

Humboldt Industrial Park

North Site 7: North Park Drive

Sale / Build-to-Suit Opportunity: 18.68 Acres



Humboldt Industrial Park North

Industrial site suited for:

- Manufacturing
- Distribution
- Logistics

*****Federal Opportunity Zone*****

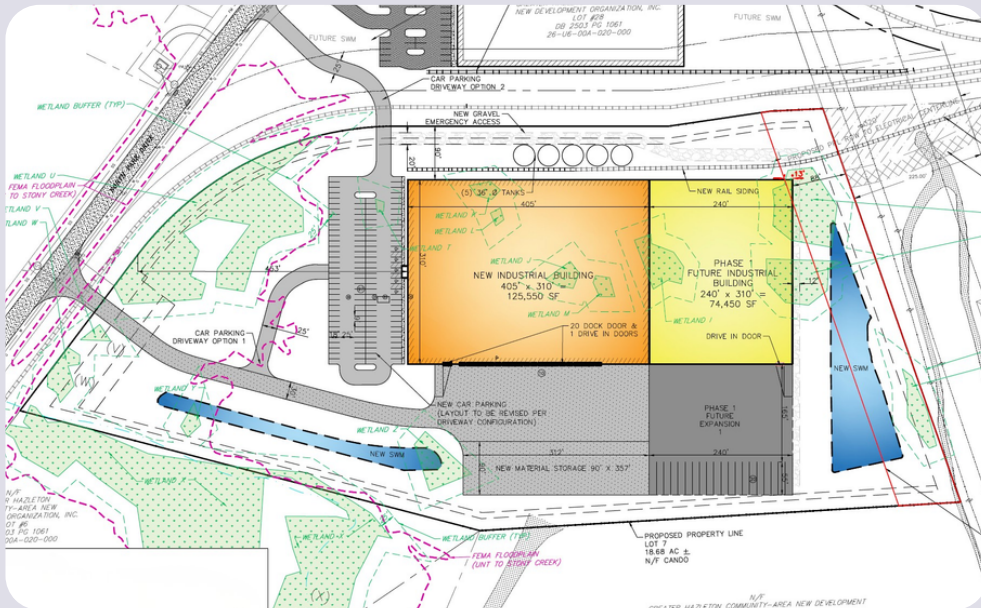


CAN DO's flagship, Humboldt Industrial Park, totals 3,000 acres of industrial development and is home to more than 65 industries. Its advantageous location places your business 2 miles from the crossroads of Interstates 80 & 81; allowing your organization access to over 25% of North America's population within a half a day's drive.



Site Details

Proposed Site Plan



Existing Utilities:

All utilities are located the property boundary.

Electric:	PPL Electric Utilities
Natural Gas:	UGI Utilities
Water:	CAN DO, Inc.
Sewer:	CAN DO, Inc. Greater Hazleton Joint Sewer Authority

Rail Carrier:

Reading Blue Mountain & Northern Railroad

Rail is located north/northwest border of the site

Proximity to Interstate:

2 miles to Interstate 81, exit 143 via State Route 924

Proximity to Hub Airport:

40 miles from Wilke-Barre / Scranton International Airport

Current Owner:

CAN DO, Inc.

Previous Site Use:

Undeveloped

Site Acreage:

18.68 acres

200,000 square foot build to suit opportunity.

Address:

1107 North Park Drive
Hazle Township, PA 18202

Zoning:

Industrial

Tax Incentive:

This site has been designated a Federal Opportunity Zone.

Topography:

Site is gentle in topography. Mine backfill area; dynamic compaction may be required to prepare the site for foundation loads. There is a 100 year floodplain at the entrance of the site which should not impact the development of the property.

Neighboring Properties:

PFNonwovens, AutoZone, E.S. Kluff and Company, Gonnella Frozen Products, Inc., PECO Pallet, Alpha, US Cold Storage, Lineage Logistics, Independent Trading Company, Arcadia Cold Storage & Logistics

Contact CAN DO for more information

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