

4.81 ACRES

This aerial map of the Hazleton Industrial Park shows several industrial sites and a highlighted area for Site 28. The sites are labeled as follows:

- Hazleton Generation**: Located at the top of the map.
- Progressive Converting**: Located on the left side, near the top.
- Karchner Logistics**: A large site on the left side.
- Tech Packaging**: Located at the bottom left.
- White Birch Road**: A major road running horizontally across the top.
- Maplewood Drive**: A road running diagonally from the top left towards the center.
- Oak Ridge Road**: A road running horizontally across the middle.
- Elm Road**: A road running diagonally from the bottom left towards the center.
- 31,000 SF available**: A label pointing to a large industrial building.
- Site 28**: A wooded area outlined in red, located between Oak Ridge Road and Elm Road.
- Bimbo Bakeries**: Located on the right side, near the top.
- Hazleton Site Contractors**: Located on the right side, near the center.
- Gottstein Contracting**: Located on the right side, near the bottom.
- Service Electric Cablevision**: Located at the bottom center.

***Industrial Site ideal for Manufacturing,
Distribution/Logistics***

[illegible]

The map shows an industrial park with the following details:

- Lot 28:** Highlighted with a red border and a red arrow pointing to it. It is 4.81 acres and is located between Elm Road and White Birch Road.
- Other Lots and Buildings:**
 - Lot 11: The Hershey Company, 11.28 ac.
 - Lot 11A: 6.64 ac. Dober Group
 - Lot 8: International Paper, 18.21 ac.
 - Lot 5: Forbo Industries, 15.49 ac.
 - Lot 16: One Source, 8.02 ac. 64,000 SF available.
 - Lot 16A: Hazleton Generation, 12.87 ac.
 - Lot 16B: Hazleton Generation, 26.01 ac.
 - Lot 15: Pretium Packaging, 7 ac.
 - Lot 14: Karchner Logistics, 11 ac.
 - Lot 101: Romark Logistic, 11.84 ac.
 - Lot 102: Tootsie Roll, 19.48 ac.
 - Lot 103: IRIS USA, Inc., 34 ac.
 - Lot 17: EFS-Plastics, US, 47.8 ac.
 - Lot 18: 47.8 ac.
 - Lot 19: Bimbo Bakeries (Entenmann's), 7.5 ac.
 - Lot 28A: 6.95 ac.
 - Lot 29: Gottstein Contracting, 6.98 ac.
 - Lot 27B: 2.51 ac.
 - Lot 27A: 2 ac.
 - Lot 26: 3 ac.
 - Lot 25: Service Electric Cablevision, 9.97 ac.
 - Lot 24: 5 ac.
 - Lot 24A: 1.6 ac.
 - Lot 23A: Pro Con, 11.63 ac.
 - Lot 23: Karchner Logistics, 14 ac.
 - Lot 22: Tech Packaging, 12.71 ac.
 - Lot 40A-2: 148,000 SF Proposed Building, 25.43 ac.
 - Lot 41: Polyglass, 13 ac.
 - Lot 43: 13 ac.
 - Lot 10: 20 ac.
 - Lot 2: 16.5 ac.
 - Lot 3: 20 ac.
 - Lot 1: 4.87 ac.
- Streets:** Maplewood Drive, Forest Road, White Birch Road, Elm Road, Cinnamon Oak Road, Utility Access Road.
- Other Features:** A green dashed line indicates a utility access road. A blue circle is located at the intersection of Elm Road and White Birch Road.



For more information, contact CAN DO
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SITE DETAILS

Owner:	CAN DO
Prior use:	Undeveloped
Zoning:	Industrial
Site acreage:	4.81 acres
Address:	Elm Road Hazle Township, PA 18202
Utilities:	All utilities are to the property boundary. Water: CAN DO, Inc. Sewer: CAN DO, Inc. Electric: PPL Electric Utilities Natural Gas: UGI Utilities
Site description:	Site is gentle in topography.
Tax incentive:	This site has been designated a Federal Opportunity Zone.
Industrial neighbors:	Service Electric, Hazleton Site Contractors, Gottstein Corporation, Graham Packaging, ESF Plastics, Bimbo Bakeries
Proximity to interstate:	2 miles to Interstate 81, exit 143 via State Route 924
Proximity to hub airport:	35 miles to Wilkes-Barre/Scranton International Airport

SITE TOPOGRAPHY MAP



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