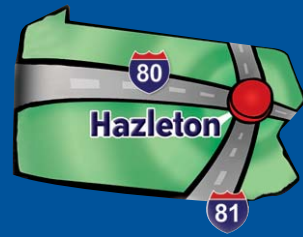


# Humboldt Industrial Park North Site 28

1109 North Park Drive

Hazle Township, Luzerne County, Pennsylvania



## For Sale

### 9.65 ACRES

1109 North Park Drive  
Hazle Township, PA 18202

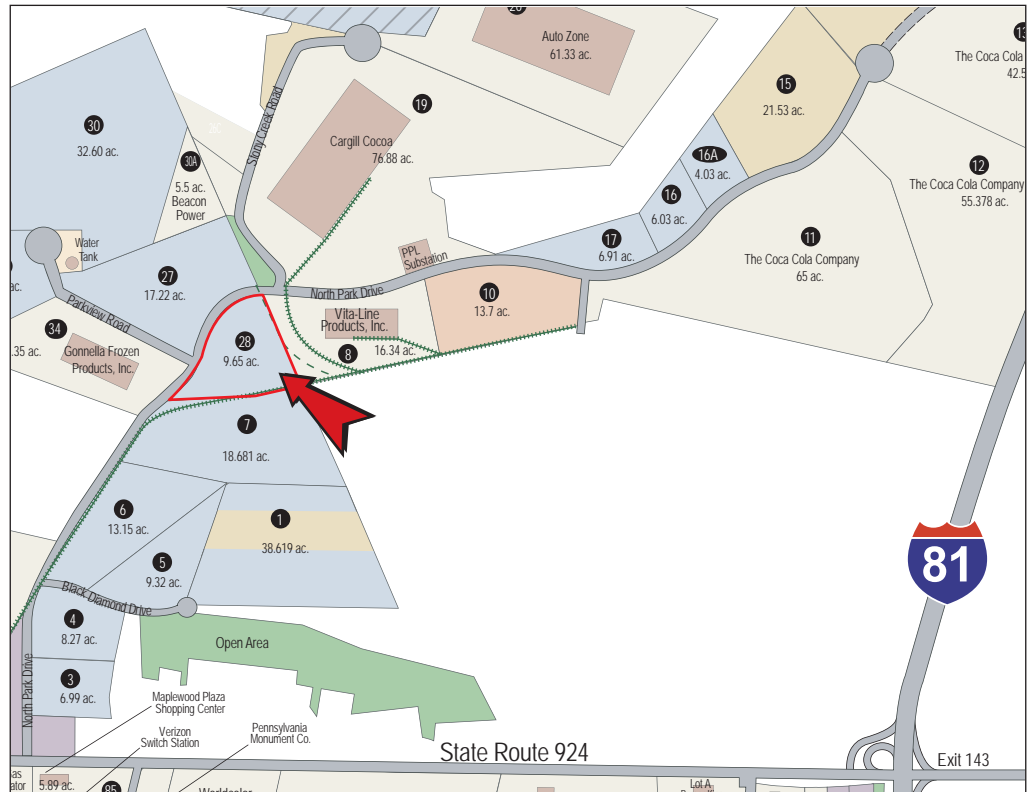


*State and Local Taxes  
abated through 2017!*



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 for Exit 143 of Interstate 81, and is minutes from the interchange of Interstate 80 - putting it in the center of 25% of the world's population and production. Humboldt Industrial Park is home to more than 50 industries.

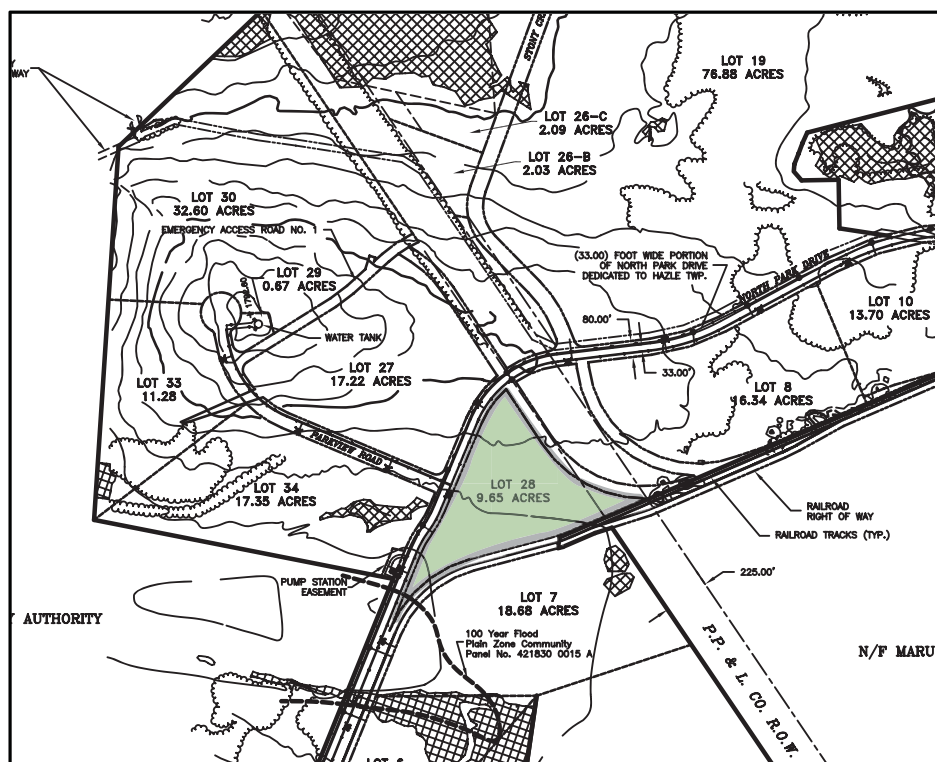


For more information, contact CAN DO  
One South Church Street, Suite 200  
Hazleton, PA 18201  
(570) 455-1508 | (570) 454-7787 fax  
[www.hazletoncando.com](http://www.hazletoncando.com)

# SITE DETAILS

Owner:	CAN DO, Inc.										
Previous use of the site:	Undeveloped										
Zoning:	Industrial										
Site acreage:	9.65 acres										
Address:	1109 North Park Drive Hazle Township, PA 18202										
Property taxes:	This site is designated a Keystone Opportunity Zone (KOZ) with most state and local taxes abated through December 31, 2017.										
Industrial park details:	All utilities are located at the property boundary <table><tr><td>Water:</td><td>CAN DO, Inc.</td></tr><tr><td>Sewer:</td><td>CAN DO, Inc. - Collection/Conveyance Greater Hazleton Joint Sewer Authority - Treatment</td></tr><tr><td>Natural Gas:</td><td>UGI Utilities</td></tr><tr><td>Electric:</td><td>PPL Utilities</td></tr><tr><td>Telecom:</td><td>Frontier Communications Solutions</td></tr></table>	Water:	CAN DO, Inc.	Sewer:	CAN DO, Inc. - Collection/Conveyance Greater Hazleton Joint Sewer Authority - Treatment	Natural Gas:	UGI Utilities	Electric:	PPL Utilities	Telecom:	Frontier Communications Solutions
Water:	CAN DO, Inc.										
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Natural Gas:	UGI Utilities										
Electric:	PPL Utilities										
Telecom:	Frontier Communications Solutions										
Site description:	Site is gentle in topography. There is a Right of Way on NE border which should not impact site.										
Rail carrier:	Reading Blue Mountain & Northern Railroad										
Industrial neighbors:	Cargill Cocoa, AutoZone, E.S. Kluft & Co., Gonnella Frozen Products, PECO Pallet, Vita Line Products, US Cold Storage										
Proximity to interstate:	2 miles to Interstate 81, exit 143 via State Route 924 10 miles to Interstate 80, via exits 151 A & B 27 miles to the NE Extension of the PA Turnpike										

## Site 28 Topography Plan



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](http://www.hazletoncando.com)

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