## Humboldt Industrial Park East Site 104



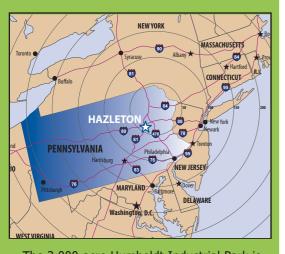
For Sale 12.8 ACRES

> 460 Forest Road Hazle Township, PA 18202



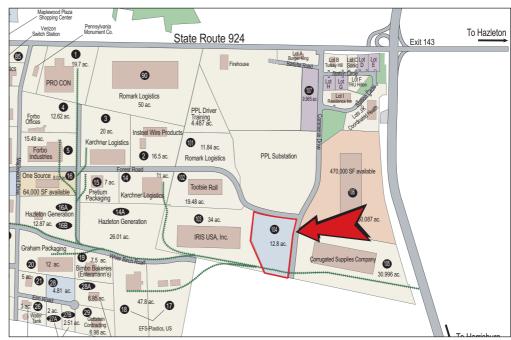
Industrial Site ideal for Manufacturing or Distribution/Logistics

\*\*Federal Opportunity Zone\*\*



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, Tootsie Roll, Auto Zone, Hershey, Michaels Handcrafts and International Paper and Cargill.

## **Humboldt Industrial Park East**





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**

Current owner: CAN DO, Inc.

Previous use of the site: PPL Corporation

Site acreage: 12.8 acres

Address: 460 Forest Road

Hazle Township, PA 18202

Existing utilities: All utilities are located at the property boundary

Electric: PPL Utilities
Natural Gas: UGI Utilities
Water & Sewer: CAN DO, Inc.

Current zoning: Industrial

Topography: Site is gentle in topography. Slope is 2% to 6%.

Site description: CAN DO is proceeding with obtaining land development approvals on this property.

The site can accommodate a 105,000 SF industrial building.

Tax incentive: This site has been designated a Federal Opportunity Zone.

Neighboring Properties: IRIS USA, Inc., Tootsie Roll, Corrugated Supplies Company

Proximity to Interstate: 1/2 mile to Interstate 81, exit 143 via State Route 924

8 miles to Interstates 80/81 Interchange

Proximity to hub airport: Wilkes-Barre / Scranton International Airport 35 miles

Lehigh Valley International Airport 45 miles



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