

Humboldt Industrial Park North Site 25

405 Stony Creek Road

Hazle Township, Luzerne County, Pennsylvania



For Sale

37.23 acres

405 Stony Creek Road
Hazle Township, PA 18202

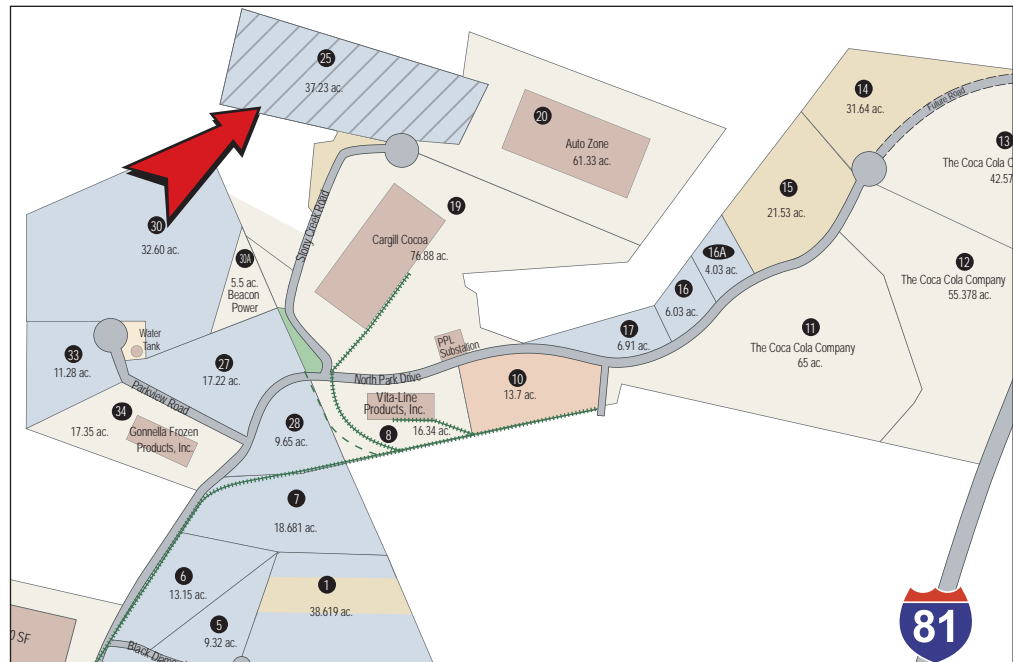


State and Local Taxes abated through 2019!



Industrial site suited for
Manufacturing / Distribution / Warehouse

Humboldt Industrial Park North



The 3,000-acre Humboldt Industrial Park is located at the on/off ramp of Exit 143 of Interstate 81, via State Route 924 and is minutes from the interchange of Interstate 80 - putting it in the center of 25% of the population and total production of the entire nation. Humboldt is home to industries like Amazon, Auto Zone, Hershey, Michaels Handcrafts and Cargill.

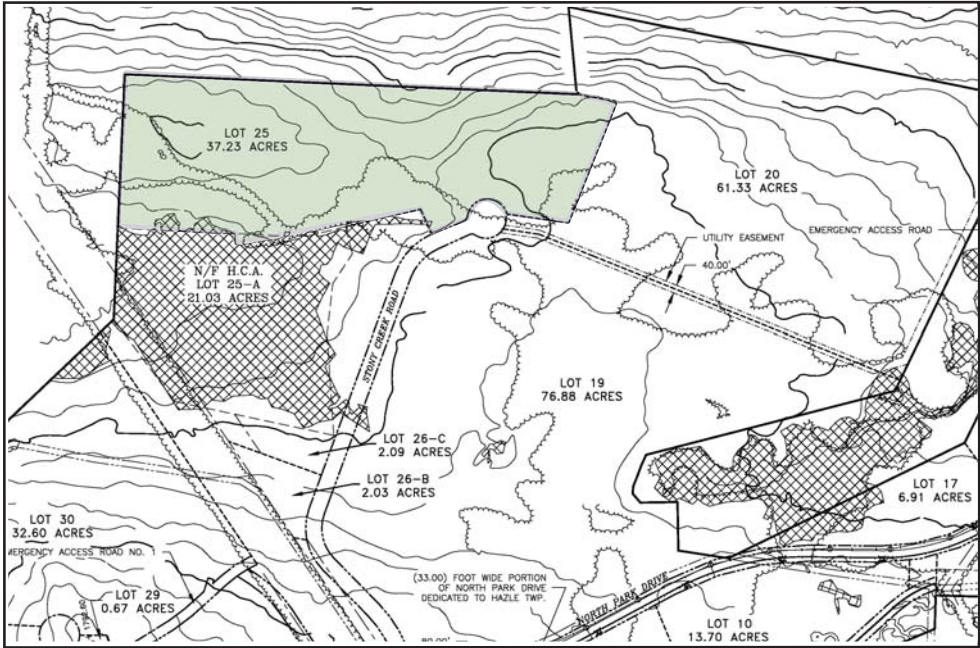


For more information, contact CAN DO
One South Church Street, Suite 200
Hazleton, PA 18201
(570) 455-1508 | (570) 454-7787 fax
www.hazletoncando.com

SITE DETAILS

Owner:	CAN DO
Prior use:	Undeveloped
Zoning:	Industrial
Site acreage:	37.23 acres
Site dimensions:	800' x 2200'
Address:	405 Stony Creek Road Hazle Township, PA 18202
Utilities:	All utilities are to the property boundary. <div><div>Water:</div><div>CAN DO, Inc.</div></div> <div><div>Sewer:</div><div>CAN DO, Inc. Greater Hazleton Joint Sewer Authority</div></div> <div><div>Electric:</div><div>PPL Electric Utilities</div></div> <div><div>Natural Gas:</div><div>UGI Utilities</div></div>
Site description:	Site is gentle in topography. There are wetlands at the southwest border of the site which should not impact site development.
Property taxes:	A portion of the site is designated a Keystone Opportunity Zone with most state and local property taxes abated through December 31, 2019.
Industrial neighbors:	Cargill Cocoa, AutoZone, ES Kluft & Company, Gonnella Frozen Products, PECO Pallet, Pro Con, US Cold Storage, Vita-Line Products
Proximity to interstate:	2 Miles to Interstate 81, exit 143 via State Route 924
Proximity to hub airport:	40 miles to Wilkes-Barre/Scranton International Airport

SITE TOPOGRAPHY MAP



For more information, please contact
CAN DO
One South Church Street, Suite 200,
Hazleton, PA 18201
570-455-1508 phone
570-454-7787 fax
www.hazletoncando.com
cando@hazletoncando.com

