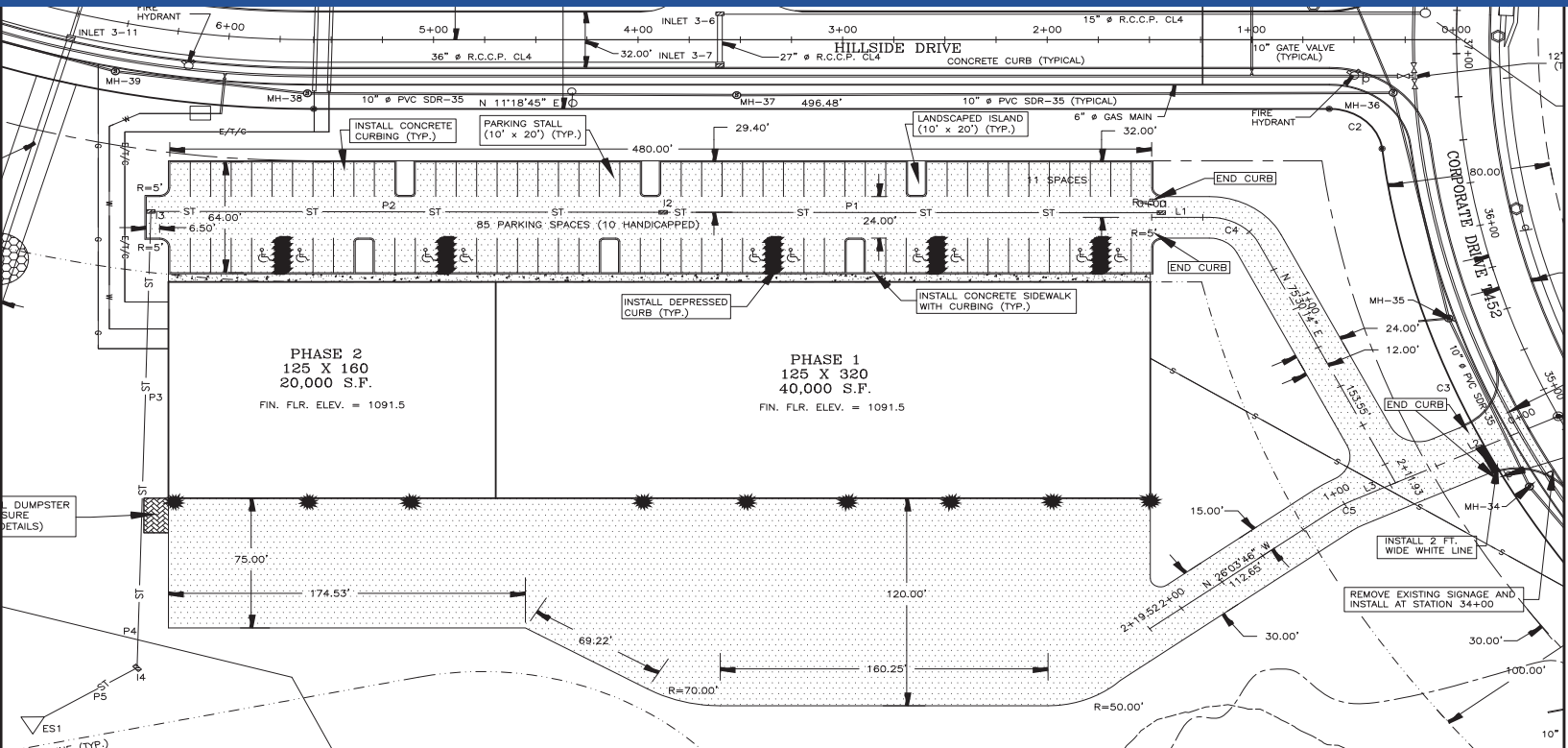


For Sale or Lease

40,000 SF expandable to 60,000 SF



FULLY PERMITTED SITE WITH ALL APPROVALS IN PLACE

**CAN DO Corporate Center
Site 19
Hillside Drive
Drums, PA 18222**



One South Church Street, Suite 200, Hazleton, PA 18201
570-455-1508 | 570-454-7787 fax
www.hazletoncando.com
cando@hazletoncando.com

SITE DETAILS

Current owner:	CAN DO, Inc.
Site description:	Site is fully permitted and has all approvals
Previous use of the site:	Undeveloped
Site acreage:	12.83 acres
Address:	Corporate Drive & Hillside Drive Drums, PA 18222
Zoning:	Business Park
Existing utilities:	All utilities are located at the property boundary Electric: PPL Utilities Natural Gas: UGI Utilities Water & Sewer: CAN DO, Inc. Telecommunications: Frontier Communications All transport services including but not limited to the following: Packet VX, Packet Optical, EIA/EVPL, 1B, PBX trunks, ISDN, PRI, Digital Centrex, ATM, Frame Relay, T-1 & T-3 Available bandwidth: T-1 T-3 OC3 OC12 OC48 (per customers request) Ethernet up to 1 Gig available early 2018 Type of service: 95% aerial, 2% buried & 3% conduit Fiber and copper facilities serve this site Closest CO: 3000' from digital remote and the distance to the rate center (co) is 9 miles
Proximity to interstate:	Adjacent to Interstate 80 and PA State Route 309. Directly off Exit 262, about two miles from the junction of I-80 and I-81, and about 15 miles west of the Northeast Extension of the PA Turnpike
Business Park neighbors:	Web.com, Best Cigar Prices, Best Cigar Pub, JPC Equestrian, Muzo, Holiday Inn Express, Hazleton Area School District (STEM Campus)



CAN DO Corporate Center



For more information, please contact
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