

Valmont Industrial Park

Site 16B



For Sale

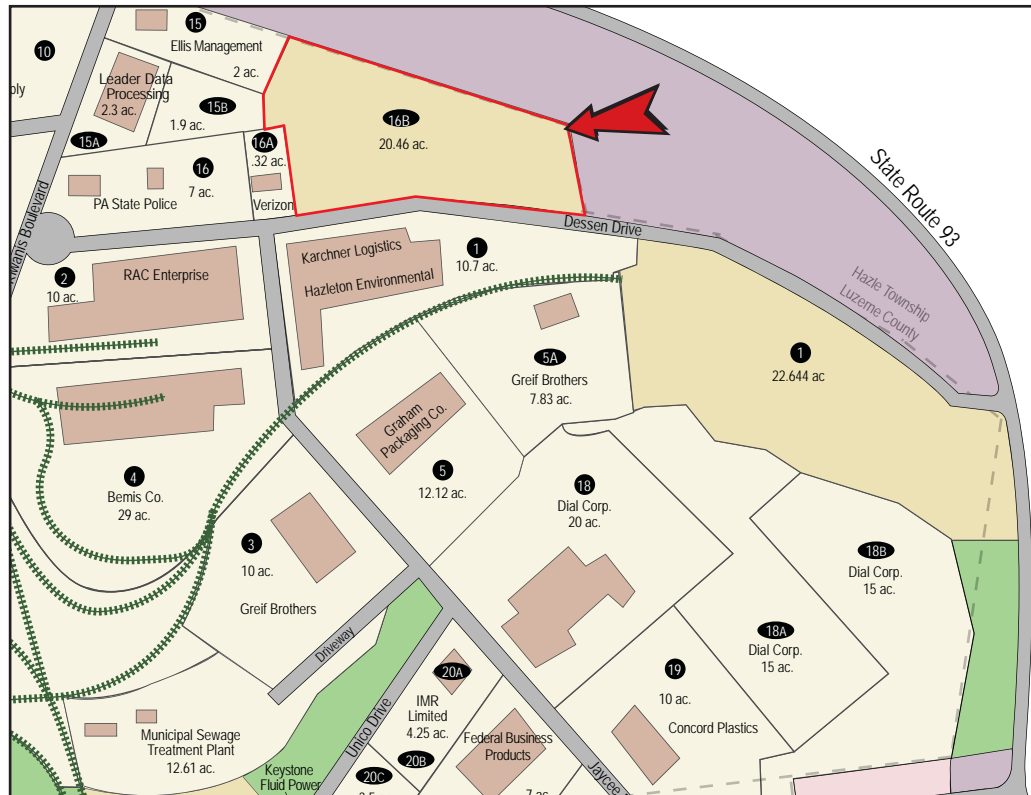
20.46 ACRES

**Dessen Drive
West Hazleton, PA 18202**



Industrial site suited for
Manufacturing / Distribution / Logistics

Can be subdivided



Valmont Industrial Park is located adjacent to Interstate 81 via Exit 145, and is minutes from the interchange of Interstate 80 - putting it in the center of 25% of the world's population and production. Valmont Industrial Park is home to more than 35 various types of industries.



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

SITE DETAILS

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|---------------------------|--|--------|-------------------------|--------|--|--------------|---------------|-----------|---------------|
| Owner: | CAN DO, Inc. | | | | | | | | |
| Previous use of the site: | Undeveloped | | | | | | | | |
| Zoning: | Industrial | | | | | | | | |
| Site acreage: | 20.46 acres Can be subdivided into two sites | | | | | | | | |
| Address: | Dessen Drive West Hazleton, PA 18202 | | | | | | | | |
| Industrial park details: | Water is located to the property boundary <table><tr><td>Water:</td><td>Hazleton City Authority</td></tr><tr><td>Sewer:</td><td>Greater Hazleton Joint Sewer Authority</td></tr><tr><td>Natural Gas:</td><td>UGI Utilities</td></tr><tr><td>Electric:</td><td>PPL Utilities</td></tr></table> | Water: | Hazleton City Authority | Sewer: | Greater Hazleton Joint Sewer Authority | Natural Gas: | UGI Utilities | Electric: | PPL Utilities |
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| Sewer: | Greater Hazleton Joint Sewer Authority | | | | | | | | |
| Natural Gas: | UGI Utilities | | | | | | | | |
| Electric: | PPL Utilities | | | | | | | | |
| Industrial neighbors: | Karchner Logistics, Hazleton Environmental, PA State Police, RAC Enterprise | | | | | | | | |
| Proximity to interstate: | 2 miles to Interstate 81, exit 145 via State Route 93 10 miles to Interstate 80, via exits 151 A & B 27 miles to the NE Extension of the PA Turnpike | | | | | | | | |

Site Topography Plan

