



**FOR
LEASE**

248,000 SF

**620 OAK RIDGE ROAD, PARCEL 57B
HUMBOLDT INDUSTRIAL PARK
HAZLETON, PA 18202**

.....

INDUSTRIAL

**FEDERAL QUALIFIED OPPORTUNITY
ZONE (QOZ) DESIGNATION**

**10-YEAR, 100% REAL
ESTATE TAX ABATEMENT
ON IMPROVEMENTS**



OCTOBER 2025 CONSTRUCTION PROGRESS



TAX-ABATED 4-STAR INDUSTRIAL BUILDING NEAR I-81, I-80

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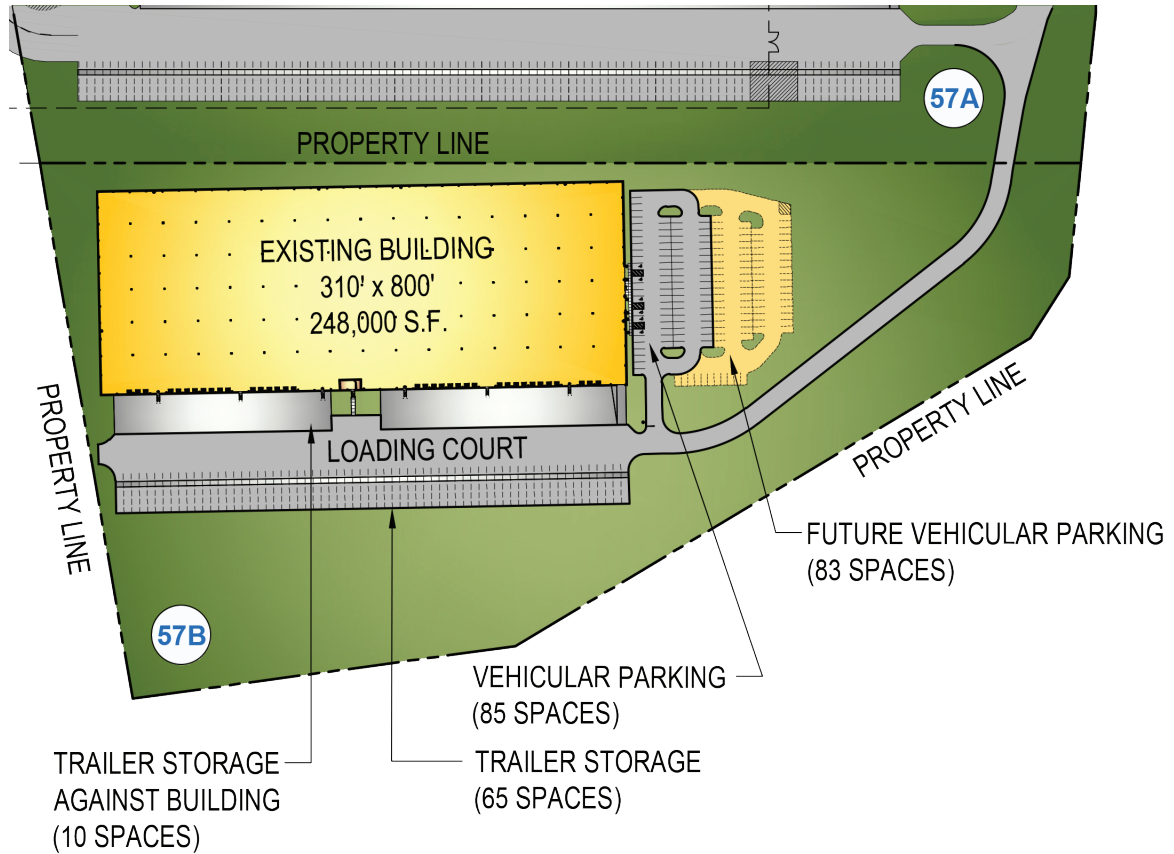
570.823.1100



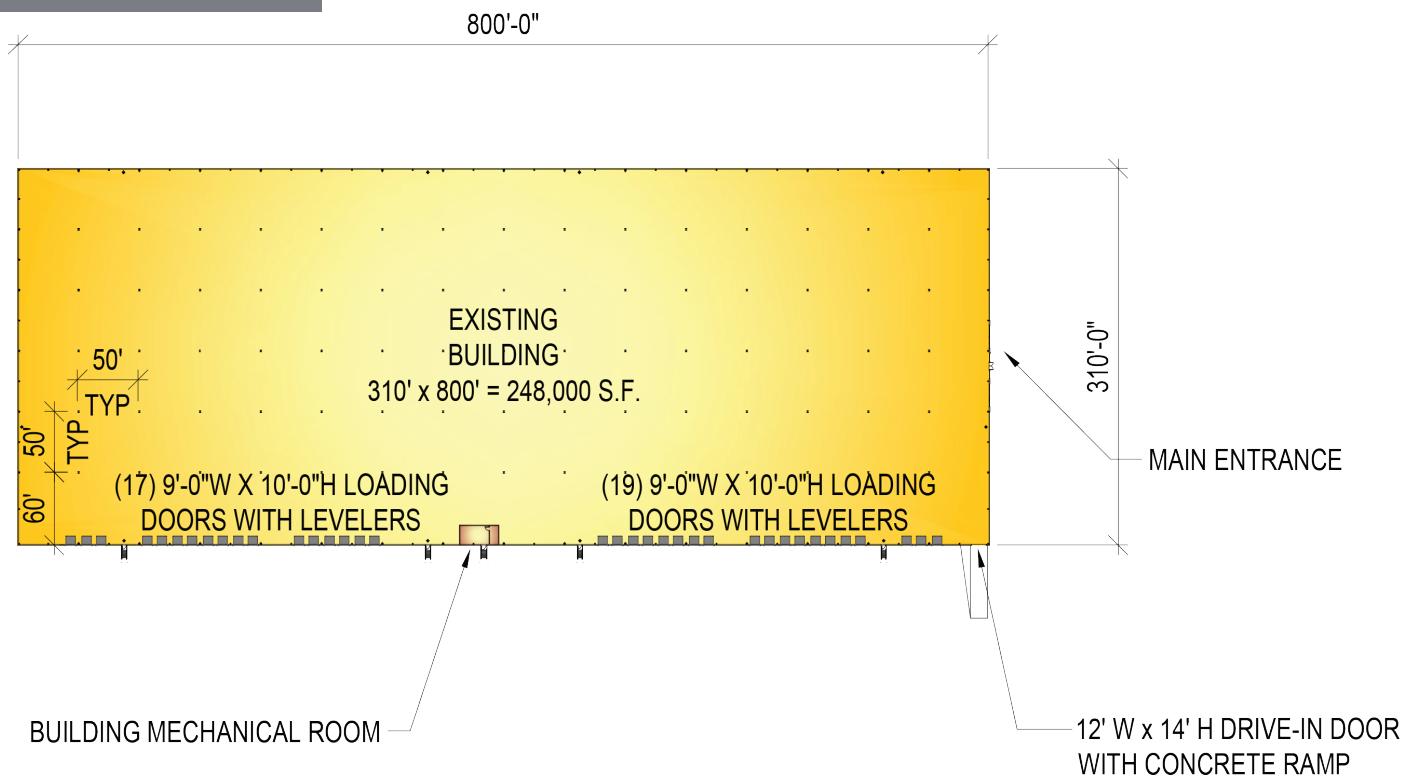
PLANS

SITE PLAN

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, prior sale/lease, withdrawal notice, or other conditions.



FLOOR PLAN



FOR LEASE

620 OAK RIDGE ROAD, HAZLETON, PA

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SIZE

- ▶ **AVAILABLE SPACE:** 248,000 SF
- ▶ **ACREAGE:** 20.98 acres
- ▶ **BUILDING DIMENSIONS:** 310'-0" (width) x 800'-0" (length)

BUILDING CONSTRUCTION

- ▶ **FLOOR:** 7" thick concrete floor slab, reinforced with welded steel mats. Floor has been treated with *SpecChem* silicate sealer/densifier and *E-Cure* curing compound and joint filler, *Polyurea* or equal, in all construction and contraction joints in the warehouse floor.
- ▶ **ROOF:** *Butler Manufacturing*, MR-24 standing seam.
- ▶ **EXTERIOR WALLS:** Architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation.
- ▶ **CLEAR CEILING HEIGHT:** Average structural clear height of approximately 38'-5".
- ▶ **COLUMN SPACING:** 50'-0" x 50'-0" bay spacing with a 60'-0" deep staging bay.
- ▶ The building shall be provided with 3'-0" high x 6'-0" wide clerestory windows.

LOADING

- ▶ **DOCK EQUIPMENT:** Thirty-six (36) 9'-0" x 10'-0" vertical lift dock doors with vision kits by *Haas Door* or equal with 40,000 LB capacity mechanical levelers with bumpers by *Rite-Hite* or equal. Future/potential dock doors are available.
- ▶ Prefabricated steel track guards and Classic dock seal with head curtain by *Rite-Hite* or equal.
- ▶ **DRIVE-IN DOORS:** One (1) 12'-0" x 14'-0" vertical lift drive-in door by *Haas Door* or equal and reinforced concrete ramp.

UTILITIES

- ▶ **WAREHOUSE HEATING:** Energy-efficient, roof mounted *Cambridge* direct-fire units.
- ▶ **WAREHOUSE LIGHTING:** Energy-efficient LED fixtures.
- ▶ **ELECTRICAL POWER:** Available up to multiples of 4,000 Amps.
- ▶ **FIRE PROTECTION:** Early suppression fast response (ESFR) wet sprinkler system.
- ▶ **UTILITIES:** All utilities shall be separately metered.
- ▶ **ELECTRIC:** PPL Electric Utilities
- ▶ **GAS:** UGI Utilities, Inc.
- ▶ **WATER:** CAN DO, Inc. Hazleton City Authority
- ▶ **SEWER:** CAN DO, Inc. Greater Hazleton Joint Sewer Authority.
- ▶ **TELECOM:** Verizon and Frontier Communications serve the park.

PARKING

- ▶ On-site parking for approx. (85) vehicles with future parking for up to (83) vehicles.
- ▶ On-site trailer storage for approx. (65) trailers with 8' wide concrete dolly pad and approx. (10) trailers against the building.
- ▶ 8" thick x 60' deep, reinforced concrete dock apron at loading dock with an approximate 180' total loading court depth.
- ▶ Asphalt paving, including heavy duty pave at truck areas and light duty pave in vehicle parking areas.

SITE FEATURES

- ▶ Professionally prepared & maintained landscaping.



CENTRALLY LOCATED ON NORTHEASTERN PENNSYLVANIA'S I-81 CORRIDOR



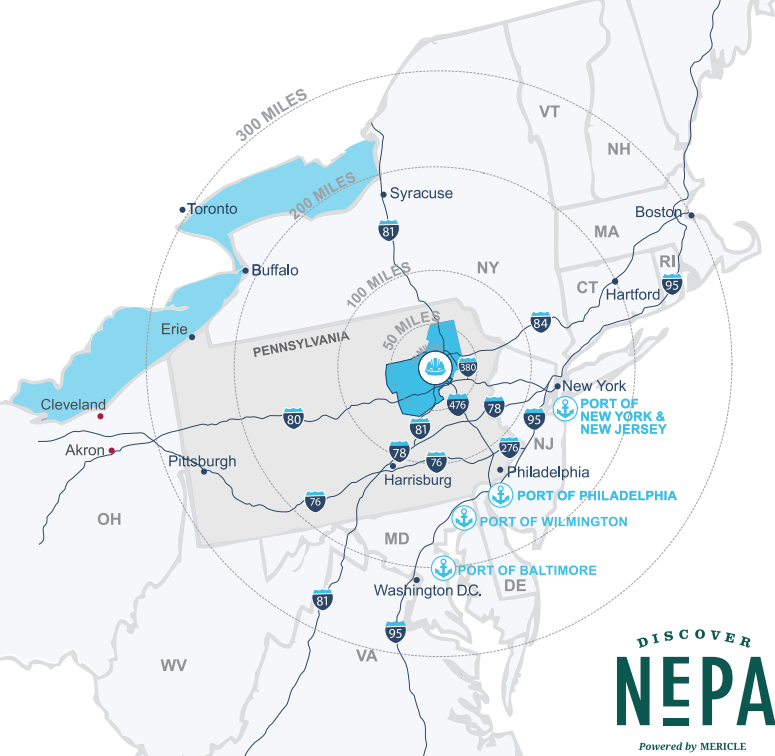
DEEP WATER PORTS

PORT	MI AWAY
Philadelphia, PA	108
New York/New Jersey	121
Wilmington, DE	130
Baltimore, MD	163



TRAVEL DISTANCES

CITY	
Allentown, PA	55
Delaware Water Gap, PA	62
Harrisburg, PA	86
Philadelphia, PA	101
Binghamton, NY	107
Morristown, NJ	112
New York, NY	135
Baltimore, MD	153
Syracuse, NY	176
Washington, DC	201
Hartford, CT	234
Pittsburgh, PA	256
Boston, MA	338



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Check out **DiscoverNEPA.com** (search "Hazleton") for events, shopping, dining, and many, many things to do!

Mericle is Northeastern Pennsylvania proud.



Mericle, a Butler Builder®, is proud to be part of a network of building professionals dedicated to providing you the best construction for your needs.

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