

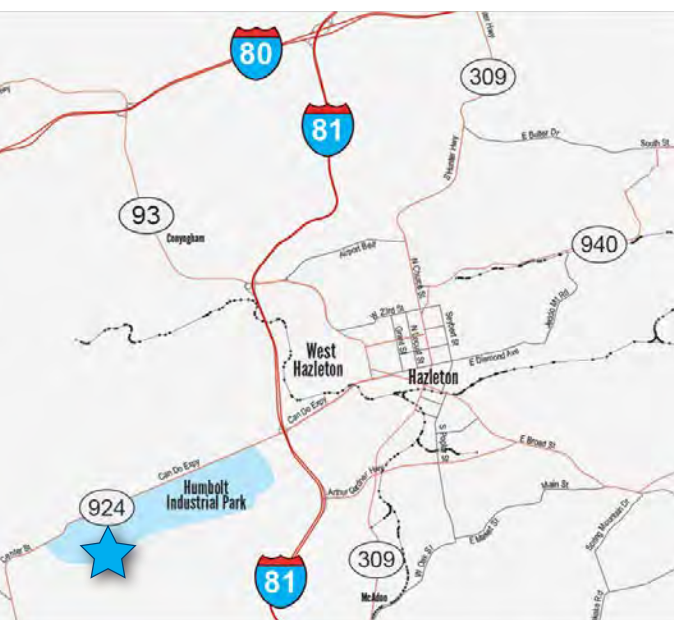
# 196,924 SF

ON 22.78 ACRES

**585 OAK RIDGE ROAD**  
HUMBOLDT INDUSTRIAL PARK  
HAZLE TOWNSHIP, PA



## GREAT ACCESS TO I-81 & I-80!



### DIRECTIONS TO HUMBOLDT INDUSTRIAL PARK:

**Traveling North on I-81** - Take Exit 143 for Rt. 924 toward Hazleton. At the end of the exit ramp, turn left. Drive approximately 1.2 miles. Humboldt Industrial Park will be on the left.

**Traveling South on I-81** - Take Exit 143 for Rt. 924 toward Hazleton. At the end of the exit ramp, turn right. Drive approximately 1.2 miles. Humboldt Industrial Park will be on the left.

# PLANS AND SPECIFICATIONS

## SIZE

- Building contains 360,360 square feet.
- Overall building dimensions are 270' (length) x 396' (width) and 320' (length) x (792') width.
- Available space is 196,924 square feet with a 4,481 square foot main office and a 3,198 square foot shipping office.
- Site contains approximately 22.78 acres.

## BUILDING CONSTRUCTION

- Exterior wall system consisting of architectural masonry, aluminum frame windows and insulated metal wall panels.
- 6" concrete floor slab reinforced with welded steel mats.
- Approximate 32' clear structural height at low eave. Approximate 36' clear structural height at ridge.
- MR24 standing seam roof system.
- 50' x 44' typical bay spacing with 60' loading bays.

## LOADING

- The Available Space contains sixteen (16) 8'-6" x 9'-6" vertical-lift dock doors with fourteen (14) 30,000 lb capacity mechanical levelers with bumpers.
- The Available Space contains one (1) 12' x 14' vertical-lift drive-in door with asphalt access ramp.
- Asphalt paving including heavy duty pave in truck areas.

## UTILITIES

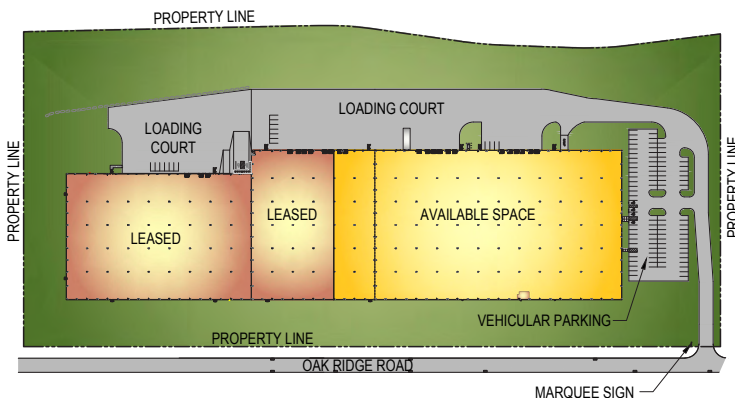
- Heating system is energy efficient gas-fired, unit heaters in the Warehouse and packaged gas/electric Trane roof top units in the Office Area.
- Electrical service is a 800 amp, 480/277V, 3 phase, expandable.
- Interior lighting is LED fixtures in the warehouse and fluorescent fixtures in the office areas.
- Fire protection system is an Early Suppression Fast Response (ESFR) wet sprinkler system with an Ordinary Hazard System in the Office Area.
- Provisions for domestic water and natural gas shall be provided.
- All utilities shall be separately metered.

## PARKING AND AMENITIES

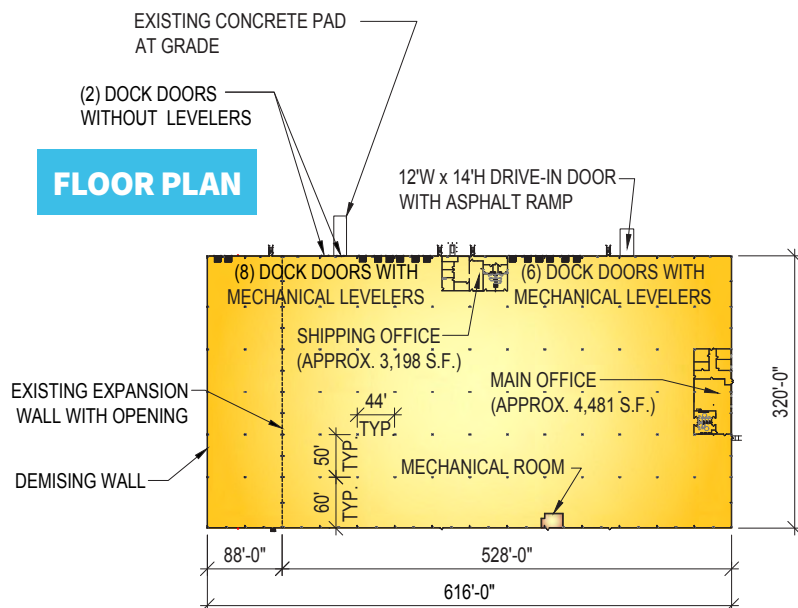
- On-site parking for approximately 101 vehicles.
- Professionally prepared and maintained landscape design.
- Marquee sign at site.

*Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, prior sale/lease, withdrawal notice, or other conditions.*

## SITE PLAN



## FLOOR PLAN



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