



**HAZLETON 424**  
INDUSTRIAL CENTER

An Industrial Development Located along I-81 in Hazleton, Pennsylvania



**1 BUILDING**  
AVAILABLE  
FOR LEASE

**620,000 SF**  
Q4 2022  
PROPOSED DELIVERY

**DIRECT ACCESS TO**



**EXPANDABLE TO +/- 1,000,000 SF**

**Matthew Marshall**, Principal  
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+1 610 276 1080



**AVISON  
YOUNG**



ALLENTOWN  
45 MILES



HARRISBURG  
80 MILES



PHILADELPHIA  
95 MILES



NEWARK  
115 MILES



WILMINGTON  
115 MILES

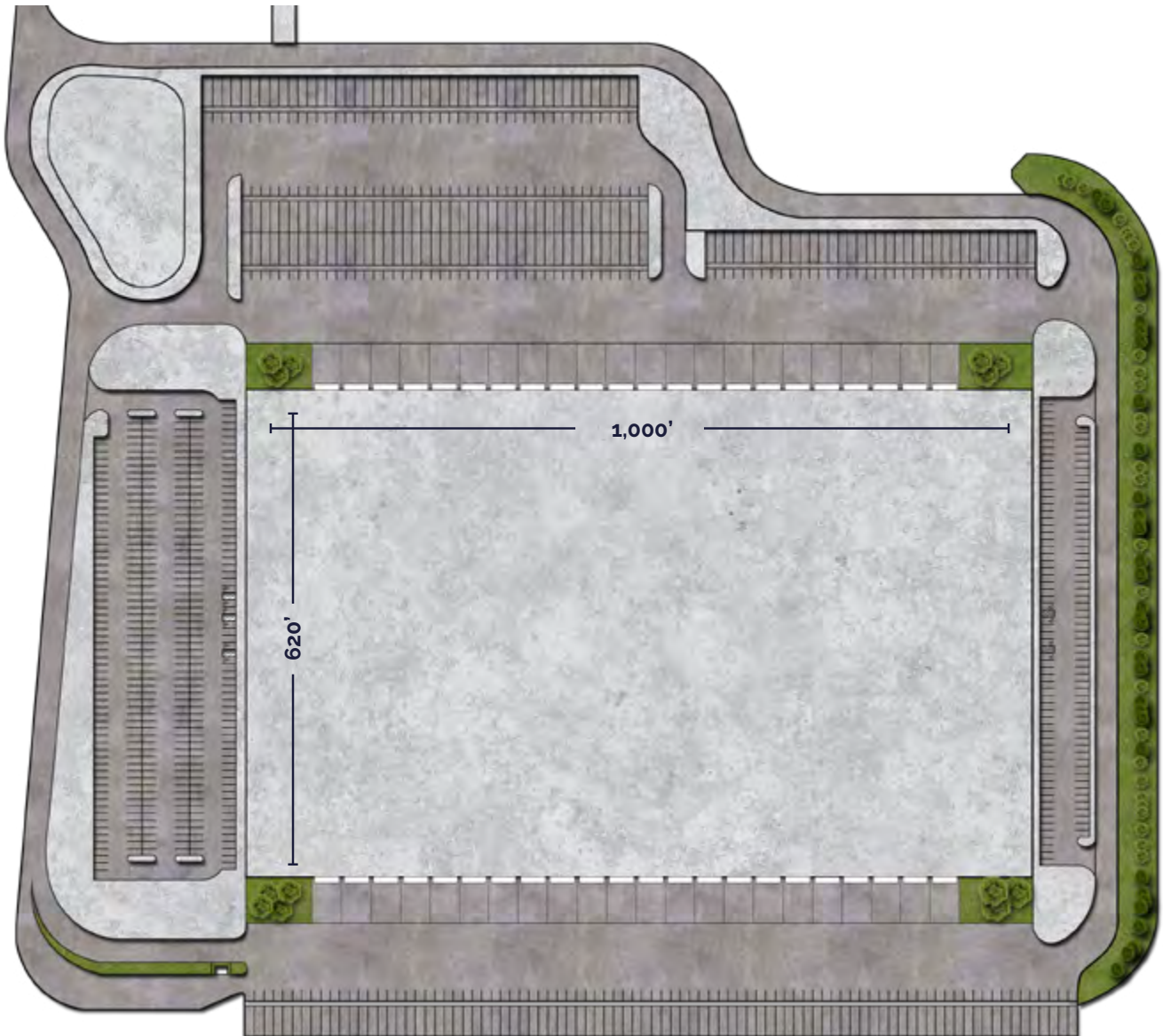


BALTIMORE  
160 MILES



# PROPERTY SPECIFICATIONS

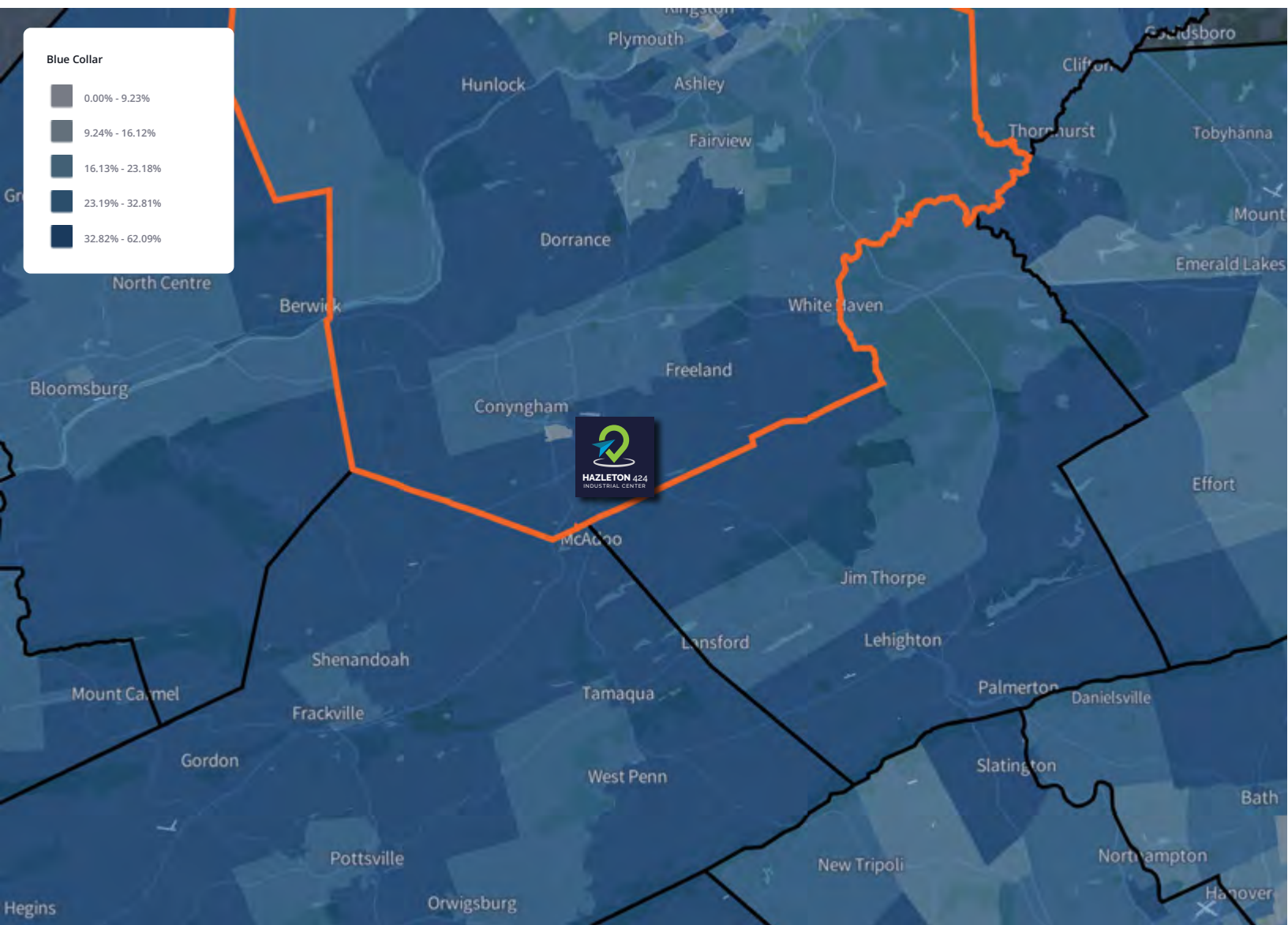
<b>SIZE</b>	<ul style="list-style-type: none"><li>■ 620,000 SF</li><li>■ Cross Dock Building</li></ul>
<b>COLUMN SPACING</b>	<ul style="list-style-type: none"><li>■ 50' x 50' Column Spacing</li><li>■ 60' Deep Speed Bays</li></ul>
<b>CLEAR HEIGHT</b>	<ul style="list-style-type: none"><li>■ Up to 60'</li></ul>
<b>LOADING DOCKS / TRAILER SPACES</b>	<ul style="list-style-type: none"><li>■ 124 Docks (62 per side)</li><li>■ 140 Trailer Spaces (70 per side)</li></ul>
<b>PARKING SPACES</b>	<ul style="list-style-type: none"><li>■ Car Stalls: 495</li><li>■ Trailer Storage Stalls: 255</li></ul>
<b>TRUCK COURT DEPTH</b>	<ul style="list-style-type: none"><li>■ Double sided loading court 200' wide</li></ul>
<b>LENGTH OF ROAD</b>	<ul style="list-style-type: none"><li>■ 4,250 LF</li></ul>
<b>ACCESS POINTS</b>	<ul style="list-style-type: none"><li>■ 2 (direct access from Route 424)</li></ul>
<b>IMPERVIOUS AREA</b>	<ul style="list-style-type: none"><li>■ ±31.72 Acres</li></ul>



# UNPARALLELED BLUE COLLAR WORKFORCE

Greater Hazleton is known for its high-quality, reliable, skilled workforce. Companies also find that proximity of Greater Hazleton to I-81 and I-80 provides access to a **population of 682,709 people with a civilian workforce of more than 340,900 with a 30-mile 'commute shed' radius.**

Source: Can Do of Greater Hazelton



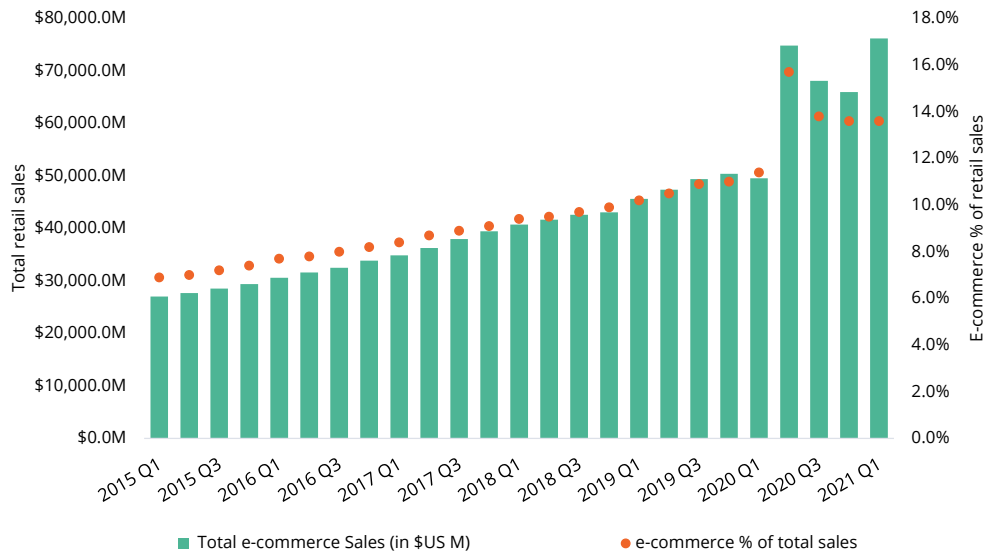
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# U.S. TOTAL RETAIL AND E-COMMERCE SALES

**15.7%**  
E-commerce share of overall retail sales in Q1 2021

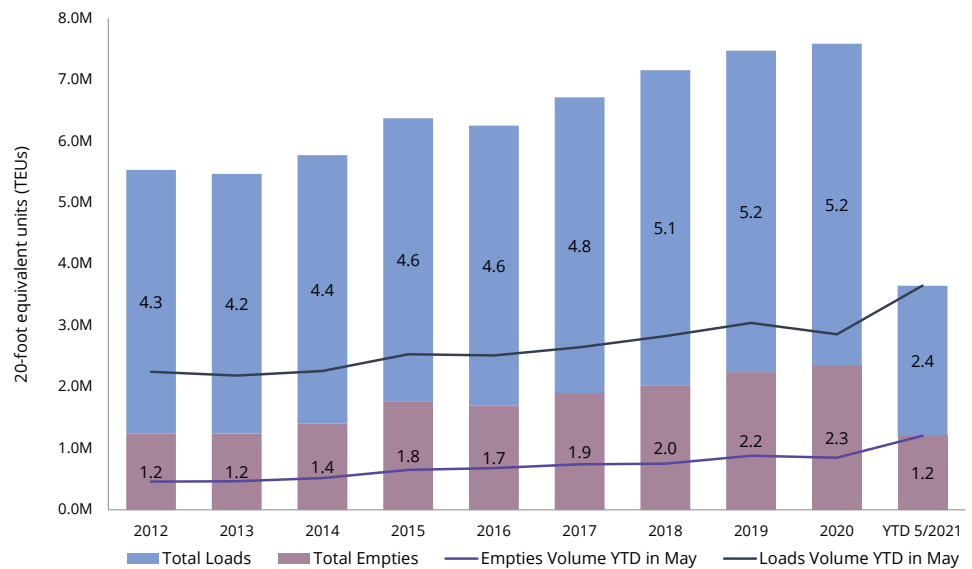


Source: Federal Reserve Bank of St. Louis



# PORT OF NEW YORK & NEW JERSEY CARGO VOLUME

**42.1%**  
Year-over-year rise in year-to-date empty cargo containers



Source: Port of New York and New Jersey



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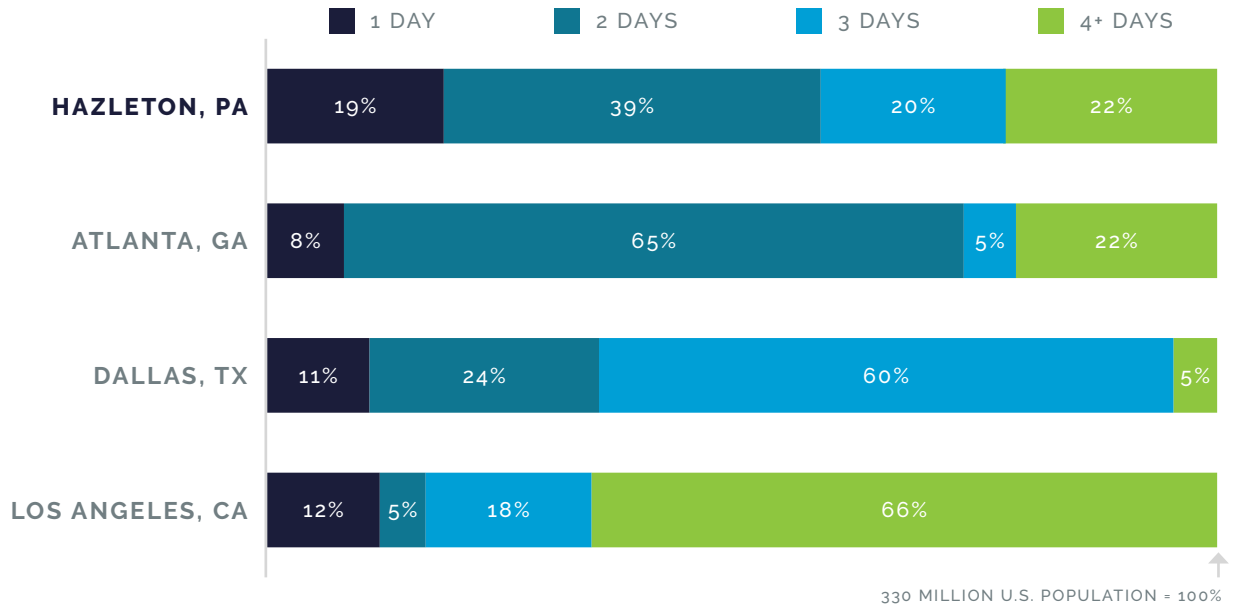
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# U.S. LOGISTICS COMPARISON

## HAZLETON, PA VS. 3 OTHER HIGHLY-DESIRABLE LOGISTICS GEOGRAPHIES

Based on U.S. Population Coverage



## EMPLOYMENT BASE

THERE IS A CAPTIVE WORKER BASE AND LOW COST OF LIVING THAT ARE POSITIVES TO COMPANIES COMPARING HAZLETON TO OTHER MORE EXPENSIVE MARKETS

- There are 6,600 warehouse & distribution workers, 1,300 management roles, and 900 production work within the 60 minute commute range of the site.
- Labor rates are lower around this development site (vs. PA state average) for production workers and management roles- by 12% and 14% respectively.
- Hazleton 424 has the highest 1-day shipping coverage of the U.S. population compared to other industrial hubs like Atlanta, GA; Dallas, TX; and Los Angeles, CA.
- New corporate occupiers in the Hazleton area include Lineage Logistics, Little Leaf Farms, and Niagra Water.

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 WWW.SSGPA.COM

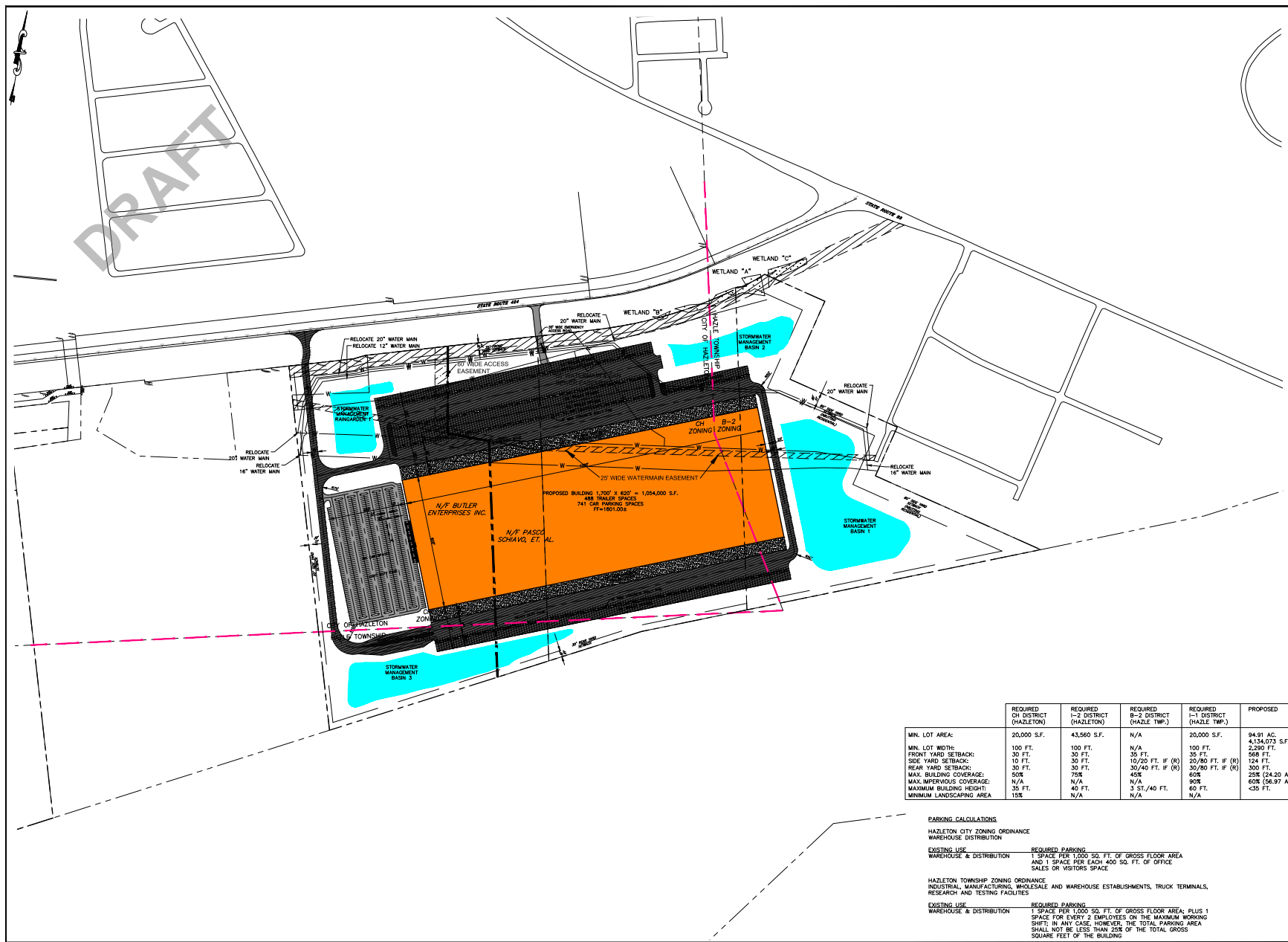
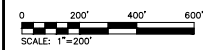
No.	Date	Revision

**LEGEND**

---	SITE PROPERTY LINE
---	ADJOINER PROPERTY LINE
[Hatched Box]	NEW BUILDING
[Dotted Box]	NEW CONCRETE
[Horizontal Line Box]	NEW LIGHT DUTY PAVE
[Vertical Line Box]	NEW HEAVY DUTY PAVE
[Stippled Box]	EX. WETLAND AREA

DRAFT

**CALL BEFORE YOU DIG!**  
 PENNSYLVANIA LAW REQUIRES  
 3 WORKING DAYS NOTICE FOR  
 CONSTRUCTION PHASE AND 10 WORKING  
 DAYS IN DESIGN STAGE-STOP CALL  
  
 1-800-242-1776 WWW.PAONECALL.ORG



	REQUIRED OH DISTRICT (HAZLETON)	REQUIRED I-2 DISTRICT (HAZLETON)	REQUIRED B-2 DISTRICT (HAZLE TWP.)	REQUIRED I-1 DISTRICT (HAZLE TWP.)	PROPOSED
MIN. LOT AREA:	20,000 S.F.	43,560 S.F.	N/A	20,000 S.F.	94.81 AC. 4,134,073 S.F.
MIN. LOT WIDTH:	100 FT.	100 FT.	N/A	100 FT.	2,390 FT.
FRONT YARD SETBACK:	30 FT.	30 FT.	35 FT.	35 FT.	568 FT.
SIDE YARD SETBACK:	10 FT.	30 FT.	10/25 FT. IF (R)	25/85 FT. IF (R)	124 FT.
REAR YARD SETBACK:	30 FT.	30 FT.	30/40 FT. IF (R)	30/80 FT. IF (R)	300 FT.
MAX. BUILDING COVERAGE:	50%	75%	40%	60%	25% (24.20 AC.) 60% (56.87 AC.)
MAX. IMPERVIOUS COVERAGE:	N/A	N/A	N/A	N/A	90%
MAXIMUM BUILDING HEIGHT:	35 FT.	40 FT.	3 ST./40 FT.	60 FT.	<35 FT.
MINIMUM LANDSCAPING AREA:	15%	N/A	N/A	N/A	

**PARKING CALCULATIONS**  
 HAZLETON CITY ZONING ORDINANCE  
 WAREHOUSE DISTRIBUTION  
**EXISTING USE**      **REQUIRED PARKING**  
 WAREHOUSE & DISTRIBUTION      1 SPACE PER 1,000 SQ. FT. OF GROSS FLOOR AREA  
 AND 1 SPACE PER EACH 400 SQ. FT. OF OFFICE  
 SALES OR VISITORS SPACE

HAZLETON TOWNSHIP ZONING ORDINANCE  
 INDUSTRIAL, MANUFACTURING, WHOLESALE AND WAREHOUSE ESTABLISHMENTS, TRUCK TERMINALS,  
 RESEARCH AND TESTING FACILITIES  
**EXISTING USE**      **REQUIRED PARKING**  
 WAREHOUSE & DISTRIBUTION      1 SPACE PER 1,000 SQ. FT. OF GROSS FLOOR AREA; PLUS 1  
 SPACE FOR EVERY 2 EMPLOYEES ON THE MAXIMUM WORKING  
 SHIFT; IN ANY CASE, HOWEVER, THE TOTAL PARKING AREA  
 SHALL NOT BE LESS THAN 25% OF THE TOTAL GROSS  
 SQUARE FEET OF THE BUILDING.

Owner / Architects / Designer:  
**ALEXON PROPERTIES, Inc.**

**NEW INDUSTRIAL FACILITY**

Location:  
 S.R. 0424 (S. BELTWAY)  
 HAZLETON CITY & HAZLE TOWNSHIP  
 LUZERNE COUNTY, PA.

Project:  
**CONCEPTUAL SITE LAYOUT  
 PLAN**

Project: **D20039**      Sheet: **C-100**  
 Date: **12-21-20**  
 Drawn By: **MAG**