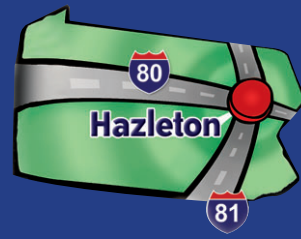


Humboldt Industrial Park

North Site 28



For Sale

9.65 ACRES

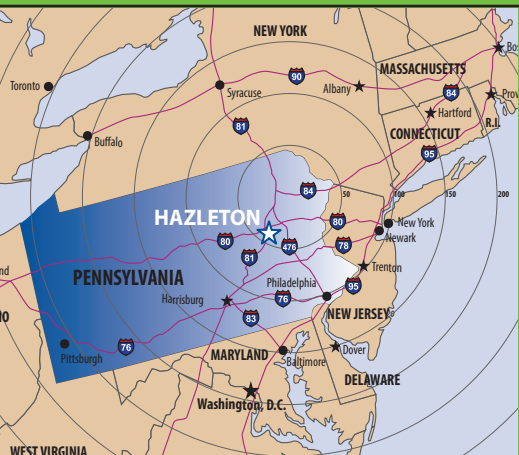
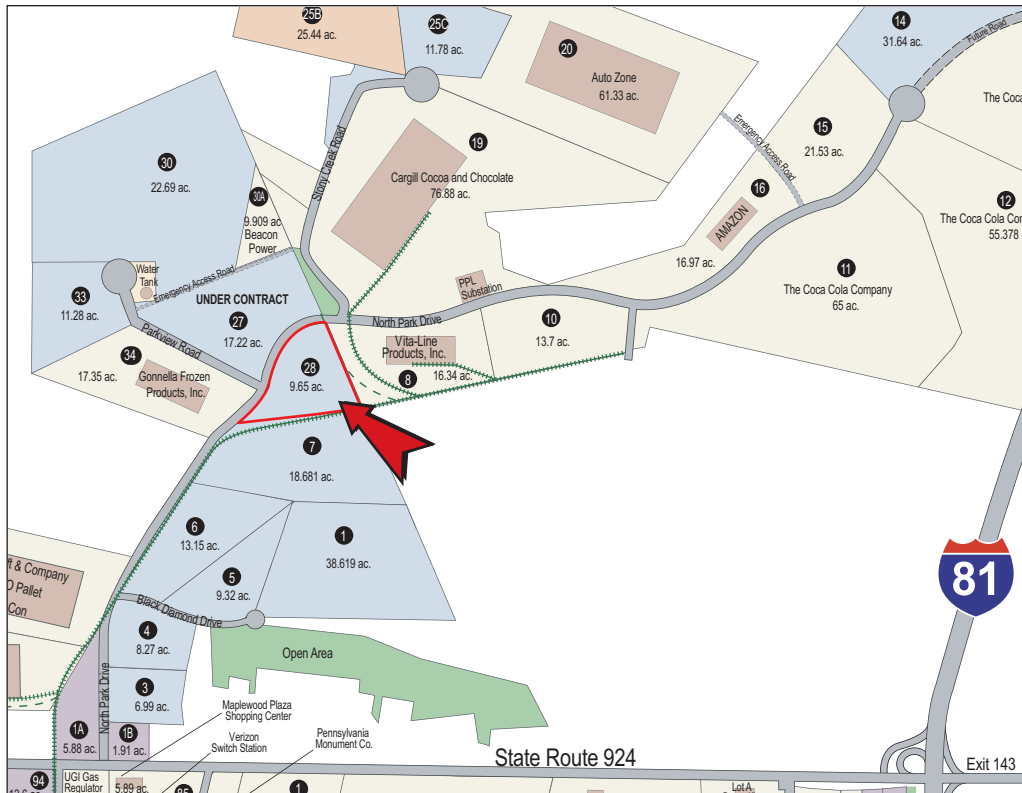
**1109 North Park Drive
Hazle Township, PA 18202**



***Industrial Site ideal for Manufacturing and
Distribution/Logistics***

****Federal Opportunity Zone****

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, American Eagle, Auto Zone, Hershey, Michaels Handcrafts and International Paper and Cargill.

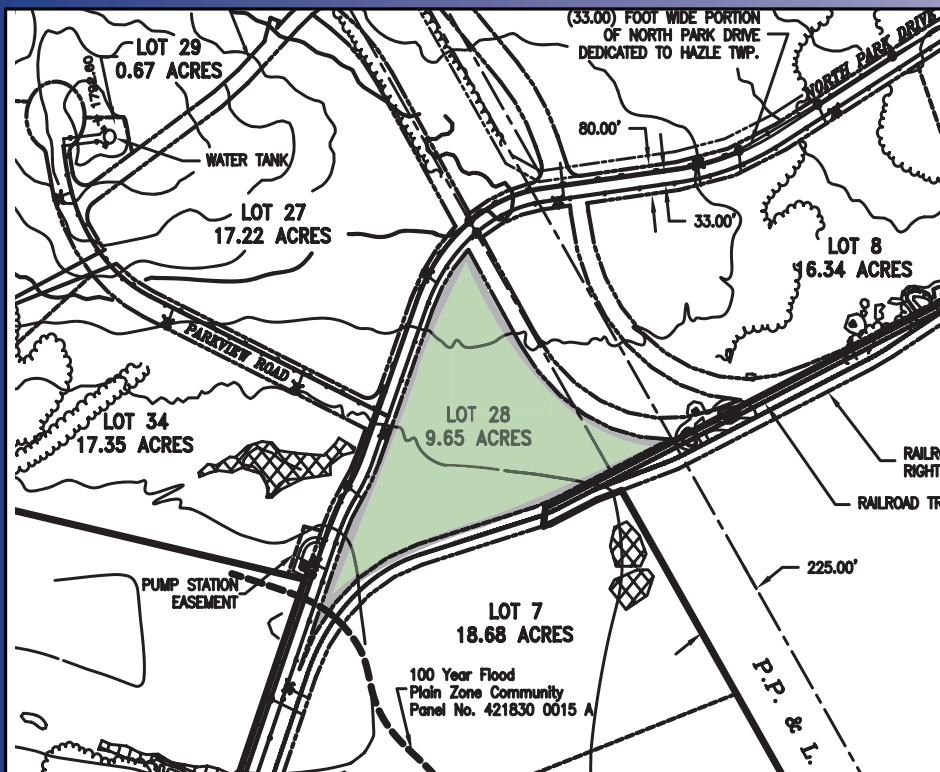


For more information, contact CAN DO
One South Church Street, Suite 200
Hazleton, PA 18201
(570) 455-1508 | (570) 454-7787 fax
www.hazletoncando.com

SITE DETAILS

Owner:	CAN DO, Inc.										
Previous use of the site:	Undeveloped										
Zoning:	Industrial										
Site acreage:	9.65 acres										
Address:	1109 North Park Drive Hazle Township, PA 18202										
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 TOPOGRAPHY MAP



For more information, please contact
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