

103,120 SF LEASE OPPORTUNITY

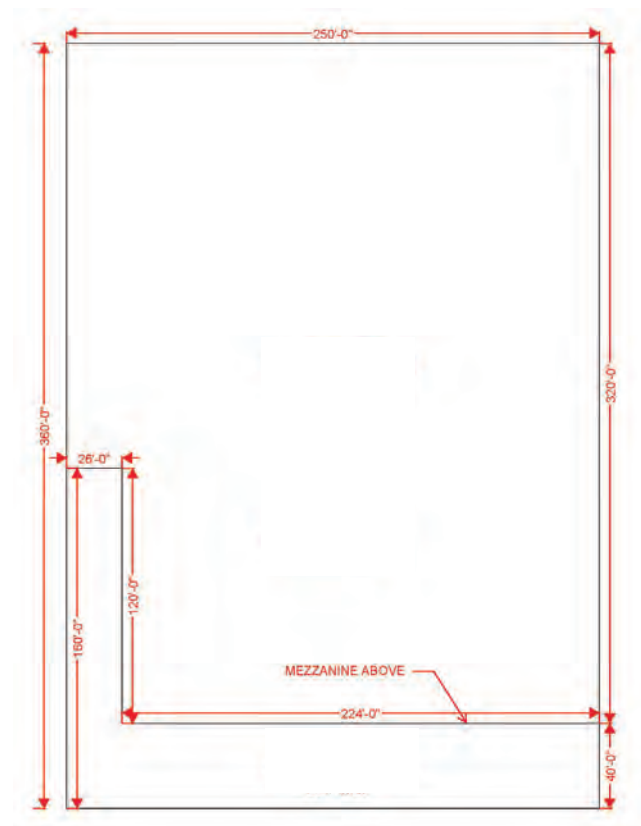


**500 Oak Ridge Road
Humboldt Industrial Park
Hazle Township, PA 18202**

FLEX SPACE SUITED FOR MANUFACTURING OR INDUSTRIAL USE

BUILDING DETAILS

Building size:	103,120 SF Total
Building dimensions:	360' x 250'
Column spacing:	49 1/2' x 40'
Ceiling height:	24' to 30'
Walls:	Masonry and insulated metal panel construction
Floors:	Concrete 6"
Roof:	Ballasted rubber membrane
Sprinklers:	Wet System
Lighting:	T-BAY, T-8 Flor, Occupancy Sensors
Heating:	Eight ceiling mounted gas heaters in warehouse; four Trane RTU's in office area Six ventilation fans in warehouse area
Docks / Doors:	Five (5) tailgate docks with levelers and seals and one (1) 10' x 12' drive-in door
Year built:	1991



103,120 SF LEASE OPPORTUNITY

**500 Oak Ridge Road
Humboldt Industrial Park
Hazle Township, PA 18202**

Site Specs

Acres: 12.71 acres
Parking: 90 car spots
Zoning: Industrial

Utilities

Electric: PPL Utilities
1200 amps, 480/277, 3 Phase

Water: CAN DO, Inc. 2" line

Sewer: CAN DO, Inc. 6" line

Natural Gas: UGI Utilities 2 psi



Transportation

Highways: Located 2 mile from exit 145 of Interstate 81
Located 8 miles from the Interstate 81/80 Interchange

Airports: Located 35 miles to the Wilkes-Barre/Scranton International Airport
Located 50 miles to the Lehigh Valley International Airport

