



**FOR
LEASE**

293,493 SF

**63 GREEN MOUNTAIN ROAD, SUITE 100
HUMBOLDT INDUSTRIAL PARK
EAST UNION TOWNSHIP, HAZLETON, PA**

.....

INDUSTRIAL



PRIME INDUSTRIAL SPACE NEAR I-80 AND I-81

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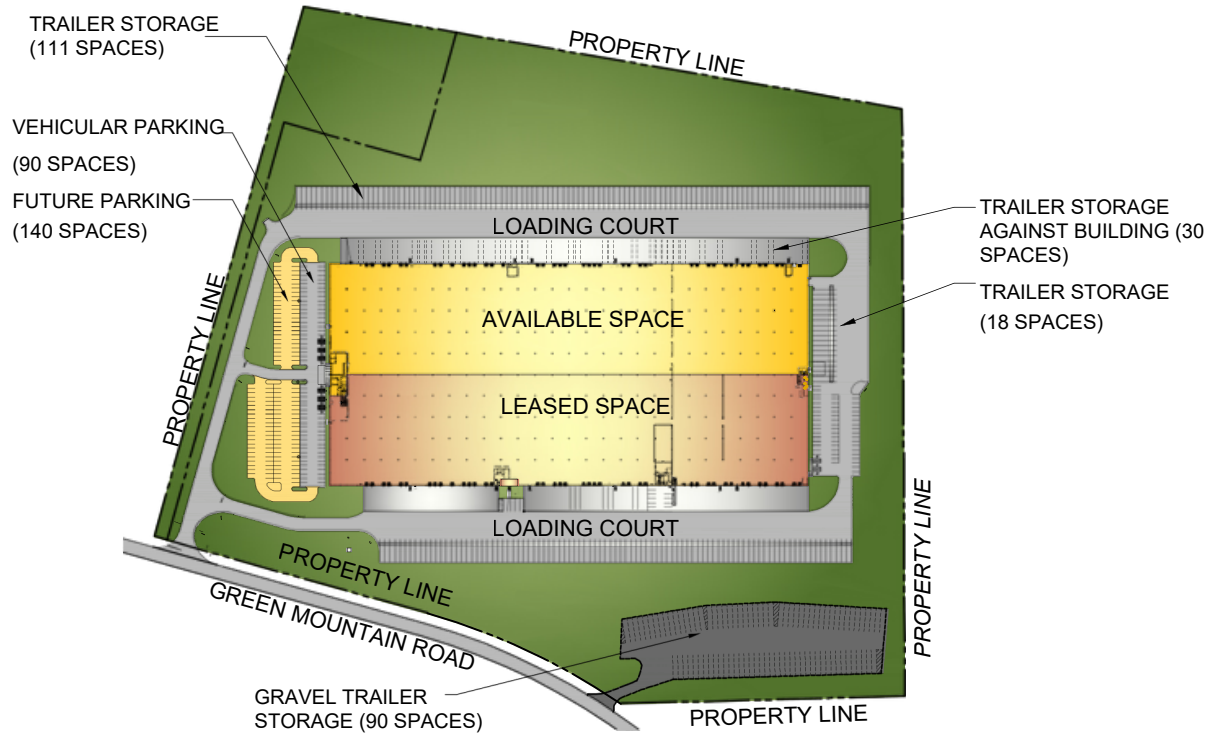
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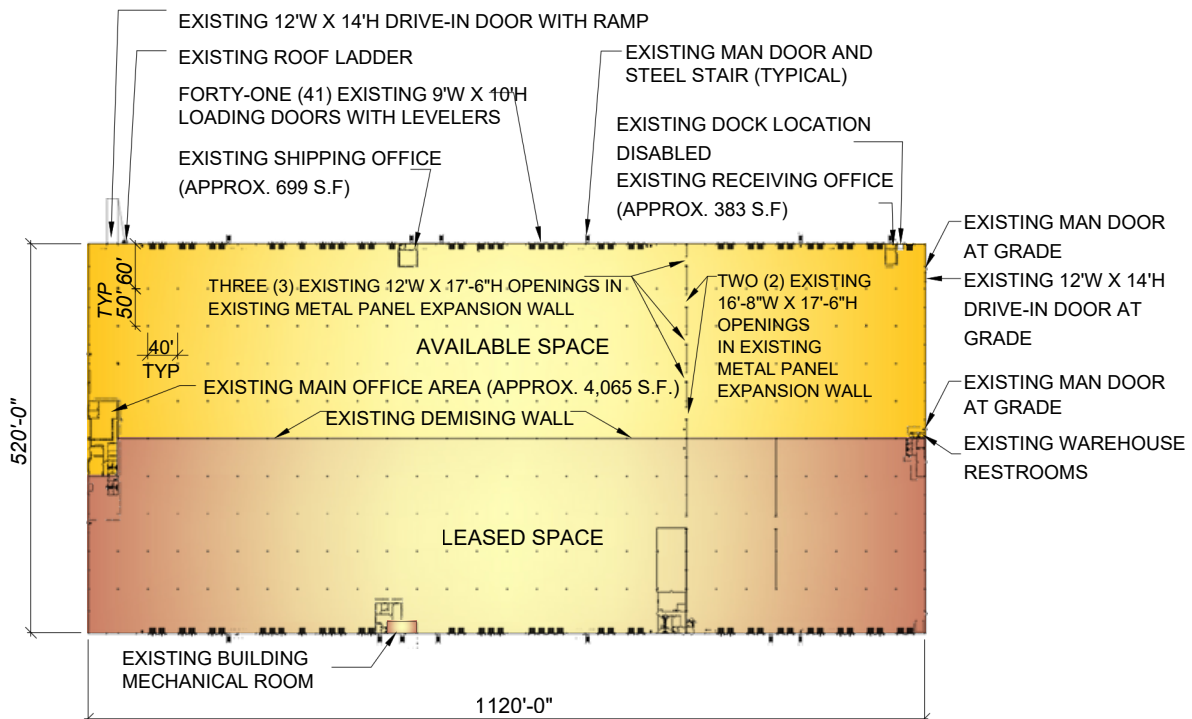
PLANS

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SITE PLAN



FLOOR PLAN



FOR LEASE

63 GREEN MOUNTAIN ROAD, HAZLETON, PA

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SIZE

AVAILABLE SPACE: 293,493 SF space within an existing 582,400 SF building.

ACREAGE: Approx. 50.963 acres

BUILDING DIMENSIONS: 520'-0" (width) x 1,120'-0" (length)

AVAILABLE SPACE DIMENSIONS: 260'-0" (width) x 1,120'-0" (length)

Approx. 4,065 SF of Existing Main Office Area, 699 SF of Existing Shipping Office, 383 SF of Existing Receiving Office, and Existing Warehouse Restrooms.

BUILDING CONSTRUCTION

FLOOR: 6" concrete floor slab reinforced with welded steel mats and treated with joint filler, Polyurea or equal, in all construction and contraction joints in the Warehouse floor

ROOF: Butler Manufacturing, MR-24 standing seam.

EXTERIOR WALLS: Exterior wall system consisting of architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation.

CLEAR CEILING HEIGHT: Average structural clear height of approximately 34'-6".

COLUMN SPACING: 40'-0" x 50'-0" bay spacing with a 60'-0" deep staging bay each side of building

The building contains 3'-0" high x 6'-0" wide clerestory windows on loading dock wall.

LOADING

DOCK EQUIPMENT: Forty-one (41) 9'-0" x 10'-0" vertical lift dock doors with vision kits by *Haas Door* or equal with minimum 30,000 LB capacity mechanical levelers with bumpers by *Rite-Hite* or equal.

Prefabricated steel track guards and Classic dock seal with head curtain by *Rite-Hite* or equal.

DRIVE-IN DOOR: One (1) 12'-0" W x 14'-0" H vertical lift drive-in doors by *Haas Door* or equal and reinforced concrete ramp. One (1) 12'-0" W X 14'-0" H vertical lift drive-in door by *Haas Door* or equal at grade.

UTILITIES

WAREHOUSE HEATING: Gas fired unit heaters.

OFFICE AND SHIPPING/RECEIVING AREAS

HVAC: Multiple packaged gas/electric rooftop units.

ELECTRICAL SERVICE: 800 Amp, 480/277 Volt, 3 phase service.

WAREHOUSE LIGHTING: Energy efficient LED light fixtures with minimum 30 foot candles adjustable to 40 foot candles

MAIN OFFICE, EXISTING SHIPPING/RECEIVING

OFFICE LIGHTING: 2x4 fluorescent fixtures

FIRE PROTECTION SYSTEM: Early Suppression Fast Response (ESFR) sprinkler system. Domestic water and natural gas provided. All utilities separately metered.

PARKING

On-site parking for approx. (90) vehicles and (140) future vehicles.

On-site trailer storage for approx. (129) trailers with 8' wide concrete dolly pads.

8" thick x 60' deep, reinforced concrete apron at loading dock on both sides of the building with an approx. 180' total loading court depth.

Asphalt paving, including heavy duty pave at truck areas and light duty pave in vehicle parking areas.

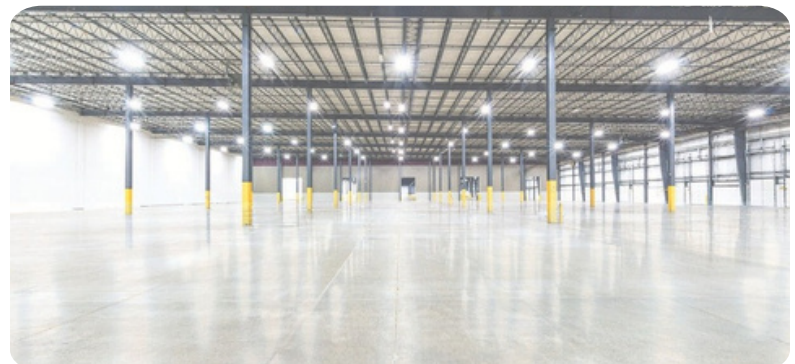
SITE IMPROVEMENTS

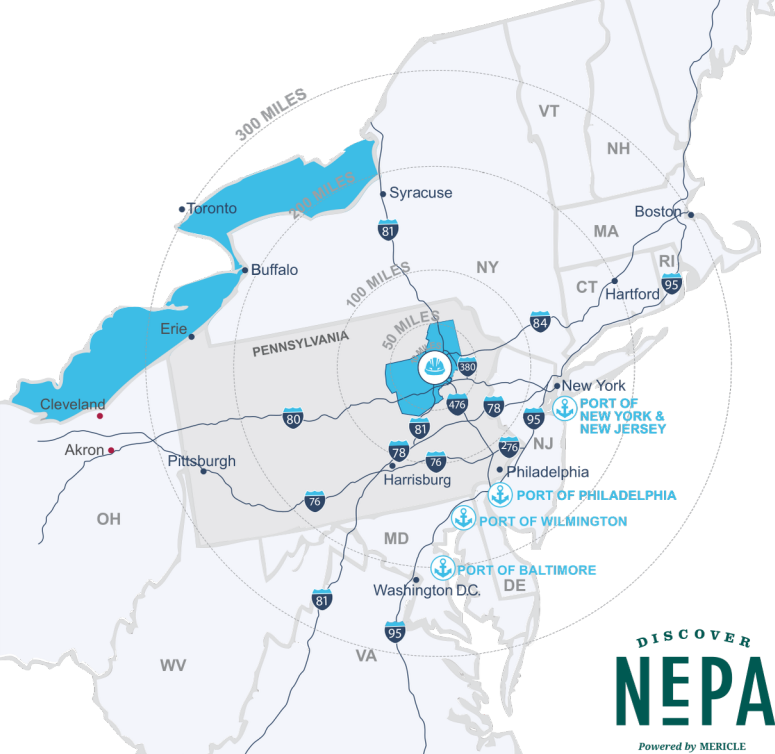
Professionally prepared and maintained landscaping. Marquee sign at site entrance.



LABOR DRAW

Employers in Humboldt Industrial Park draw workers from a four-county area, allowing for an ample number of qualified job applicants.





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 Pennsylvaniaproud.

CENTRALLY LOCATED ON NORTHEASTERN PENNSYLVANIA'S I-81 CORRIDOR



DEEP WATER PORTS

PORT	MI AWAY
Philadelphia, PA	108
New York/New Jersey	121
Wilmington, DE	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



Mericle, a Butler Builder®, is proud to be part of a network of building professionals dedicated to providing you the best construction for your needs.

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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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SITE IMPROVEMENTS

- Site contains approximately 50.963 acres
- On-site parking for approximately ninety (90) vehicles and one hundred forty (140) future vehicles
- On-site trailer storage for approximately one hundred twenty-nine (129) trailers with 8' wide concrete dolly pads with an additional ninety (90) trailers in gravel area
- 8" thick x 60' deep, reinforced concrete apron at loading dock on both sides of the building 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
- Site illuminated with LED light pole fixtures
- Professionally prepared and maintained landscaping
- Marquee sign at site entrance

**AVAILABLE 293,493 S.F. SPACE
WITHIN AN EXISTING 582,400 S.F. BUILDING**

**PARCEL #63
SUITE #100**

**63 GREEN MOUNTAIN ROAD
HUMBOLDT INDUSTRIAL PARK
EAST UNION TOWNSHIP
HAZLETON, PA 18202**

BUILDING IMPROVEMENTS

- Existing building contains 582,400 square feet
- Existing building dimensions are 520'-0" (width) x 1,120'-0" (length)
- Existing space is 293,493 square feet
- Existing space has approximately 4,065 square feet of Existing Main Office Area, 699 square feet of Existing Shipping Office, 383 square feet of Existing Receiving Office, and Existing Warehouse Restrooms
- 40'-0" x 50'-0" bay spacing with a 60'-0" deep staging bay each side of building
- 6" concrete floor slab reinforced with welded steel mats and treated with joint filler, Polyurea or equal, in all construction and contraction joints in the Warehouse floor
- *Butler Manufacturing*, MR24 standing seam
- The building contains 3'-0" high x 6'-0" wide clerestory windows on loading dock wall
- Exterior wall system consists of architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation
- Average structural clear height of approximately 34'-6"
- Existing space contains forty-one (41) 9'-0" x 10'-0" vertical lift dock doors with vision kits by *Haas Door* or equal with minimum 30,000 LB capacity mechanical levelers with bumpers by *Rite-Hite* or equal
- Prefabricated steel track guards and Classic dock seal with head curtain by *Rite-Hite* or equal
- Existing space contains one (1) 12'-0" W x 14'-0" H vertical lift drive-in doors by *Haas Door* or equal and reinforced concrete ramp
- Existing space contains one (1) 12'-0" W X 14'-0" H vertical lift drive-in door by *Haas Door* or equal at grade

UTILITIES AND BUILDING SYSTEMS

- Existing building exterior perimeter illuminated with LED light fixtures
- Existing Warehouse Space heating system consists of gas fired unit heaters
- Existing Main Office, Existing Shipping and Receiving office spaces are heated and cooled by multiple packaged gas/electric rooftop units
- Existing electrical service consists of 800 amp, 480/277V, 3 phase service
- Existing Warehouse lighting consists of energy efficient LED light fixtures with minimum 30 foot candles adjustable to 40 foot candles
- Existing Main Office, Existing Shipping and Receiving office spaces consist of 2x4 fluorescent fixtures
- Fire Protection System consists of an Early Suppression Fast Response (ESFR) sprinkler system
- Provisions for domestic water and natural gas are provided
- All utilities are separately metered

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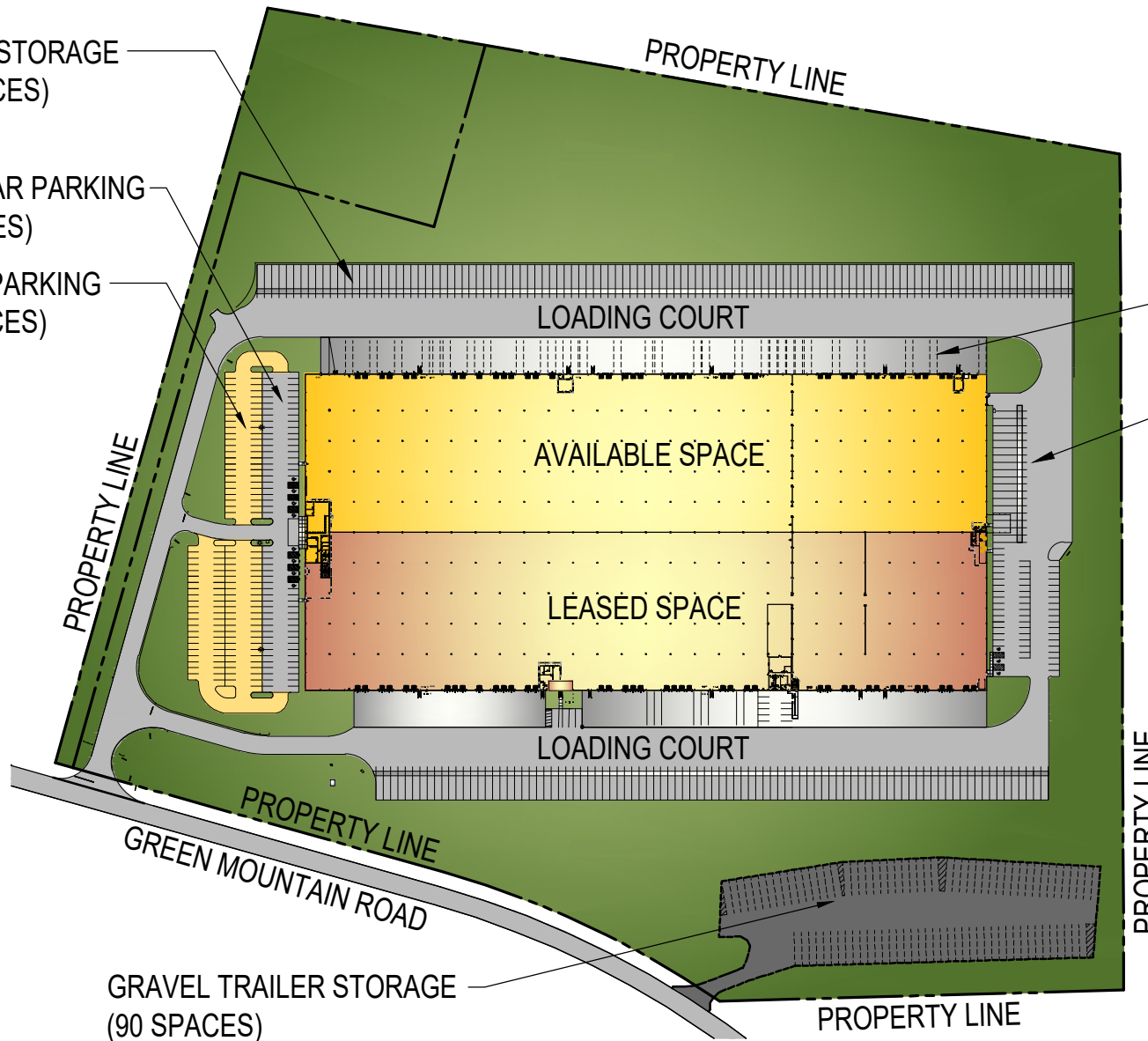
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CONCEPTUAL SITE PLAN

**AVAILABLE 293,493 S.F. SPACE
WITHIN AN EXISTING 582,400 S.F. BUILDING**

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SUITE #100
63 GREEN MOUNTAIN ROAD
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HAZLETON, PA 18202**



TRAILER STORAGE	129
TRAILER STORAGE AGAINST BUILDING	30
TRAILER STORAGE (GRAVEL)	90
VEHICULAR PARKING	90
FUTURE PARKING	140
DOCK DOORS	41
DRIVE-IN DOORS	2
ACREAGE	50.96

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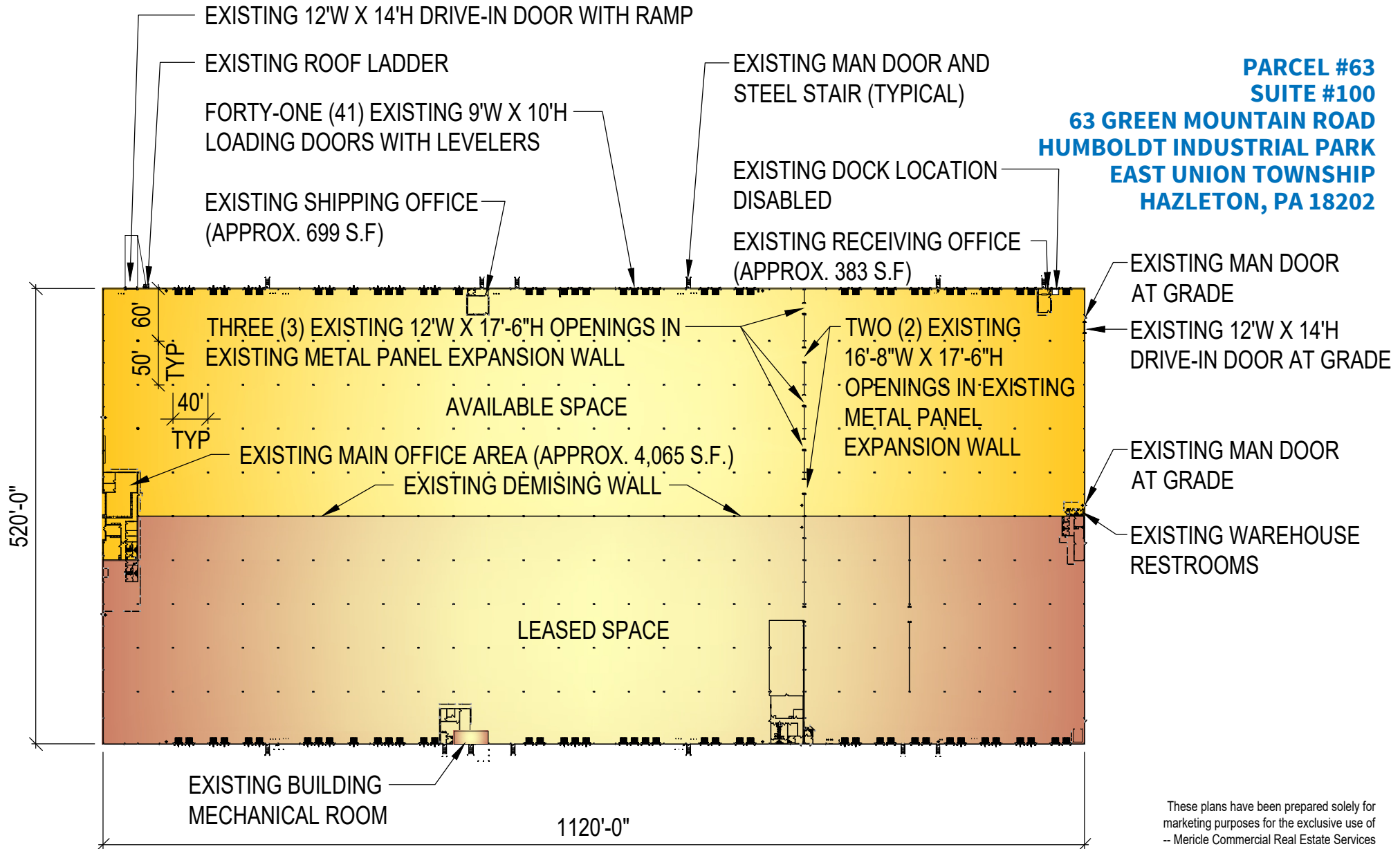
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WE BUILD CAREERS.
WE BUILD COMMUNITIES.

CONCEPTUAL BUILDING PLAN

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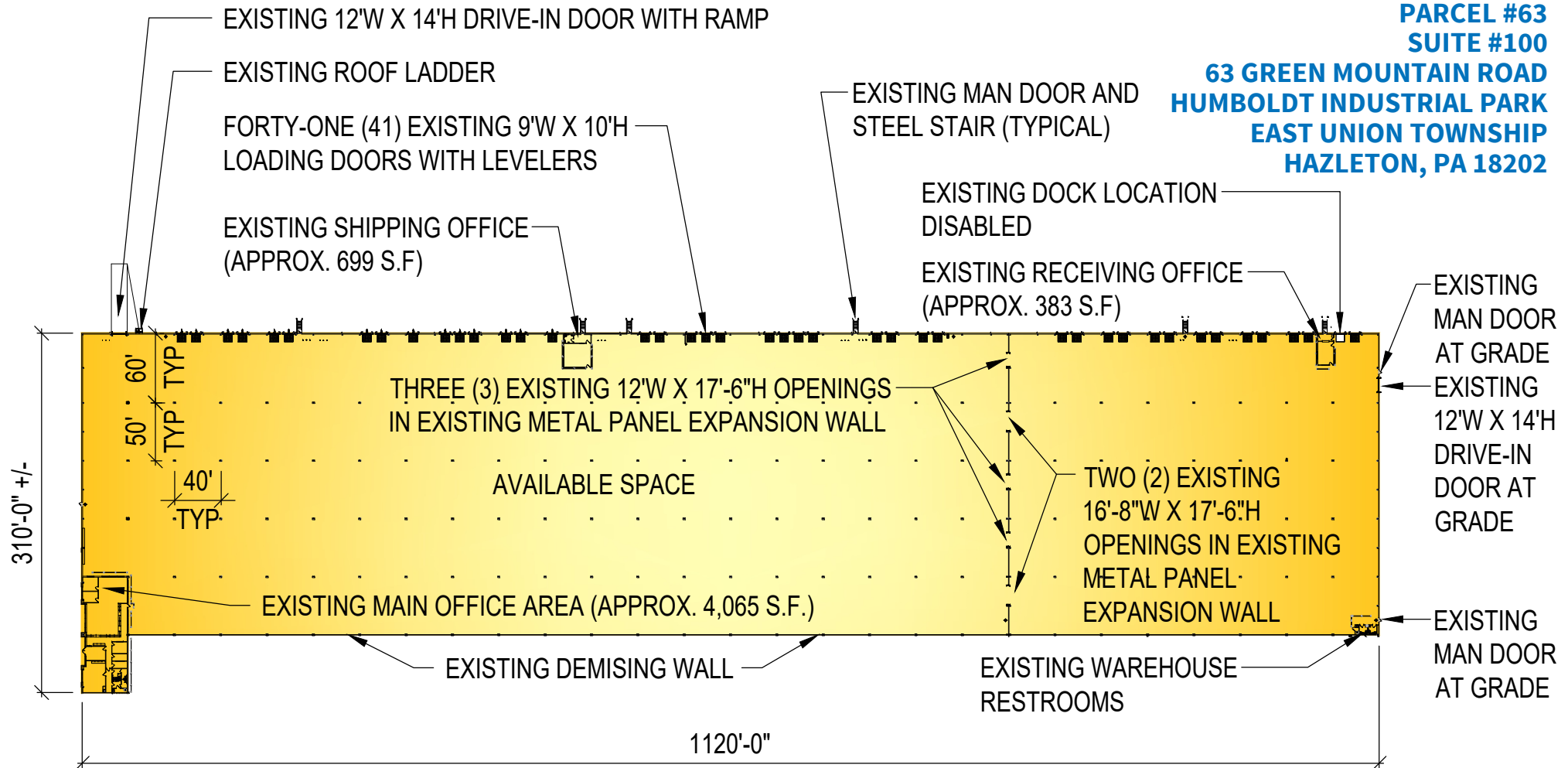
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CONCEPTUAL FLOOR PLAN

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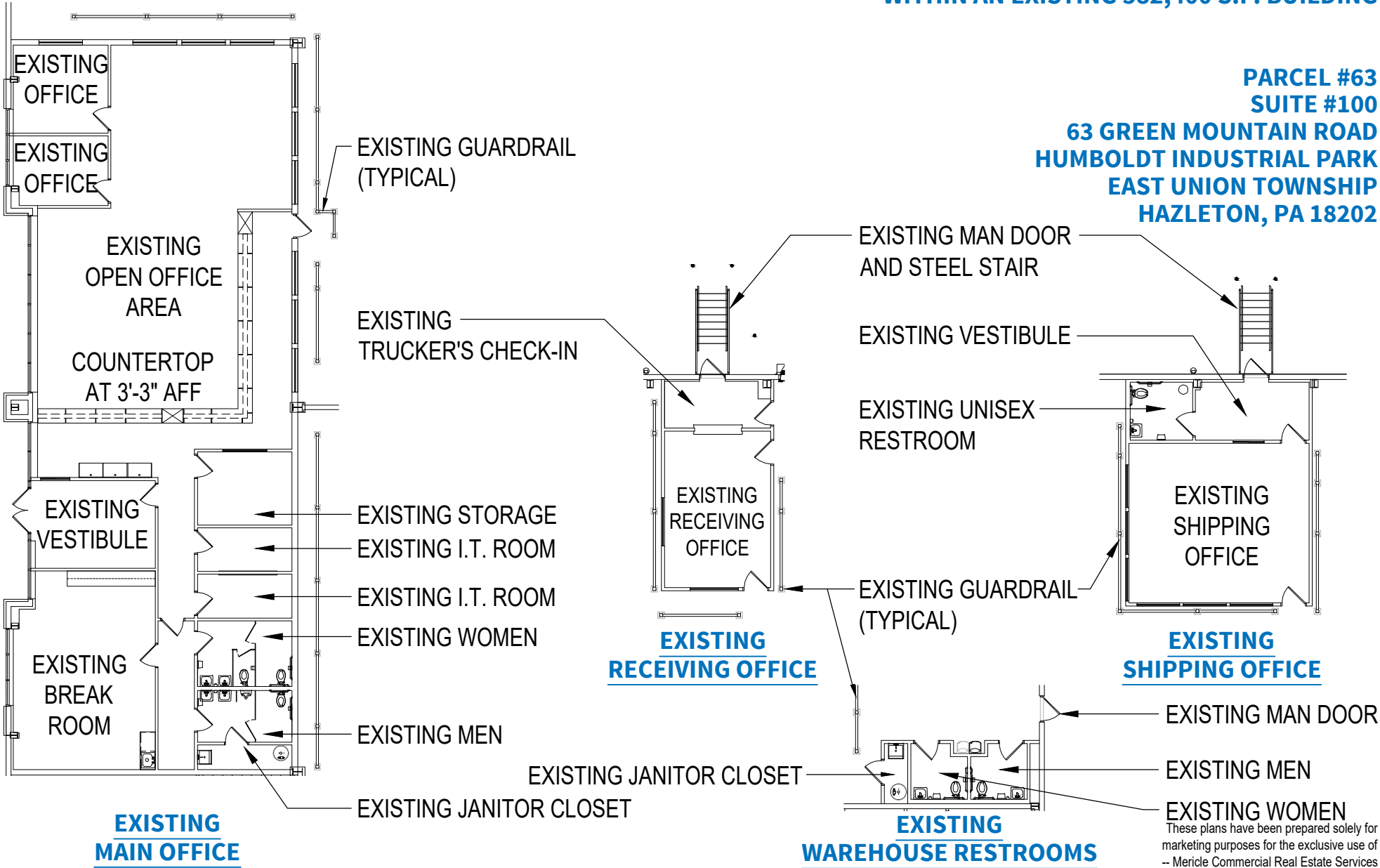
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CONCEPTUAL OFFICE PLANS

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**PHOTO
COLLAGE**



FOR LEASE

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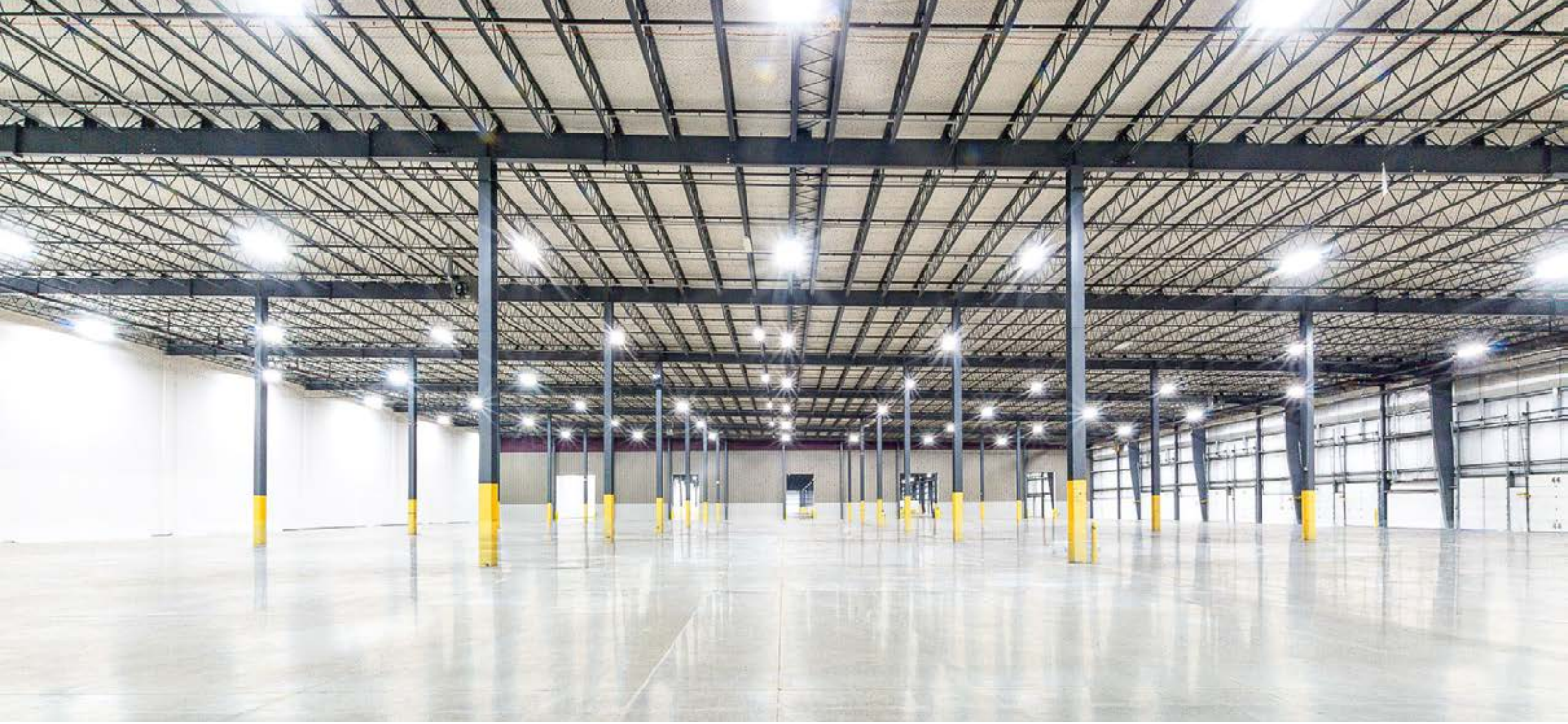
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