# 69
# GREEN MOUNTAIN ROAD

HAZLETON, PA 18202

**RAIL SERVED**



## ±589,467 SF (divisible)

AVAILABLE

## FOR LEASE

STAG INDUSTRIAL

CUSHMAN & WAKEFIELD


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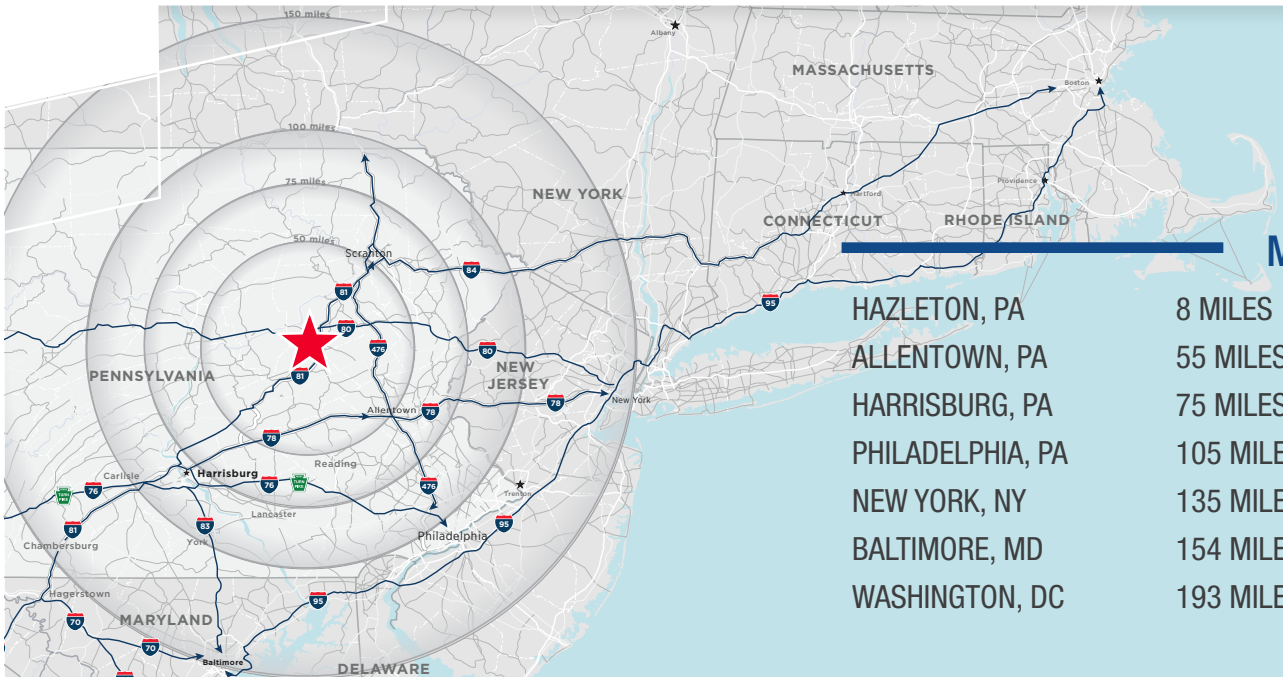
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# LOCATION




## DRIVE TIMES

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 81 | 4 MILES | 8 MINS | ups | 38 MILES | 43 MINS | | |
| 80 | 25 MILES | 31 MINS | FedEx Ground | 42 MILES | 49 MINS | PORT AUTHORITY NY NJ | 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




# SITE ADVANTAGES

## 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.

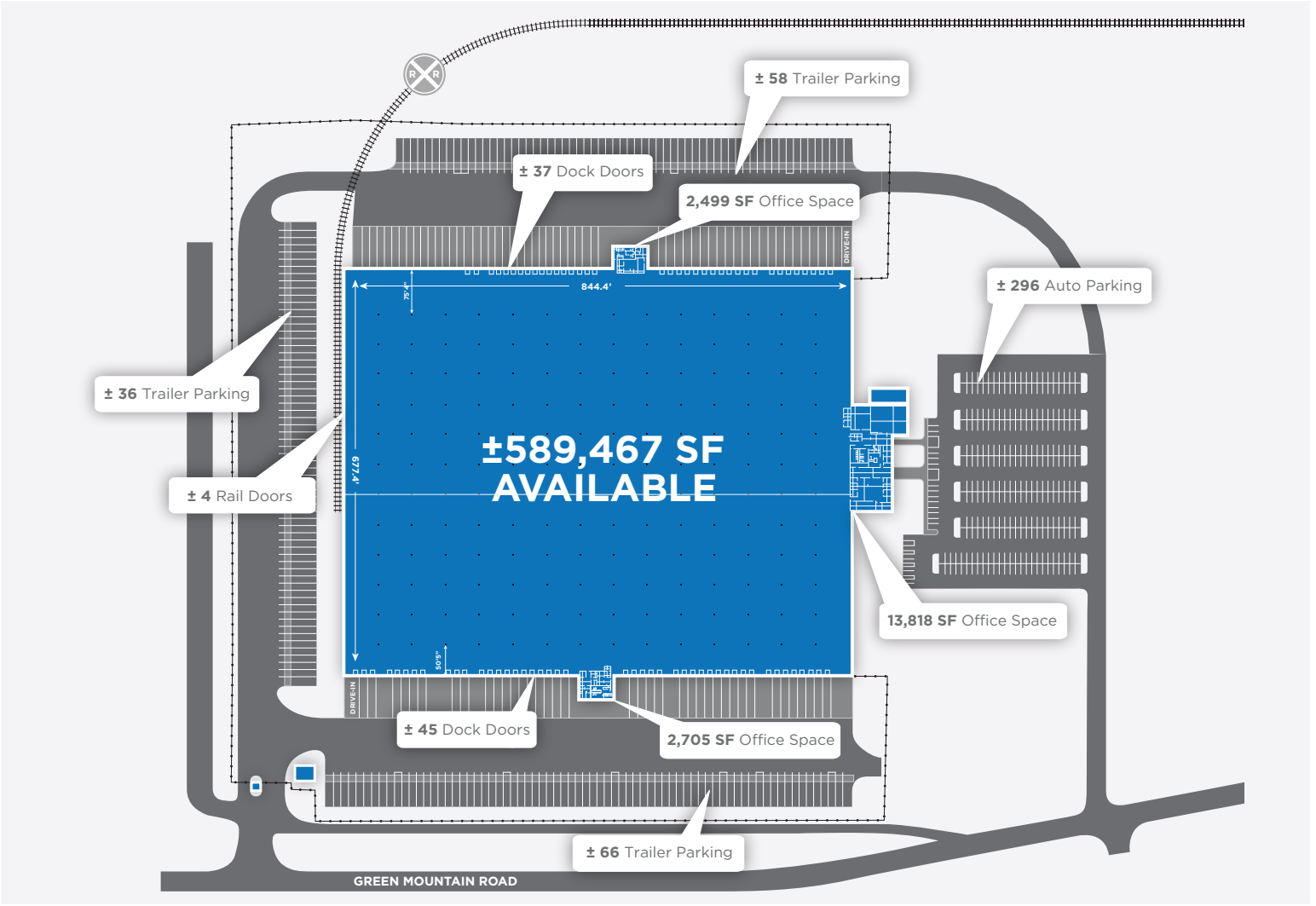
## LABOR

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, ensuringa steady supply of qualified employees.

## NEIGHBORING TENANTS

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

# BUILDING SPECS




| | | | | | | | |
|---|---|---|---|---|---|---|---|
| **±589,467** | SQUARE FEET | **±13,818** | OFFICE SPACE | **±82** | DOCK DOORS | **±2** | DRIVE-IN DOORS |

| | | | |
|---|---|---|---|
| **AVAILABLE AREA** | ±589,467 SF (DIVISIBLE)<br>259,159 SF OR 330,308 SF | **DOCK DOORS** | 82 DOORS, FULLY EQUIPPED (9' X 10') |
| **OFFICE AREA** | ±13,818 SF OFFICE SPACE<br>±5,204 SF WAREHOUSE SPACE | **DRIVE-IN DOORS** | 2 DOORS (12' X 16') |
| **COLUMN SPACING** | 50' X 56' | **AUTO PARKING** | 296 SPACES |
| **CONFIGURATION** | CROSS-DOCK | **TRAILER PARKING** | 158 SPACES |
| **CLEAR HEIGHT** | 33' - 40' | **POWER** | 4,000 AMPS |
| **YEAR BUILT** | 1999 | **FIRE PROTECTION** | ESFR |
| **RAIL ACCESS** | 4 DOORS (12' X 10') | **LIGHTING** | LED |

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