

FOR SALE

533 Forest Road

HAZLETON, PA

185,959 SF on 18.17 Acres Rail-Served
Industrial Property - Ideal for User Sale
or Redevelopment Opportunity



**International
Paper**



Reading Blue Mountain Railroad



Colliers

Table of contents

| | |
|-----------------------------|-----------|
| The Offering | 04 |
| Investment Highlights | 05 |
| Property Overview | 06 |
| Location Overview | 11 |
| Redevelopment Overview..... | 14 |

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Offering Process & Terms

533 Forest Road, Hazleton, PA

In partnership with IP Commercial Properties, Colliers offers 533 Forest Road in Hazleton, PA for purchase. This unique property has quick access to Exits 141 and 143 of Interstate 81 and boasts active rail service, heavy power, and abundant blue collar labor. It is ideal for manufacturing and production related users.

Transaction Terms

Your proposal should include an overview of your company including relevant acquisition experience in Pennsylvania along with Purchase Price, Due Diligence Timelines, Closing Timelines, Method of Financing, and any contingencies.

Brokerage

IP Commercial Properties and Colliers are the Exclusive Agent for the Seller.

Property Tours And Additional Information

For Additional Information, tours of the market, and property, please contact:

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The Offering

This ±185,959 square foot industrial facility, situated on approximately 18.17 acres within the Humboldt Industrial Park, presents a rare opportunity to acquire a rail-served asset in Eastern Pennsylvania. Currently configured for manufacturing and warehousing operations, the property features two rail spurs that connect directly to interior—an increasingly scarce amenity in the region. The site also features dock high/grade level loading and heavy power.

The site offers strong curb appeal for a second-generation building and is assumed to be fully serviced by all major utilities. Its strategic location near the front of the park provides excellent access to Interstate 81 via two nearby interchanges, enhancing regional connectivity. Additional surplus land on-site offers flexibility for trailer or fleet storage and potential building expansion.

Given the property's infrastructure, location, and scarcity of comparable rail-served assets in the market, it is an ideal opportunity for end-users seeking a well-positioned industrial facility or investors seeking a redevelopment opportunity.



185,959 SF

Industrial Facility



18.17 Acre

I-1 Zoned Land



Rail-Served

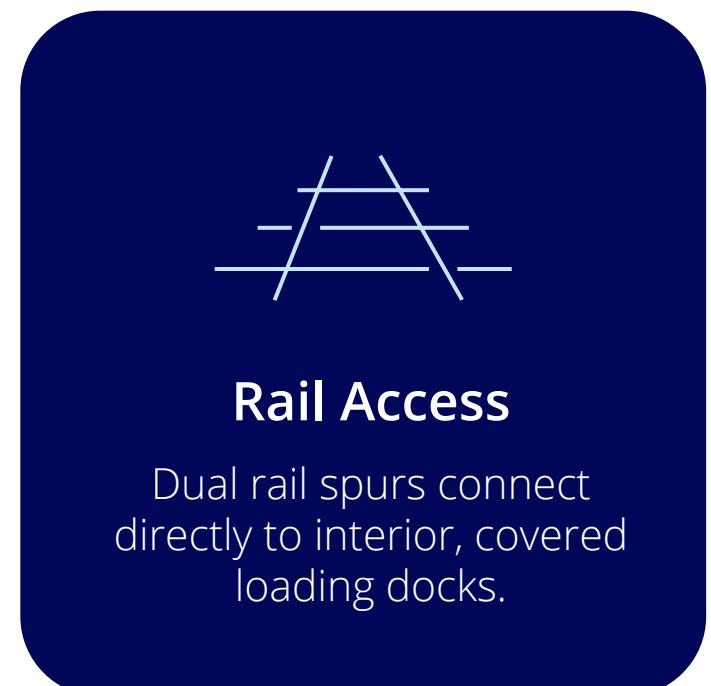
with Dual Rail Spurs



Prime Location

Excellent Access to I-81

Investment Highlights



Rail Access

Dual rail spurs connect directly to interior, covered loading docks.



Strategic Location

Positioned near the front of Humboldt Industrial Park with direct I-81 access.



Expansion Opportunity

Surplus land allows for trailer storage or future building expansion.



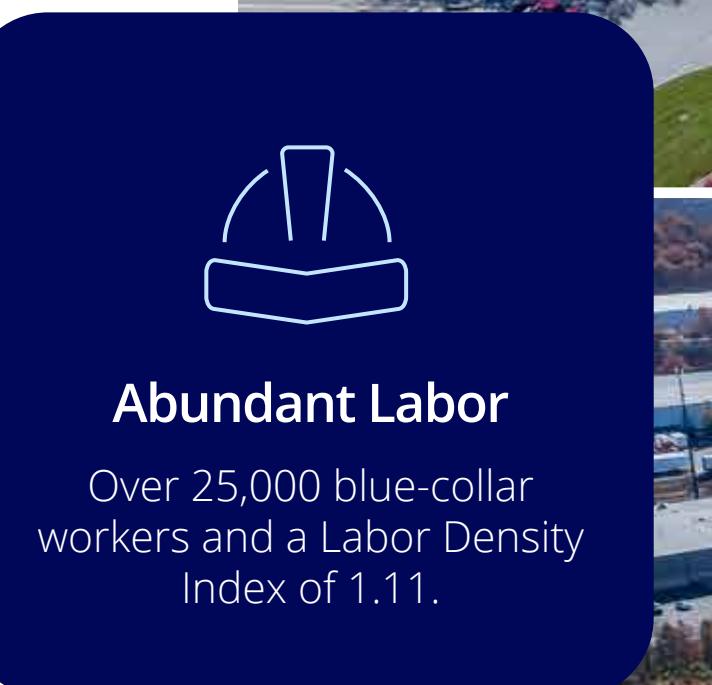
Heavy Power

Equipped to support high-demand manufacturing and industrial operations.



Right-Sized Facility

Sub-200,000 SF footprint aligns with current market demand for mid-sized assets.



Abundant Labor

Over 25,000 blue-collar workers and a Labor Density Index of 1.11.



Strong Market

Located in a high-demand industrial corridor in Eastern Pennsylvania.



Ideal Headquarters

Well-positioned for companies seeking a regional base of operations.



Rare Availability

Rail-served industrial properties in the region are increasingly scarce.

Property Overview



Property Description

533 Forest Road, Hazleton, PA

The property comprises a $\pm 185,959$ square foot industrial facility constructed with ribbed concrete walls and situated on approximately 18.17 acres. The building features clear heights ranging from 20 to 29 feet, offering flexibility for various industrial uses. Loading infrastructure includes 14 tailgate dock doors and one grade-level drive-in door, with two rail spurs feeding directly into two covered internal docks for efficient rail-served operations. The site supports substantial parking capacity, including approximately 100 trailer spaces and 103 auto spaces, accommodating both employee and fleet needs.



Property Specs

| | |
|-----------------------------|---|
| Total SF | $\pm 185,959$ SF |
| Office | Existing professional offices with a mix of private offices, open floor plan space, conference rooms, break areas, and restrooms appropriate for regional or headquarters operations. |
| Construction | Ribbed Concrete Wall |
| Clear Height | 20' - 28' in the original section; 29' in the expansion |
| Dock Doors / Drive-in Doors | 14 Tailgate docks; 1 grade-level door |
| Parking | ± 100 Trailer Spaces; ± 103 Auto Spaces |
| Rail | Serviced by Reading Blue Mountain railroad. Two (2) rail-spurs that lead to covered internal docks. |
| Electrical Service | PPL |
| Fire Protection | Wet system |
| Interior Lighting | Mix of metal halide (HID) high bay-lights and LED high-bay rectangular lights |
| Exterior Lighting | Mixture of rooftop-mounted and sidewall-mounted exterior LED flood / area lights |
| Emergency Lighting | Interior fixtures |
| Restrooms | Numerous located in warehouse/production space and office section. |
| Water Service | Public |
| Sanitary Sewer Service | Public |
| Natural Gas Service | UGI |

Infrastructure Overview

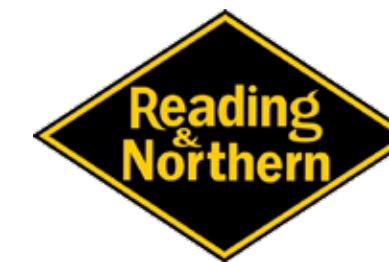


PPL Electric Utilities serves 1.5 million customers across 29 counties in Central and Eastern Pennsylvania, operating nearly 50,000 miles of transmission and distribution lines. With over \$13 billion invested in grid modernization since 2013—and another \$7 billion planned through 2028—PPL has built one of the most advanced and resilient electric networks in the country.

These investments have enhanced reliability, increased line capacity, and reduced congestion costs, making PPL well-equipped to support large industrial loads. The utility has streamlined processes for connecting high-demand users and is actively expanding transmission infrastructure to serve manufacturing, logistics, and other energy-intensive sectors.

Recent projects include new substations and high-voltage lines designed to accommodate loads of 40 MW to over 250 MW in key industrial corridors. PPL's smart grid technologies, automated fault detection, and proactive maintenance programs further ensure dependable service for critical operations.

Pennsylvania's abundant natural gas resources and status as a leading electricity exporter, combined with PPL's regulated price stability and infrastructure readiness, make the region a prime location for industrial growth.



The Reading Blue Mountain & Northern Railroad (RBMN) provides exceptional rail access and connectivity for industrial users in the Hazleton region. The

railroad's West Hazleton Transload Facility—located within the Humboldt Industrial Park—serves as a strategic logistics hub for shippers seeking efficient rail-to-truck transfer options without requiring direct rail spurs. The facility accommodates multiple car spots for loading and unloading, supports outdoor storage, and has the flexibility to handle a wide range of commodities including forest products, packaging materials, and industrial inputs. This infrastructure has helped the Hazleton market emerge as one of RBMN's most active freight zones, with record transload volumes reported in recent years.

RBMN's regional network offers users direct rail service with connections to **Norfolk Southern** and **Canadian Pacific**, providing seamless access to major Class I routes and national freight corridors. The Hazleton lines link into RBMN's broader Reading-Scranton mainline, ensuring north-south coverage across Pennsylvania's key industrial belt while enabling efficient interchange to destinations throughout the U.S. and Canada. For end users, this translates into significant transportation flexibility, reduced freight costs, and enhanced supply chain reach. Supported by a pro-business regional rail operator known for investing in infrastructure and industrial partnerships, sites within the Hazleton corridor benefit from robust rail access, strong Class I connectivity, and scalable logistics potential—key attributes that position the area as a premier location for manufacturers, distributors, and bulk-material users seeking multimodal efficiency.



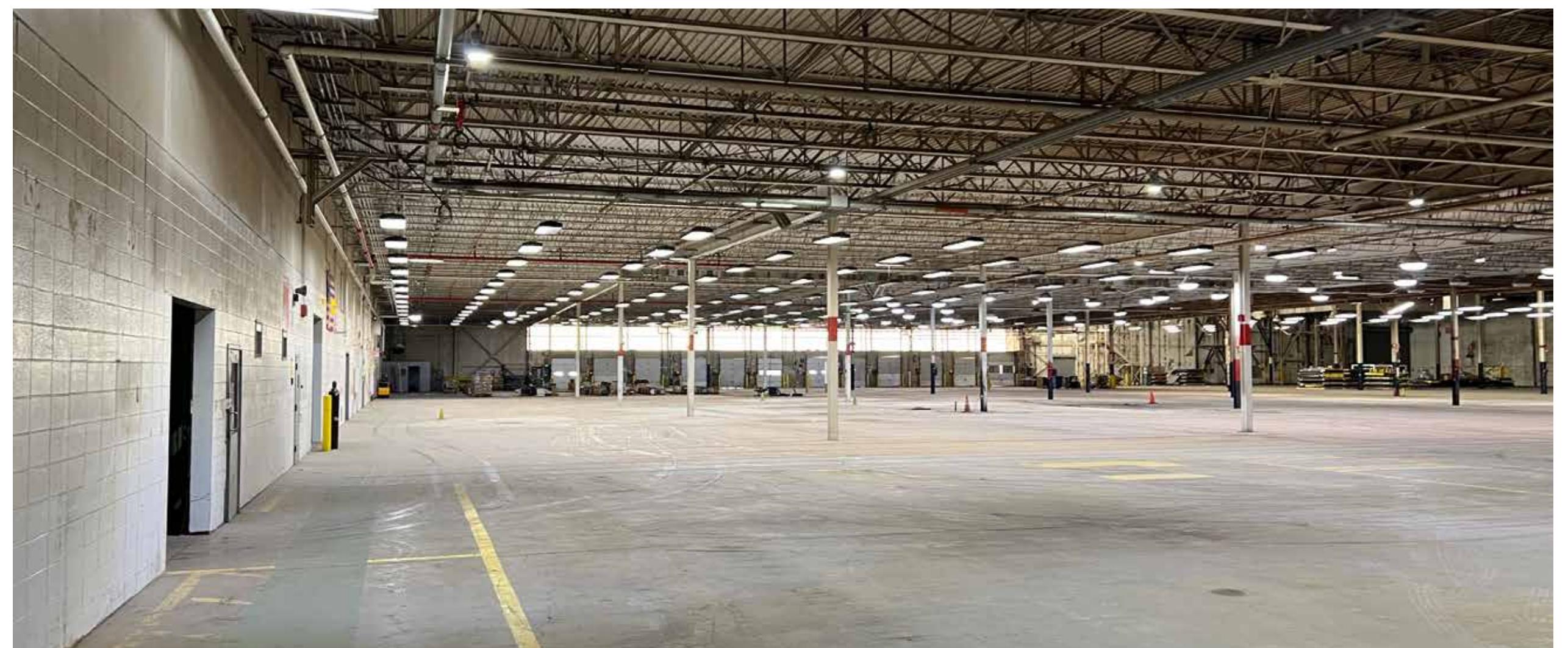
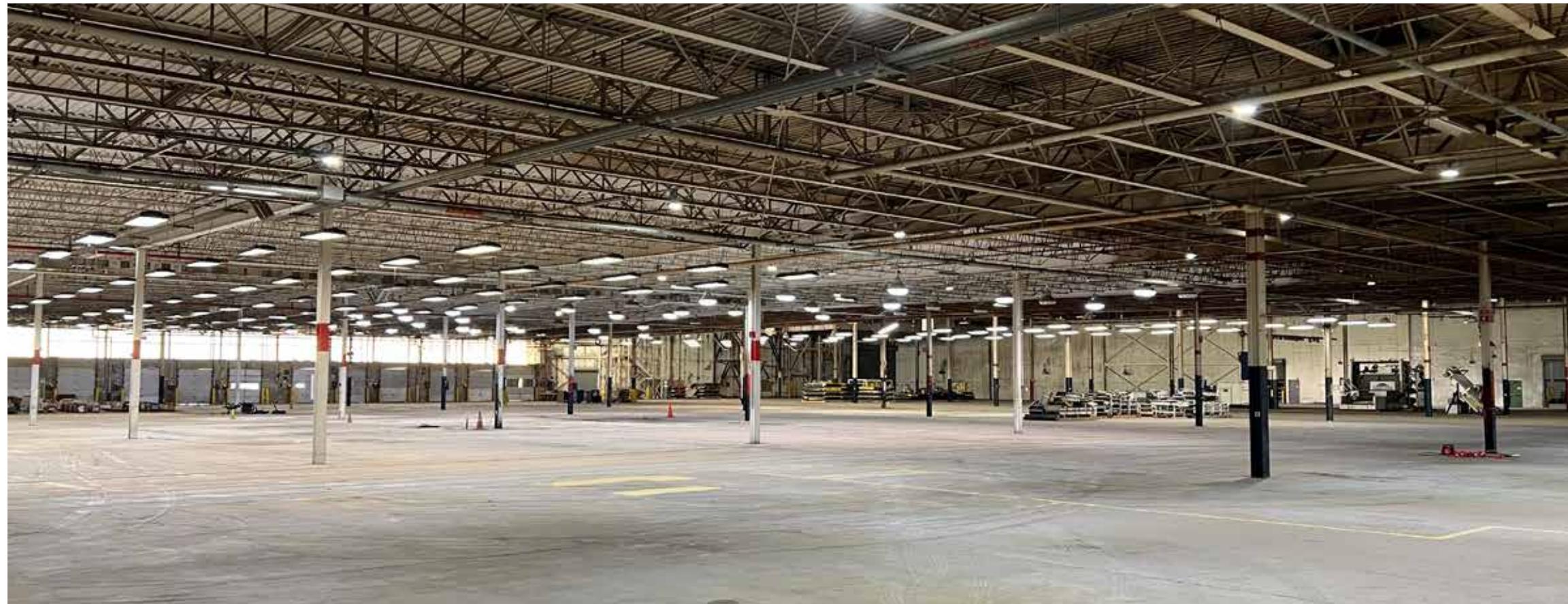
Photo Gallery

533 Forest Road



Photo Gallery

533 Forest Road



Location Overview



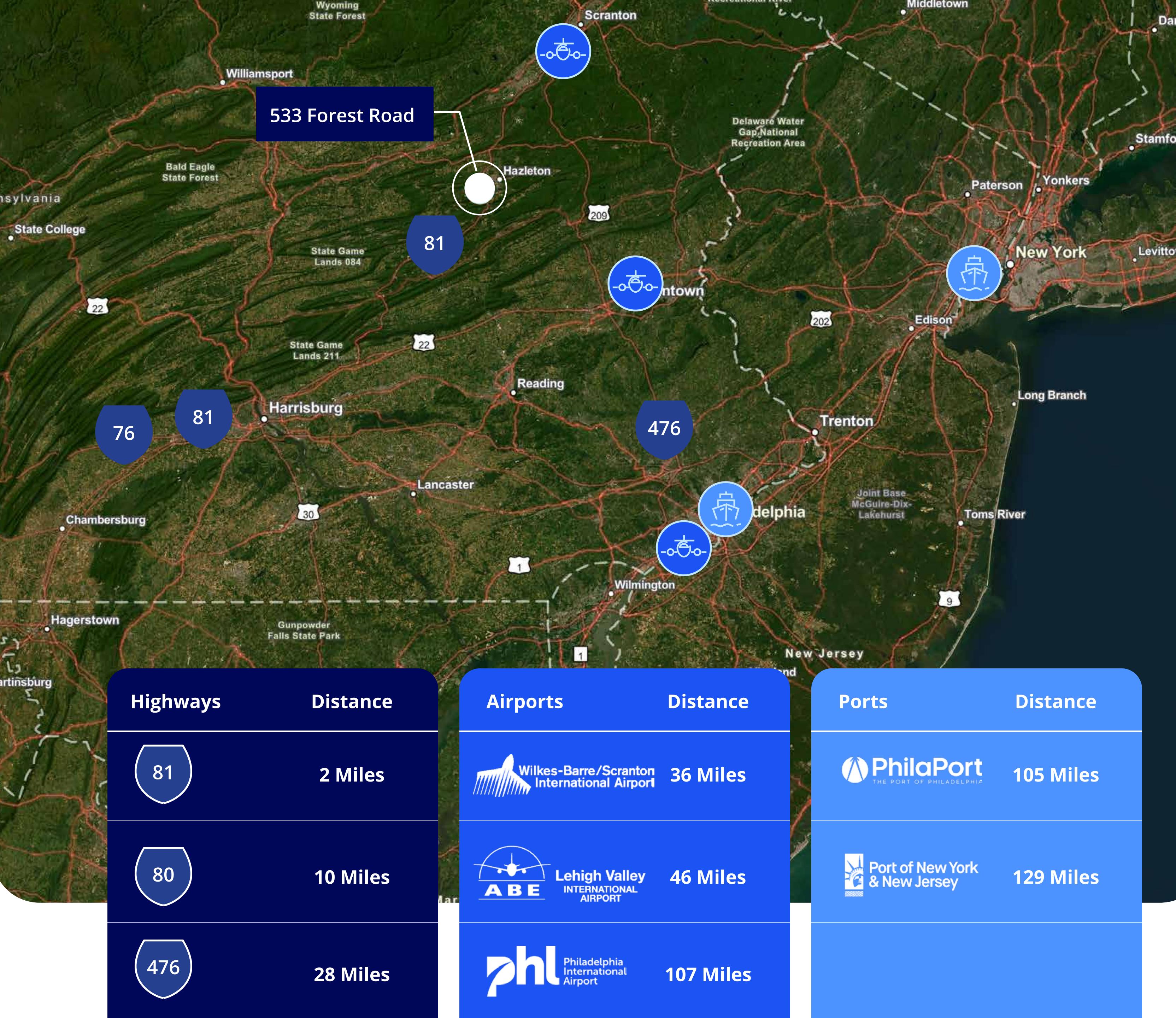
Location Overview

Strategically situated in Hazleton, Pennsylvania, 533 Forest Road offers convenient access to key transportation hubs that support both regional and national connectivity.

The property is just minutes from Interstate 81, a major north-south corridor that links Hazleton to cities like Scranton, Harrisburg, and beyond. Additionally, Interstate 80, a vital east-west route, is easily accessible, providing direct connections to New Jersey and Ohio.

The closest major airport is Wilkes-Barre/Scranton International Airport (AVP), approximately 33.9 miles northeast, offering domestic service and cargo capabilities. Other accessible airports include Lehigh Valley International Airport (ABE) and Philadelphia International Airport (PHL), the latter being about 105 miles southeast and serving as a major international gateway.

The property also benefits from proximity to key distribution routes that connect to Port Newark and Port Philadelphia, both reachable within a few hours by truck.

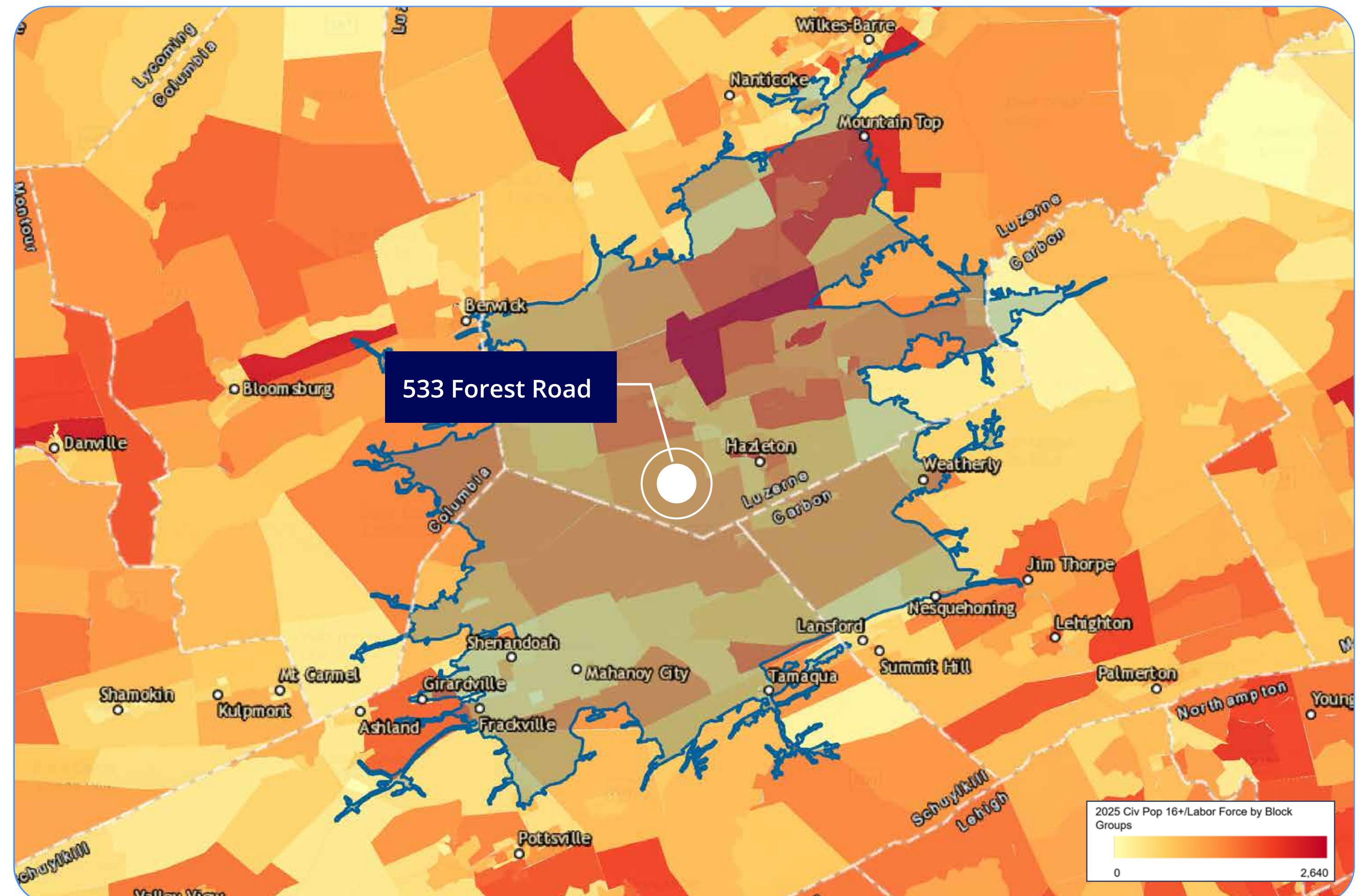


Labor Overview

The area surrounding 533 Forest Road offers a substantial labor pool with an inventory of 23,203,986 and a population density of 128,414. Blue-collar workers make up 20% of the workforce, totaling 25,827 individuals, which indicates a strong presence of skilled labor for manufacturing, logistics, and related industries. The Labor Density Index of 1.11 suggests slightly above-average labor availability compared to national benchmarks.



Labor Density in 30 Minute Driveshed



Redevelopment Overview



Proposed Redevelopment Plan

Industrial Warehouse Conceptual Plan

In a redevelopment scenario, Langan has detailed a conceptual plan highlighting approximately 270,000 SF of industrial manufacturing/logistics space permitted by-right within the current zoning code.

Please note, closing will not be contingent upon receipt of approvals from AHJ's which contemplate redevelopment.

Building 1

Building Size **270,000 SF**

Building Dimensions **360' x 750'**





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