

# 400

## STONEY CREEK ROAD



**Premier Industrial Space Available  
With Excess Land for Development**

Humboldt Industrial Park | Hazleton, PA

**CBRE**

- ▲ Dock Doors
- Drive-In Doors

TOTAL SQUARE FOOTAGE	479,567 SF
RECEIVING WAREHOUSE	168,190 SF
FINISHED GOODS WAREHOUSE	180,033 SF
PRODUCTION BUILDING 5 FLOORS	131,344 SF - first floor 366,212 SF - on all 5 floors
ACRES	73.83
YEAR BUILT	2008
PARKING SPACES	310
DOCK DOORS	27
DRIVE-IN DOORS	2
COLUMN SPACING	56' x 50'
SPEED BAY	50'
SPRINKLERS	ESFR
CEILING HEIGHT	35' to 41'
WATER	Public
SEWER	Public
LIGHTING	LED in warehouse



# Overview

## Property Highlights

- High-capacity power infrastructure
- Climate controlled building and air-conditioned warehouses
- Food-grade warehouse
- Active rail service served by Norfolk Southern Rail
- Expansion opportunity

## Power Summary

- Switch site supports 143MW
- Installed transformer supplies ~15MW
- Site draws around 3MW average over last several years with peak consumption of <4MW





# Excess Land for Development



HIGH POWER  
CAPABILITY



±210,600 SF  
WAREHOUSE



±42  
TRUCK DOCKS



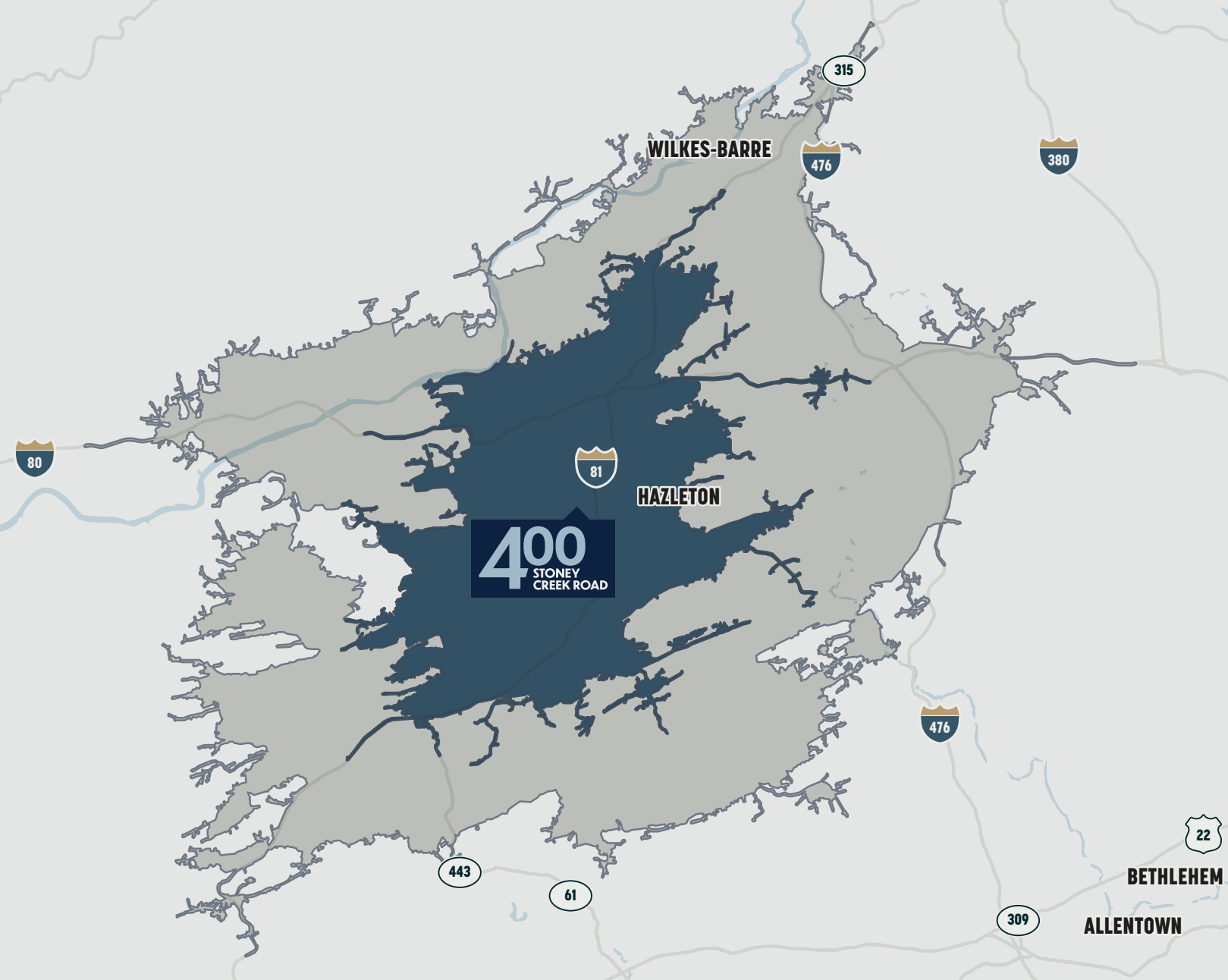
±180  
AUTO SPACES



2 OFFICE SPACES







# Demographics

30/45 Minute Drive Time



POPULATION  
125,950/299,883



LABOR FORCE  
70,644/243,212



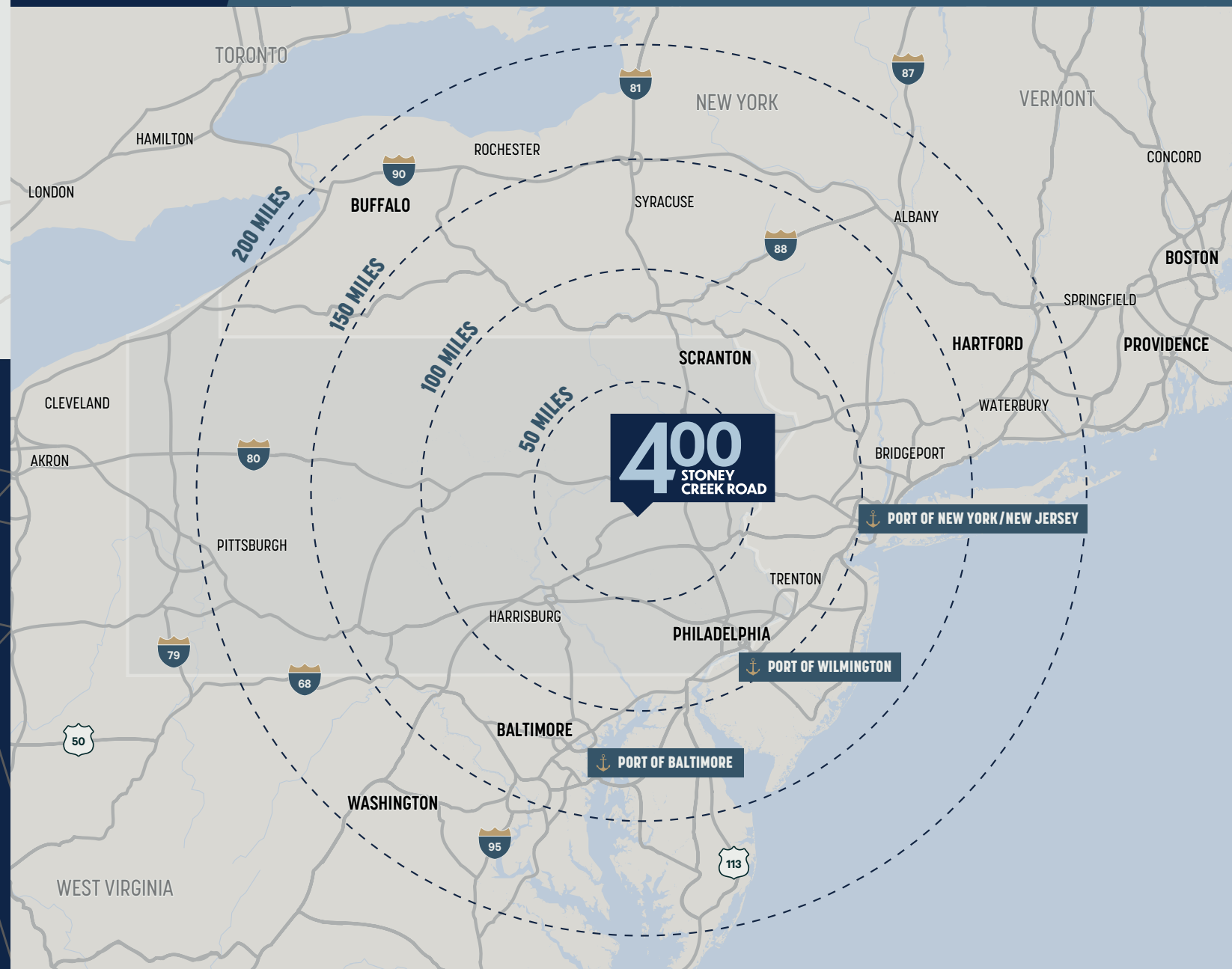
BLUE COLLAR  
24,882/70,466



MANUFACTURING WORKERS  
12,336/33,362



TRANSPORTATION &  
WAREHOUSING WORKERS  
5,597/15,827





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## STONEY CREEK ROAD



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