



**FOR  
LEASE**

# 248,000 SF

**620 OAK RIDGE ROAD, PARCEL 57B  
HUMBOLDT INDUSTRIAL PARK  
HAZLETON, PA 18202**

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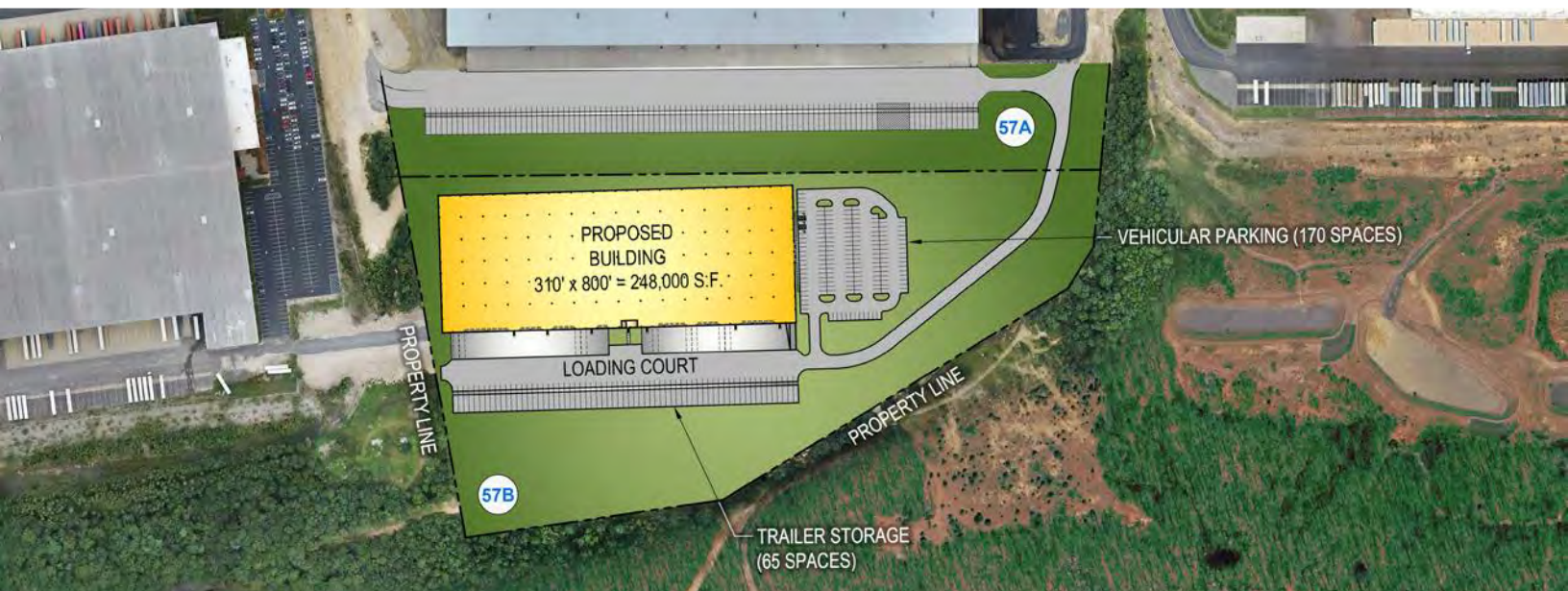
## INDUSTRIAL

**FEDERAL QUALIFIED  
OPPORTUNITY ZONE (QOZ)  
DESIGNATION**

**MOST OF THE BUILDING IS  
IN A LERTA ZONE, IN WHICH  
REAL ESTATE TAXES ON  
IMPROVEMENTS ARE 100%  
ABATED FOR 10 YEARS**



**SAMPLE BUILDING**



**TAX-ABATED INDUSTRIAL SITE NEAR I-81 AND I-80**

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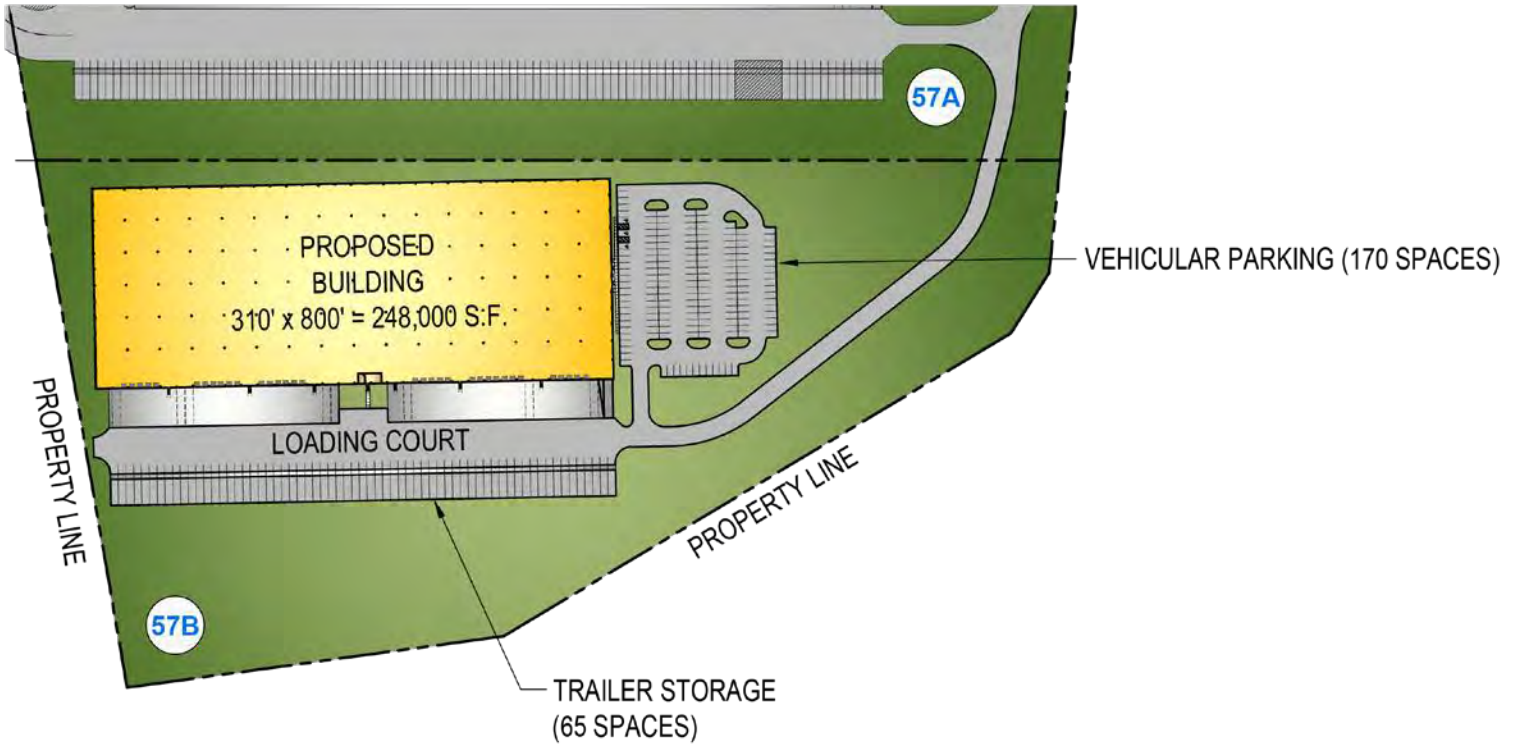
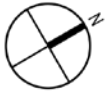
**570.823.1100**



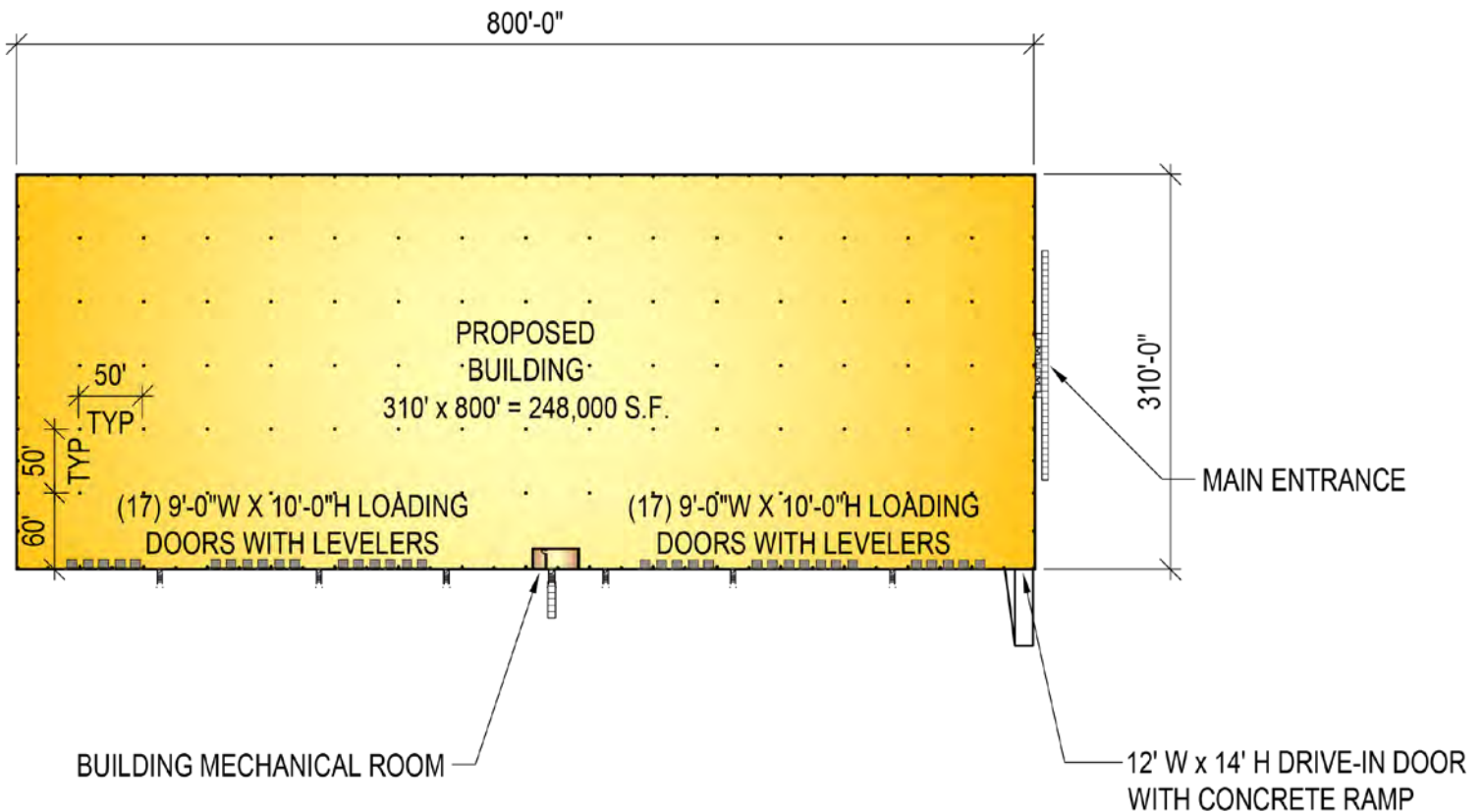
# PLANS

## SITE PLAN

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, prior sale/lease, withdrawal notice, or other conditions.



## FLOOR PLAN



FOR LEASE

620 OAK RIDGE ROAD, HAZLETON, PA

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# SPECS

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## SIZE

- ▶ **AVAILABLE SPACE:** 248,000 SF
- ▶ **ACREAGE:** 20.98 acres
- ▶ **BUILDING DIMENSIONS:** 310'-0" (width) x 800'-0" (length)

## BUILDING CONSTRUCTION

- ▶ **FLOOR:** 7" thick concrete floor slab, reinforced with welded steel mats. Floor is treated with *SpecChem* silicate sealer/densifier and *E-Cure* curing compound.
- ▶ **ROOF:** *Butler Manufacturing*, MR-24 standing seam.
- ▶ **EXTERIOR WALLS:** Architectural masonry, aluminum frame windows and insulated metal wall panels.
- ▶ **CLEAR CEILING HEIGHT:** Average structural clear height of approximately 38'-5".
- ▶ **COLUMN SPACING:** 50' x 50' bay spacing with 60' loading bays.
- ▶ The building shall contain 3'-0" high x 6'-0" wide clerestory windows.

## LOADING

- ▶ **DOCK EQUIPMENT:** Thirty-four (34) 9'-0" x 10'-0" vertical lift dock doors with vision kits by *Haas Door* or equal with 40,000 LB capacity mechanical levelers with bumpers by *Rite-Hite* or equal.
- ▶ **DRIVE-IN DOOR:** One (1) 12'-0" x 14'-0" vertical lift drive-in door by *Haas Door* or equal and reinforced concrete ramp.

## UTILITIES

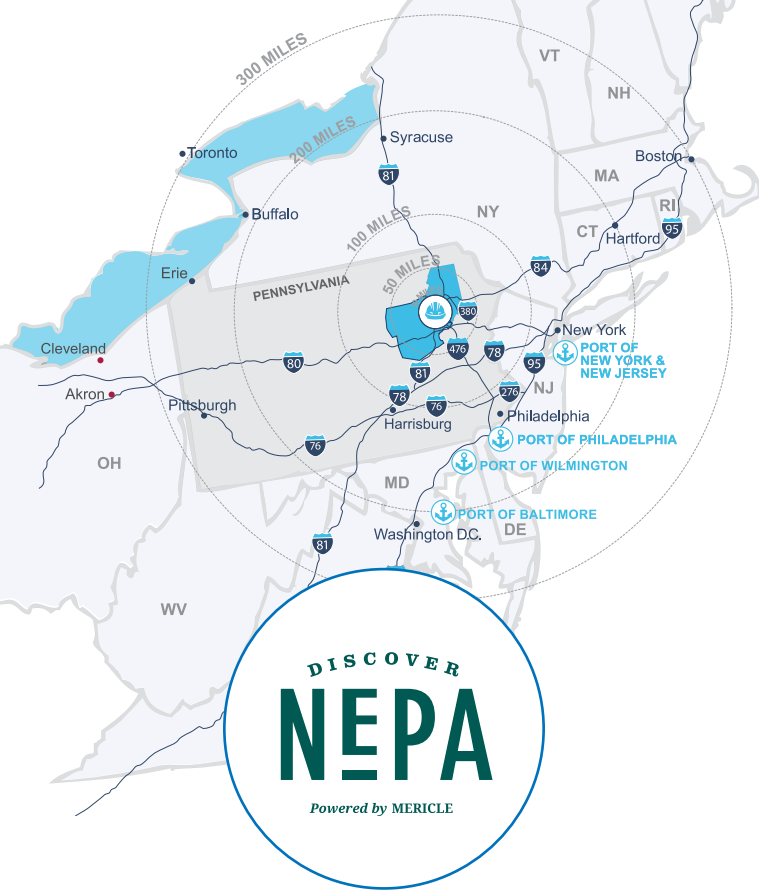
- ▶ **WAREHOUSE HEATING:** Energy-efficient, roof mounted *Cambridge* direct-fire units.
- ▶ **WAREHOUSE LIGHTING:** Energy-efficient LED fixtures.
- ▶ **ELECTRICAL POWER:** Available up to multiples of 4,000 Amps
- ▶ **FIRE PROTECTION:** Early suppression fast response (ESFR) wet sprinkler system.
- ▶ **UTILITIES:** All utilities shall be separately metered.
- ▶ **ELECTRIC:** PPL Utilities
- ▶ **GAS:** UGI Utilities, Inc.
- ▶ **WATER:** CAN DO, Inc. Hazleton City Authority
- ▶ **SEWER:** CAN DO, Inc. Greater Hazleton Joint Sewer Authority
- ▶ **TELECOM:** Verizon and Frontier Communications serve the park.

## PARKING

- ▶ On-site parking for approximately (170) vehicles.
- ▶ On-site trailer storage for approximately (65) trailers with 8' wide concrete dolly pad.
- ▶ 8" thick x 60' deep, reinforced concrete dock apron at loading dock with an approximate 180' total loading court depth.
- ▶ Asphalt paving, including heavy duty pave at truck areas and light duty pave in vehicle parking areas.

## FEATURES

- ▶ Professionally prepared and maintained landscaping.



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Northeastern Pennsylvania (NEPA) is close to big cities, but features affordable living, safe neighborhoods, access to recreation, and the opportunity to be heard and make a difference.

Check out **DiscoverNEPA.com** (search "Hazleton") for events, shopping, dining, and many, many things to do!

**Mericle is Northeastern Pennsylvania proud.**

# CENTRALLY LOCATED ON NORTHEASTERN PENNSYLVANIA'S I-81 CORRIDOR



## DEEP WATER PORTS

### PORT

### MI AWAY

Philadelphia, PA	108
Wilmington, DE	121
New York/New Jersey	130
Baltimore, MD	163



## TRAVEL DISTANCES

### CITY

Allentown, PA	55
Delaware Water Gap, PA	62
Harrisburg, PA	86
Philadelphia, PA	101
Binghamton, NY	107
Morristown, NJ	112
New York, NY	135
Baltimore, MD	153
Syracuse, NY	176
Washington, DC	201
Hartford, CT	234
Pittsburgh, PA	256
Boston, MA	338



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To learn more, please call one of us at 570.823.1100 to request a proposal and/or arrange a tour.

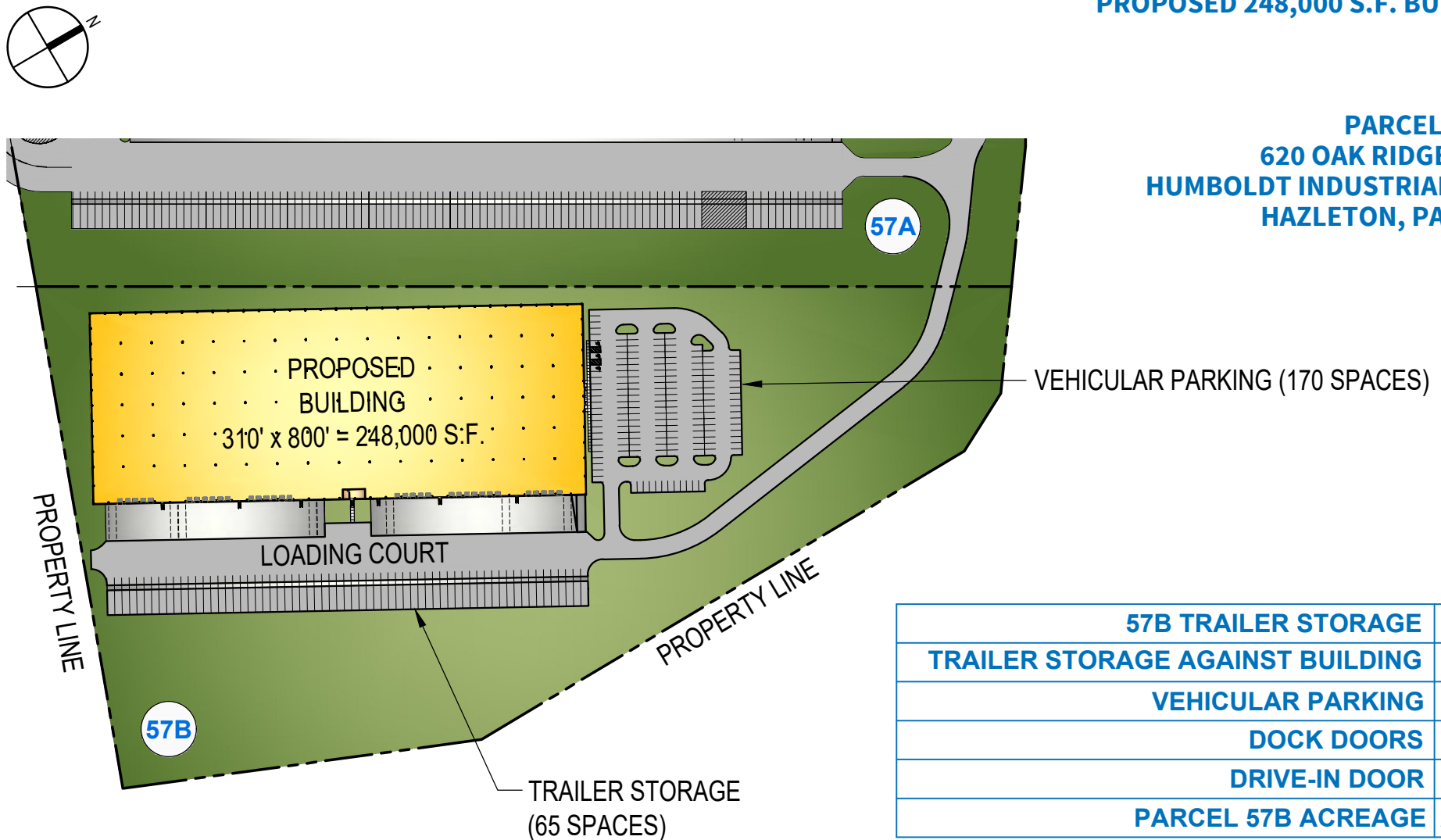
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# CONCEPTUAL SITE PLAN

PROPOSED 248,000 S.F. BUILDING

**PARCELS #57B**  
**620 OAK RIDGE ROAD**  
**HUMBOLDT INDUSTRIAL PARK**  
**HAZLETON, PA 18202**



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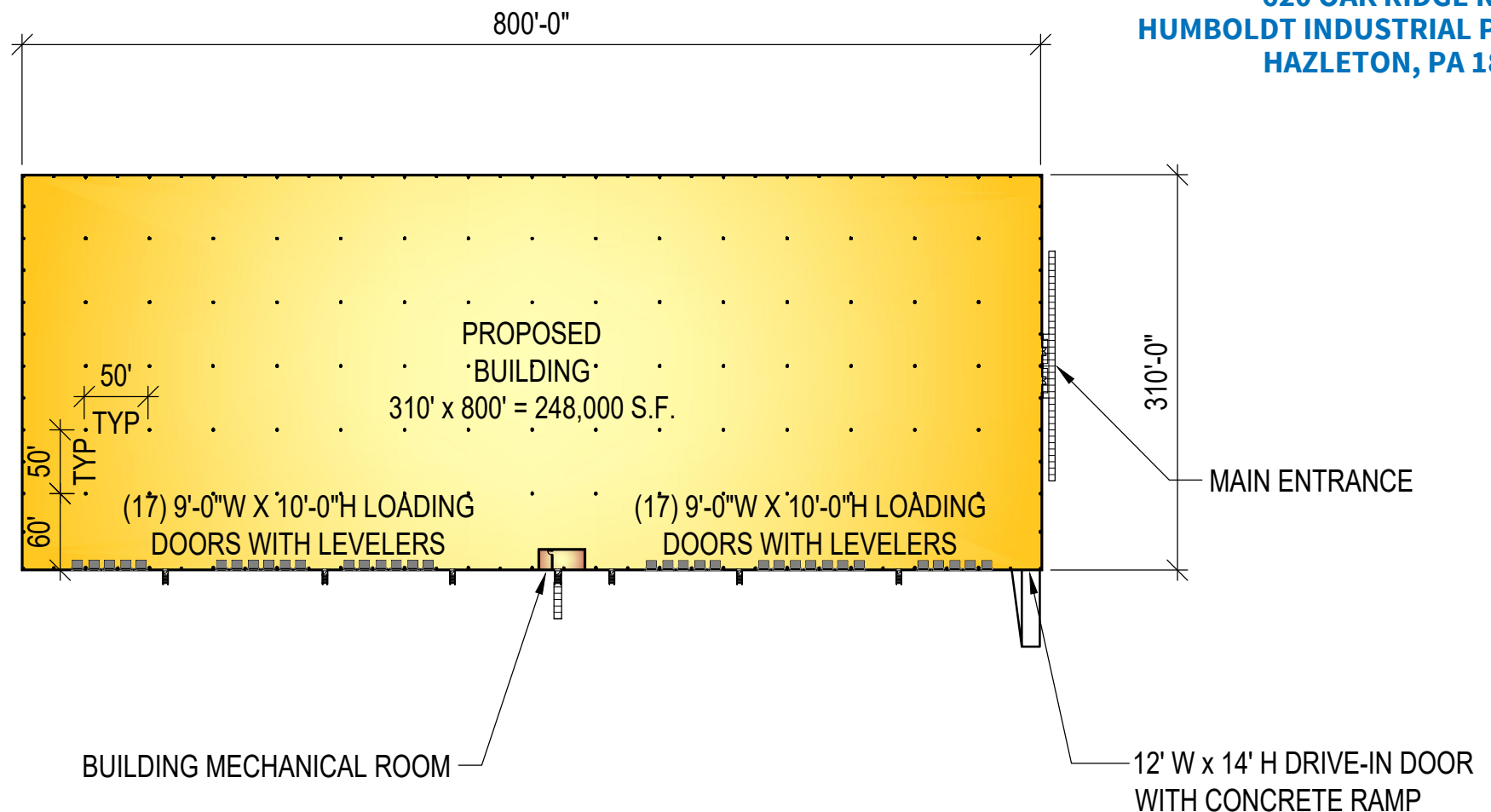
East Mountain Corporate Center  
 100 Baltimore Drive, Wilkes-Barre, PA 18702

WE BUILD BUILDINGS.  
 WE BUILD CAREERS.  
 WE BUILD COMMUNITIES.

# CONCEPTUAL FLOOR PLAN

PROPOSED 248,000 S.F. BUILDING

**PARCELS #57B**  
**620 OAK RIDGE ROAD**  
**HUMBOLDT INDUSTRIAL PARK**  
**HAZLETON, PA 18202**



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East Mountain Corporate Center  
100 Baltimore Drive, Wilkes-Barre, PA 18702

WE BUILD BUILDINGS.  
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WE BUILD COMMUNITIES.

## PROPOSED 248,000 S.F. BUILDING

## SITE IMPROVEMENTS

- Site contains approximately 20.98 acres
- On-site parking for approximately one hundred seventy (170) vehicles
- On-site trailer storage for approximately sixty-five (65) trailers with 8' wide concrete dolly pad
- 8" thick x 60' deep, reinforced concrete dock apron at loading dock with an approximate 180' total loading court depth
- Asphalt paving, including heavy duty pave at truck areas and light duty pave in vehicle parking areas
- Professionally prepared and maintained landscaping

**PARCELS #57B**  
**620 OAK RIDGE ROAD**  
**HUMBOLDT INDUSTRIAL PARK**  
**HAZLETON, PA 18202**

## BUILDING IMPROVEMENTS

- Building contains 248,000 square feet
- Building dimensions are 310'-0" (width) x 800'-0" (length)
- 50'-0" x 50'-0" bay spacing with a 60'-0" deep staging bay
- 7" thick concrete floor slab, reinforced with welded steel mats. Floor is treated with *SpecChem* siliconate sealer / densifier and *E-Cure* curing compound
- Exterior wall system consisting of architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation
- Average structural clear height of approximately 38'-5"
- *Butler Manufacturing*, MR-24 standing seam
- The building shall contain 3'-0" high x 6'-0" wide clerestory windows
- The building shall contain thirty-four (34) 9'-0" x 10'-0" vertical lift dock doors with vision kits by *Haas Door* or equal with 40,000 LB capacity mechanical levelers with bumpers by *Rite-Hite* or equal
- The building shall contain one (1) 12'-0" x 14'-0" vertical lift drive-in door by *Haas Door* or equal and reinforced concrete ramp

## UTILITIES AND BUILDING SYSTEMS

- The warehouse heating system shall consist of energy efficient, roof mounted *Cambridge* direct-fire units
- Electrical power available up to multiples of 4,000 amps
- The warehouse lighting shall consist of energy efficient LED fixtures
- Fire Protection System shall consist of Early Suppression Fast Response (ESFR) wet sprinkler system
- Provisions for domestic water and natural gas shall be provided
- All utilities are separately metered

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