

470,000 SF CROSS DOCK

EXIT #143 ON I-81



101  **COMMERCE DRIVE**

HAZLE TOWNSHIP, PA 18202

CBRE



BUILDING SIZE	470,000 SF
DIMENSIONS	470' x 1000'
CLEAR HEIGHT	36' @ 1st column
TRUCK COURT	185' from dock face to curb
DOCK DOORS	Up to 101, 9' x 10' doors
FLOORS	7" reinforced, FF55/FL35
DOCK EQUIPMENT	40,000lb manual levelers
DRIVE-IN DOORS	(2) 12' x 14' OH doors
LIGHTING	LED fixtures, 25' FC @ 36" AFF
FIRE PROTECTION	ESFR per NFPS 13 and FM Global w/ Diesel pump
COLUMN SPACING	54' x 50' with 60' speed bays
POWER	One 480/277 volt, 3,000-amp service
HVAC	Direct-fired ceiling-mounted cambridge units, air change to code
UTILITIES	All public utilities available at site
CAR PARKING	307 in place (expandable to 471)
TRAILER PARKING	146 in place (expandable to 201)
SPEC OFFICE	+/- 1,500 SF w/ M/F restrooms



Class A Pre-Cast Construction

Full Site Circulation

Exceptional Highway Frontage Along I-81

101 COMMERCE DRIVE
HAZLE TOWNSHIP, PA 18202

Immediate Access to I-81 Via Exit 143

Future Access to I-81 Via Exit 141

Exit 141

Exit 143

101 COMMERCE DRIVE

COMMERCE DRIVE: .7 MILES

BELTWAY EXTENSION: ±1.1 MILES

101 COMMERCE DRIVE

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LOCATION DETAILS

 0.7 miles

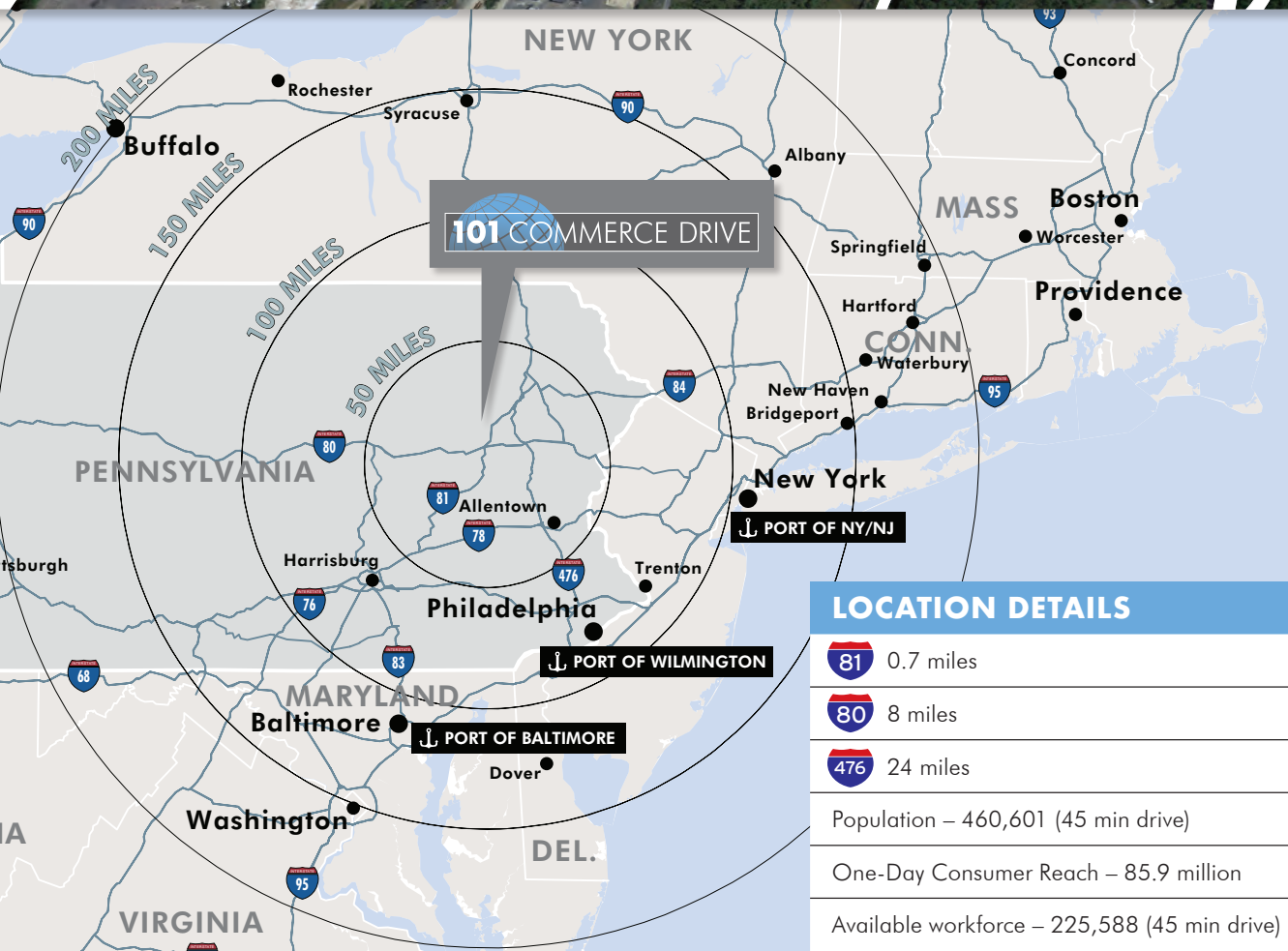
 8 miles

 24 miles

Population – 460,601 (45 min drive)

One-Day Consumer Reach – 85.9 million

Available workforce – 225,588 (45 min drive)



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PCCP

BLUEWATER
PROPERTY GROUP