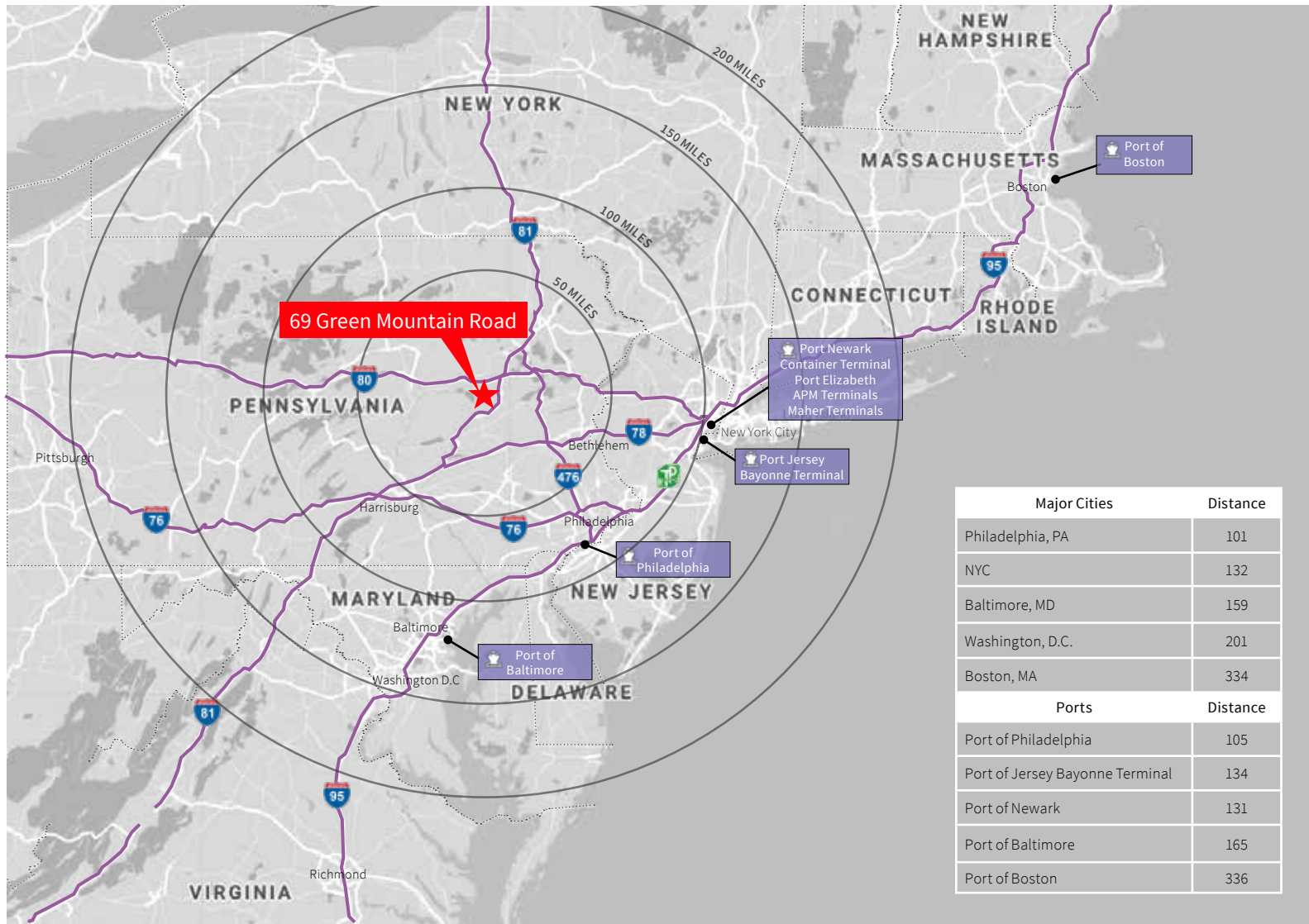
Building Specifications

Year Built/Renovated	1999	Trailer Parking	± 111 dedicated stalls away from dock walls
Land Area	52.6 acres	Loading Format	Side-Load
Total Building Size (SF)	589,580	Loading	37 dock doors equipped with 30,000 lb. mechanical levelers, seals, bumpers, lights, & locks 1 drive-in door
Available Space (SF)	330,302	Rail Doors	4
Office Space (SF)	±8,300 main office ± 2,072 shipping / receiving office	Sprinkler System	ESFR
Column Spacing	50' x 56' typical 75' speed bays	Roof System	MR-24 system
Truck Court	± 210'	Lighting	LEDs on motion sensors (30 FC)
Clear Height	33'10"	Power	2,000 AMP service
Car Parking	± 171 spaces		



NEW PAVING & LOOP ROAD RECENTLY COMPLETED





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