

Humboldt Industrial Park

North Site 7



For Sale

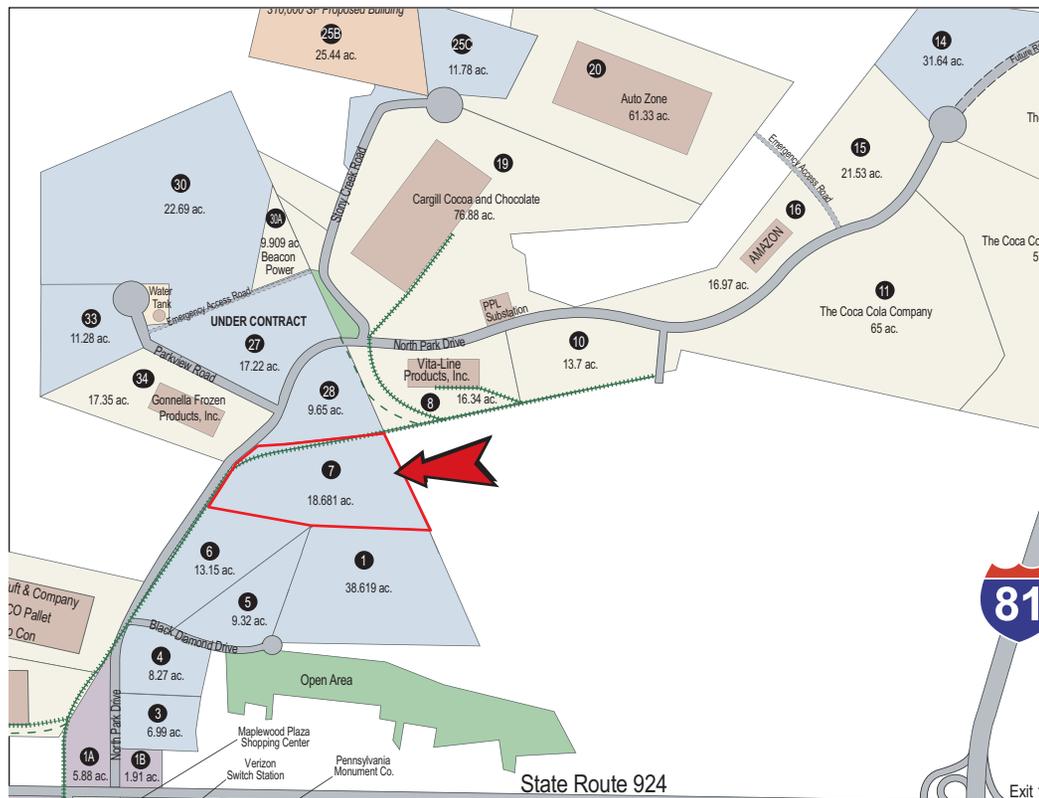
18.68 ACRES

**1107 North Park Drive
Hazle Township, PA 18202**



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

Humboldt Industrial Park North



****Federal Opportunity Zone****



The 3,000-acre Humboldt Industrial Park is located at the on/off ramp of Exit 143 of Interstate 81, via State Route 924 and is minutes from the interchange of Interstate 80 - putting it in the center of 25% of the population and total production of the entire nation. Humboldt is home to industries like Amazon, American Eagle, Auto Zone, Hershey, Michaels Handcrafts and International Paper and Cargill.

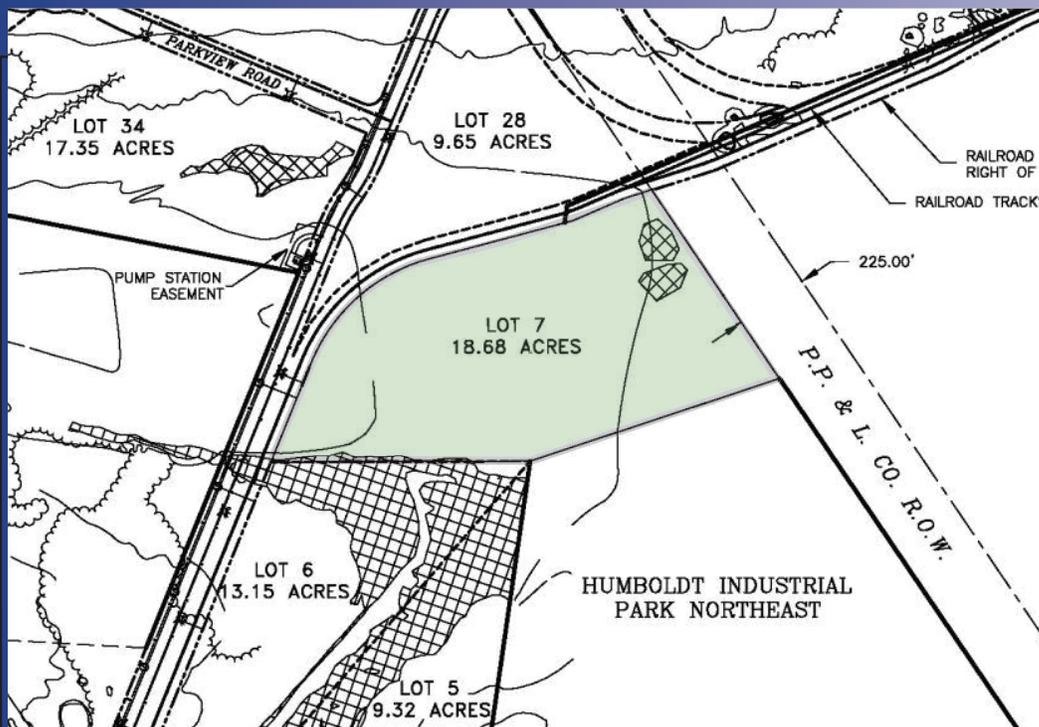


For more information, contact CAN DO
One South Church Street, Suite 200
Hazleton, PA 18201
(570) 455-1508 | (570) 454-7787 fax
www.hazletoncando.com

SITE DETAILS

Owner:	CAN DO
Prior use:	Mining
Zoning:	Industrial
Site acreage:	18.68 acres
Address:	1107 North Park Drive Hazle Township, PA 18202
Utilities:	All utilities are to the property boundary. Water: CAN DO, Inc. Sewer: CAN DO, Inc. Greater Hazleton Joint Sewer Authority Electric: PPL Electric Utilities Natural Gas: UGI Utilities
Rail carrier:	Reading Blue Mountain & Northern Railroad Rail is located on the north/northwest border of the site
Site description:	Site is gentle in topography. Mine backfill area; dynamic compaction may be required to prepare the site for foundation loads. There is a 100 year floodplain at the entrance of the site which should not impact the development of the property.
Tax incentive:	This site has been designated a Federal Opportunity Zone.
Industrial neighbors:	Cargill Cocoa, AutoZone, E.S. Kluft and Company, Gonnella Frozen Products, Inc., PECO Pallet, Vita-Line Products, US Cold Storage
Proximity to interstate:	2 Miles to Interstate 81, exit 143 via State Route 924
Proximity to hub airport:	40 miles to Wilkes-Barre/Scranton International Airport

SITE TOPOGRAPHY MAP



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