

CAN DO Corporate Center

Site 18, Hillside Drive



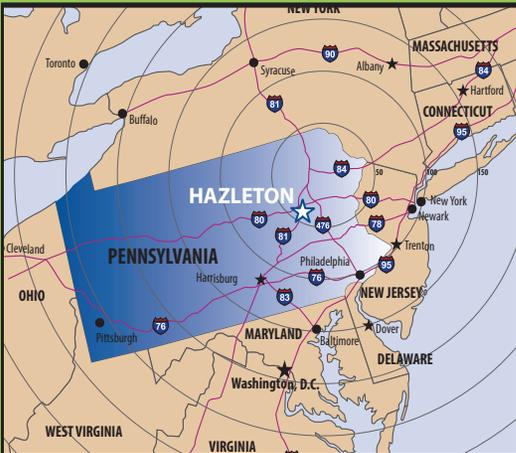
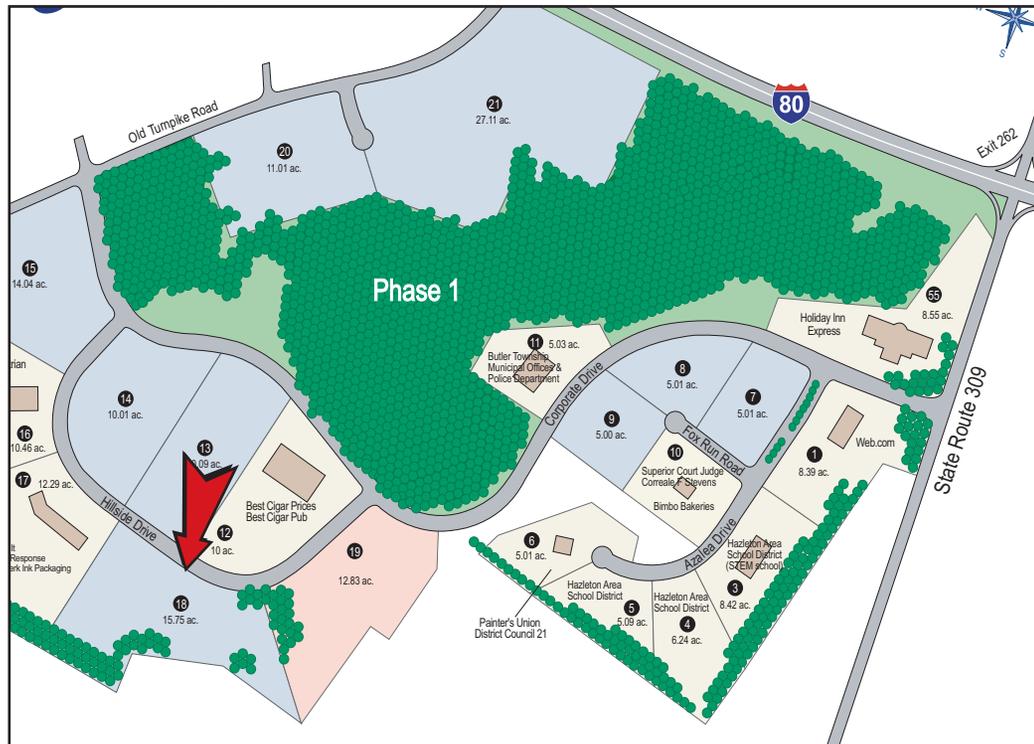
For Sale

15.75 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

SITE DETAILS

Current owner: CAN DO, Inc.
Previous use of the site: Undeveloped
Site acreage: 15.75 acres
Address: Hillside Drive
Drums, PA 18222
Zoning: Business Park
Site description: Gentle in topography and has a 30' buffer zone on the eastern boundary of the site.
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

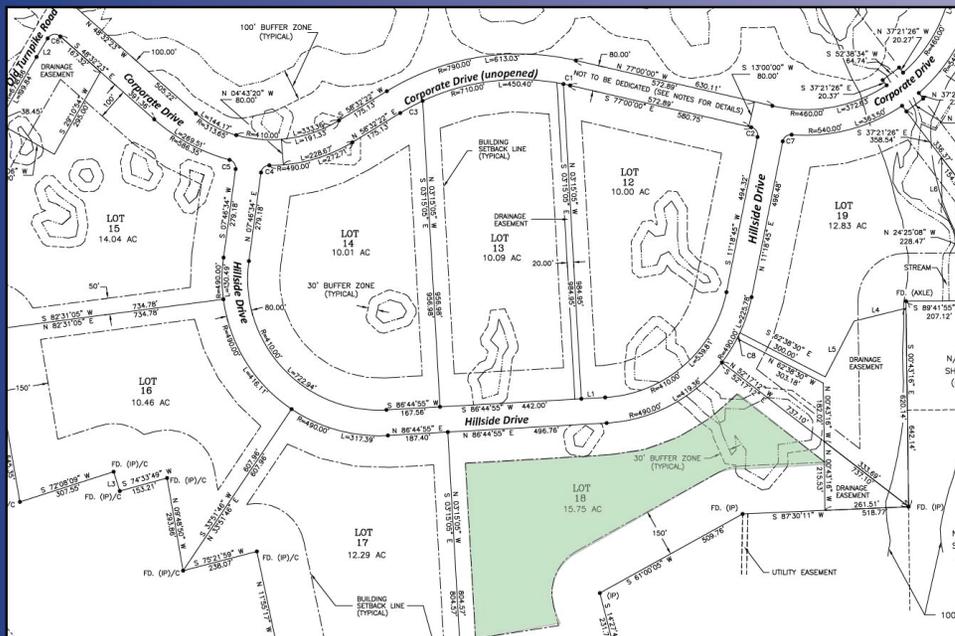
Closest CO:

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



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