

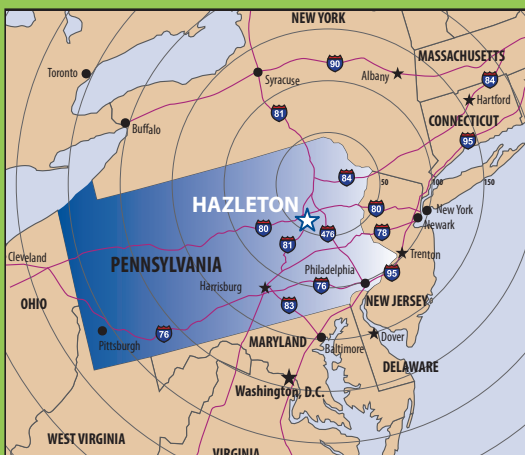
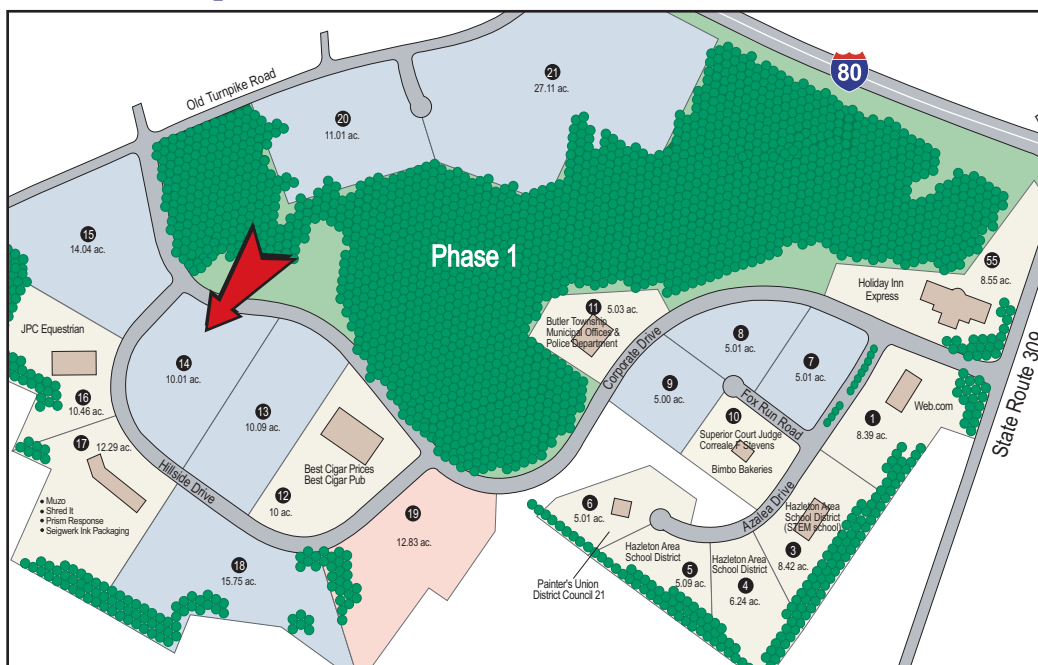
A stylized map of the Hazleton area. A green landmass is shown with a grey road network. Two major highways, Interstate 80 and Interstate 81, are highlighted in red. They intersect at a point marked with a red dot, which is labeled 'Hazleton' in bold black text. The word 'Hazleton' is also written in a smaller font below the red dot.

# 10.01 ACRES



***Ideal for light industrial, manufacturing and distribution***

## CAN DO Corporate Center



The CAN DO Corporate Center is located in Northeastern Pennsylvania adjacent to Interstate 80 and State Route 309. Just 2 miles to the junction of Interstates 80 & 81 and within a couple hours of New York & Philadelphia.



For more information, contact CAN DO  
One South Church Street, Suite 200  
Hazleton, PA 18201  
(570) 455-1508 | (570) 454-7787 fax  
[www.hazletoncando.com](http://www.hazletoncando.com)

# SITE DETAILS

Current owner: CAN DO, Inc.  
Previous use of the site: Undeveloped  
Site acreage: 10.01 acres  
Address: Hillside Drive  
Drums, PA 18222  
Zoning: Business Park  
Site description: Gentle in topography  
Existing utilities: All utilities are located at the property boundary

Electric: PPL Utilities  
Natural Gas: UGI Utilities  
Water & Sewer: CAN DO, Inc.  
Telecommunications: Frontier Communications

- Services offered:

All transport services including but not limited to the following: Packet VX, Packet Optical, EIA/EVPL, 1B, PBX trunks, ISDN, PRI, Digital Centrex, ATM, Frame Relay, T-1 & T-3

Available bandwidth:

T-1 T-3 OC3 OC12 OC48 (per customers request)  
Ethernet up to 1 Gig available early 2018

Type of service:

95% aerial, 2% buried & 3% conduit  
Fiber and copper facilities serve this site

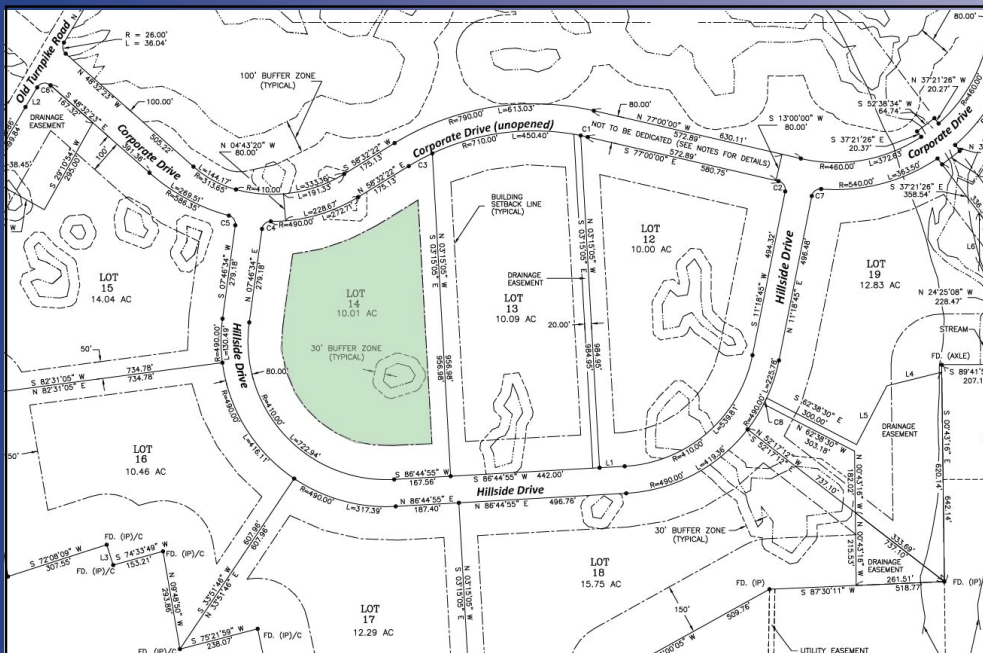
Closest CO:

3000' from digital remote and the distance to the rate center (co) is 9 miles

Proximity to interstate: Adjacent to Interstate 80 and PA State Route 309. Directly off Exit 262, about two miles from the junction of I-80 and I-81, and about 15 miles west of the Northeast Extension of the PA Turnpike

Business Park neighbors: Web.com, Best Cigar Prices, Best Cigar Pub, JPC Equestrian, Muzo (Kite Tables), Holiday Inn Express, Hazleton Area School District (STEM Academy), Butler Township Municipal Offices

## PROPOSED SITE LAYOUT



*For more information, please contact*  
**CAN DO**

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**[cando@hazletoncando.com](mailto:cando@hazletoncando.com)**

