

Humboldt Industrial Park

North Site 28: North Park Drive

Build-to-Suit/Leasing Opportunity: 9.65 Acres

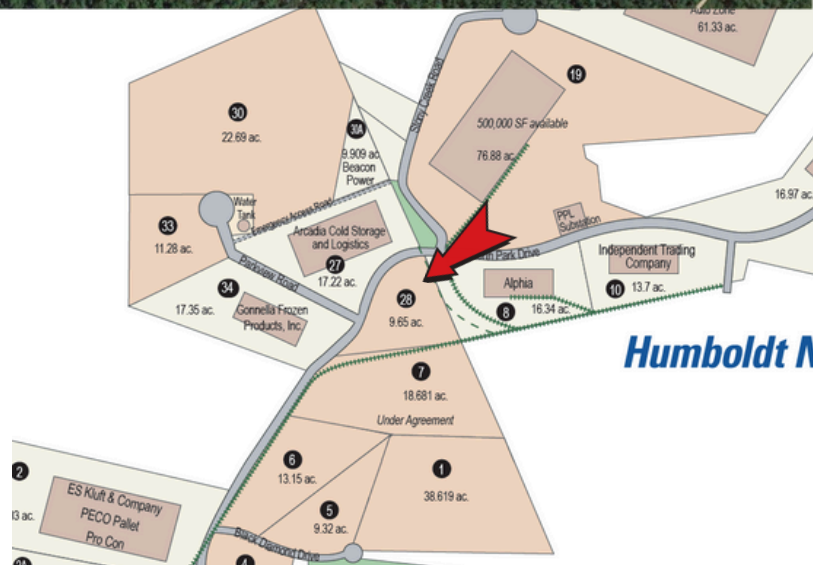


Humboldt Industrial Park North

Industrial site suited for:

- Manufacturing
- Distribution
- Logistics

*****Federal Opportunity Zone*****



CAN DO's flagship, Humboldt Industrial Park, totals 3,000 acres of industrial development and is home to more than 65 industries. Its advantageous location places your business 2 miles from the crossroads of Interstates 80 & 81; allowing your organization access to over 25% of North America's population within a half a day's drive.



Site Details

Proposed Site Plan



Existing Utilities:

All utilities are located at the property boundary.

Electric:	PPL Electric Utilities
Natural Gas:	UGI Utilities
Water:	CAN DO, Inc.
Sewer:	CAN DO, Inc.
	Greater Hazleton Joint Sewer Authority
Telecom:	Frontier Communications Solutions

Rail Carrier:

Reading Blue Mountain & Northern Railroad

Site Description:

Site is gentle in topography. There is a Right of Way on the NE border, which should not impact the site.

Proximity to Interstate:

2 miles to Interstate 81, exit 143 via State Route 924
10 miles to Interstate 80, via exits 151 A & B
27 miles to the NE Extension of the PA Turnpike

Current Owner:

CAN DO, Inc.

Previous Site Use:

Undeveloped

Site Acreage:

9.65 acres

Build-to-Suit/Lease Opportunity

Address:

1109 North Park Drive
Hazle Township, PA 18202

Zoning:

Industrial

Neighboring Properties:

AutoZone, E.S. Kluft and Company,
Gonnella Frozen Products, Inc.,
PECO Pallet, Vita-Line Products,
US Cold Storage, Arcadia Cold
Storage and Logistics, Alpha

Contact CAN DO for more information

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