



69 GREEN MOUNTAIN ROAD

HAZLETON, PA

RAIL SERVED



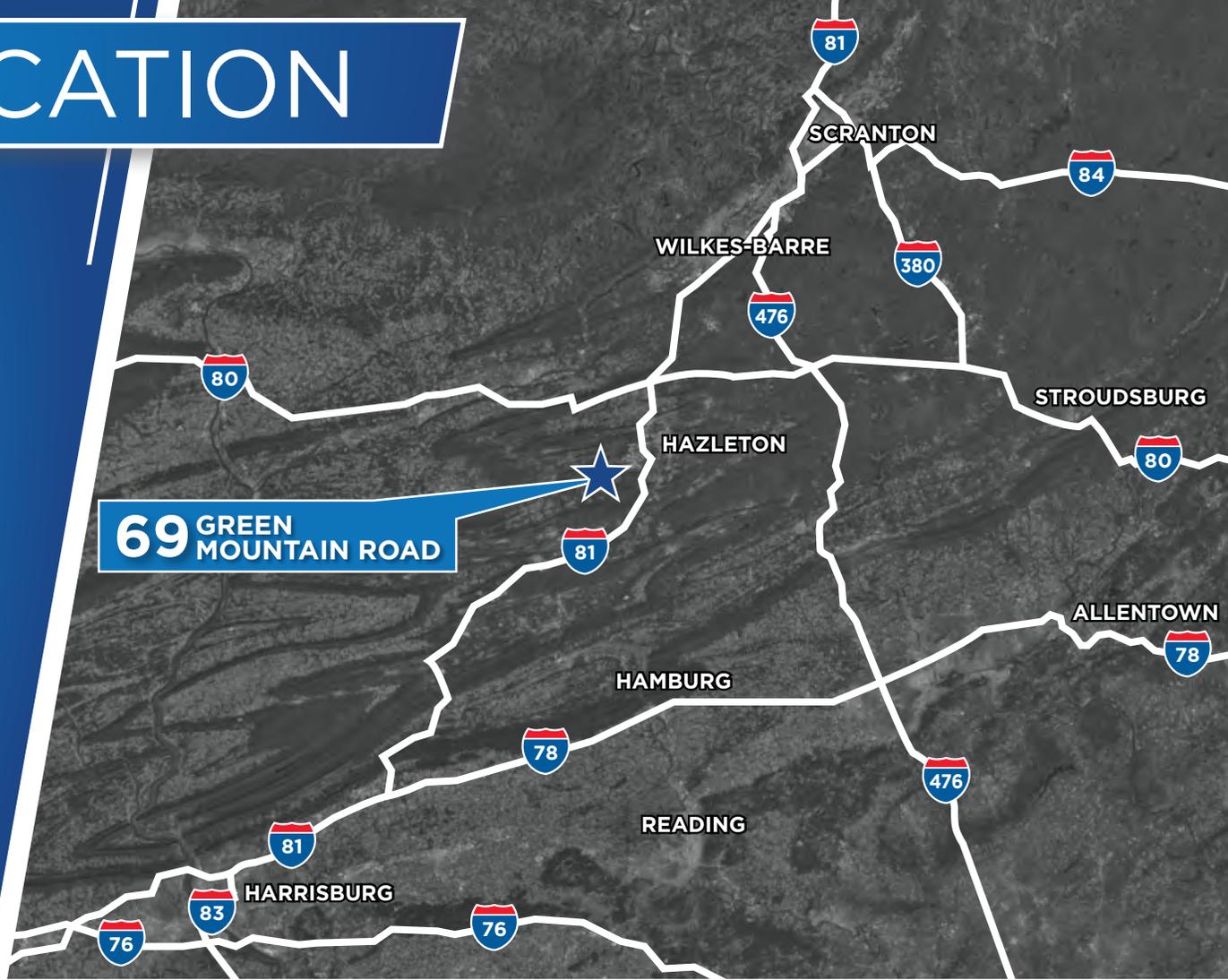
± 330,308 SF
FOR LEASE



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LOCATION



69 GREEN MOUNTAIN ROAD

DRIVE TIMES

I-81 4 MILES 8 MINS

I-80 25 MILES 31 MINS



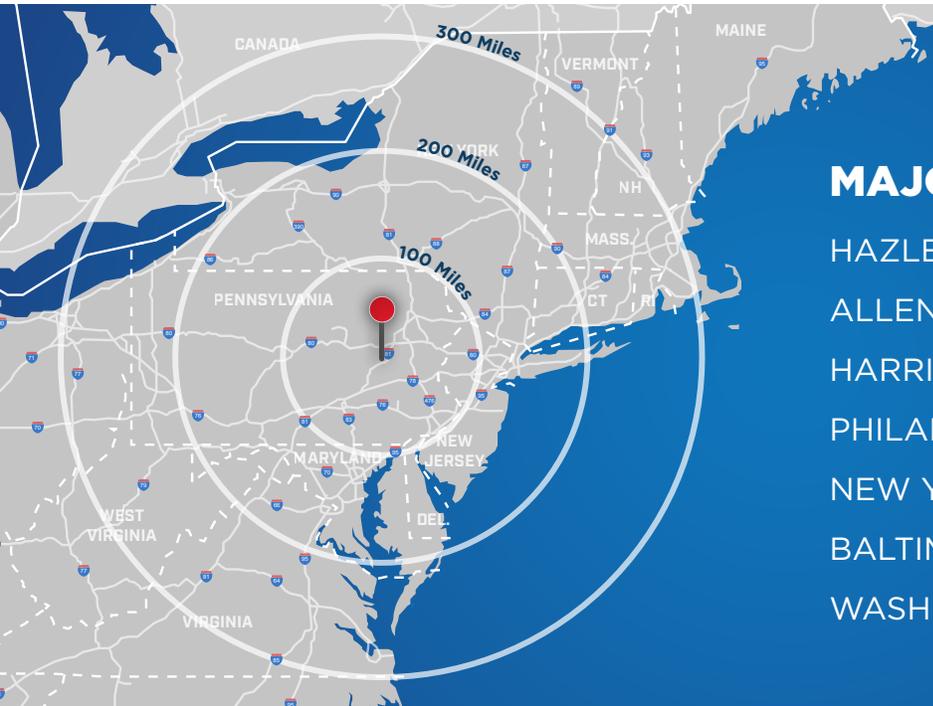
38 MILES 43 MINS



42 MILES 49 MINS



135 MILES 145 MINS



MAJOR CITIES

HAZLETON, PA	8 MILES	17 MINS
ALLENTOWN, PA	55 MILES	80 MINS
HARRISBURG, PA	75 MILES	90 MINS
PHILADELPHIA, PA	105 MILES	125 MINS
NEW YORK, NY	135 MILES	155 MINS
BALTIMORE, MD	154 MILES	155 MINS
WASHINGTON, DC	193 MILES	215 MINS

ACCESS MAP



LOCATION OVERVIEW



Northeastern Pennsylvania is one of the fastest growing Industrial real estate markets due to its convenient access to I-81 and I-80. This location allows access to over 50% of the United States population within a 10 hour truck drive.



RAIL SERVED

69 Green Mountain Road has rail access capabilities via Norfolk Southern.

LABOR



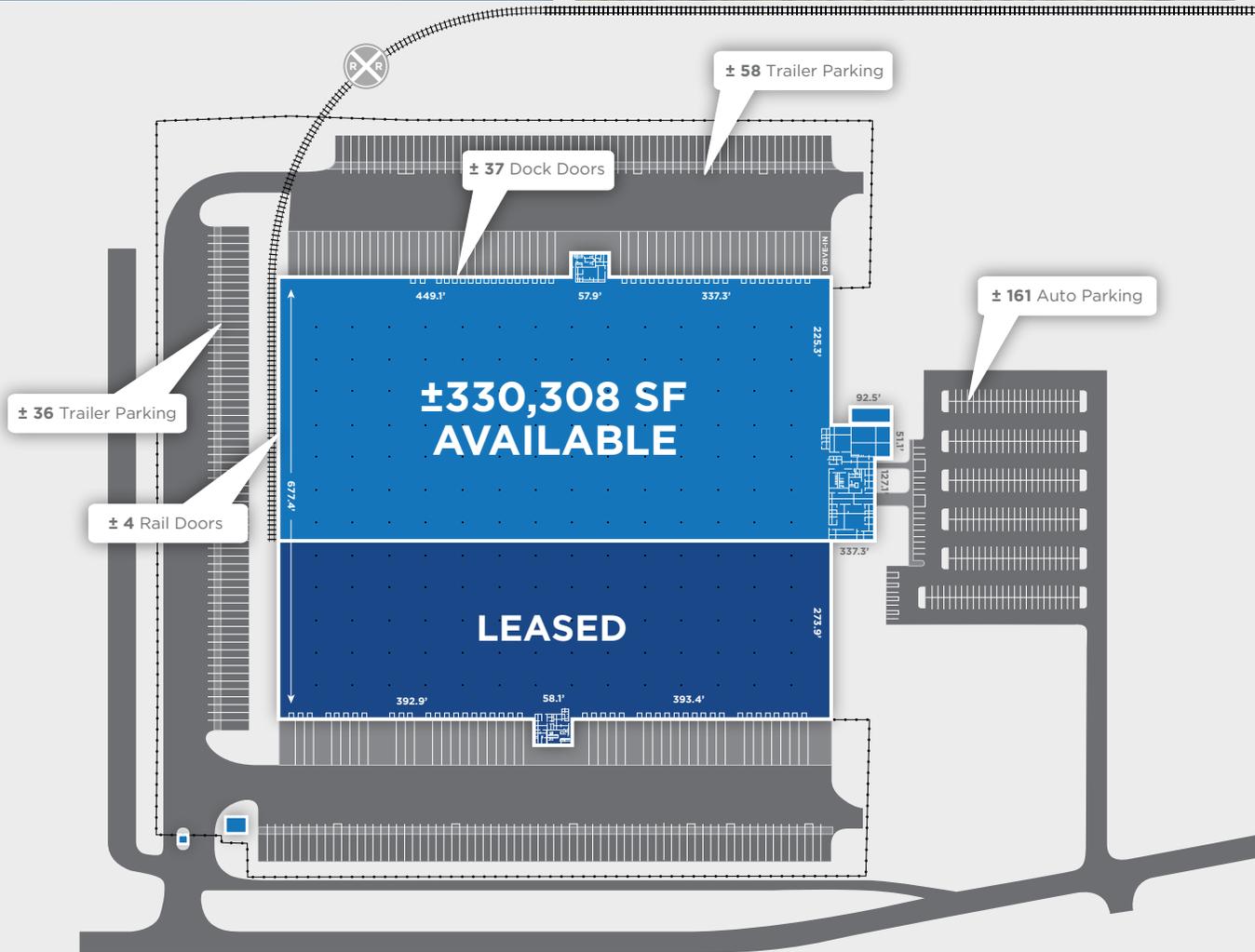
Luzerne County has a strong labor force characterized by a skilled and diverse workforce. The region's strategic location and excellent transportation infrastructure make it a prime choice for industrial operations, ensuring a steady supply of qualified employees.



NEARBY DISTRIBUTION OPERATIONS

FedEx Supply Chain, Amazon, Reynolds Consumer Products, Cargill, Lockheed Martin, American Eagle Outfitters, Pitt Ohio, Nestlé, Frito Lay, and more.

BUILDING SPECS



BUILDING AREA	±589,590 SF	DOCK DOORS	37 doors, fully equipped (9' x 10')
AVAILABLE AREA	±330,308 SF	DRIVE-IN DOOR	1 door
OFFICE AREA	±7,677 SF office space ±2,499 SF warehouse space	RAIL ACCESS	4 doors
COLUMN SPACING	50' x 56' (75' Speed Bay)	AUTO PARKING	161 spaces
CONFIGURATION	Single Load	TRAILER PARKING	94 spaces
CLEAR HEIGHT	33' - 40'	FIRE PROTECTION	ESFR
LIGHTING	LED		

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