



**FOR
LEASE**

282,557 SF

EXPANDABLE

**1200 CORPORATE WAY, SUITE 100
MID VALLEY INDUSTRIAL PARK
OLYPHANT, PA**

.....

INDUSTRIAL

LOCATED LESS THAN
FIVE MINUTES FROM
INTERSTATES 81, 84, & 380

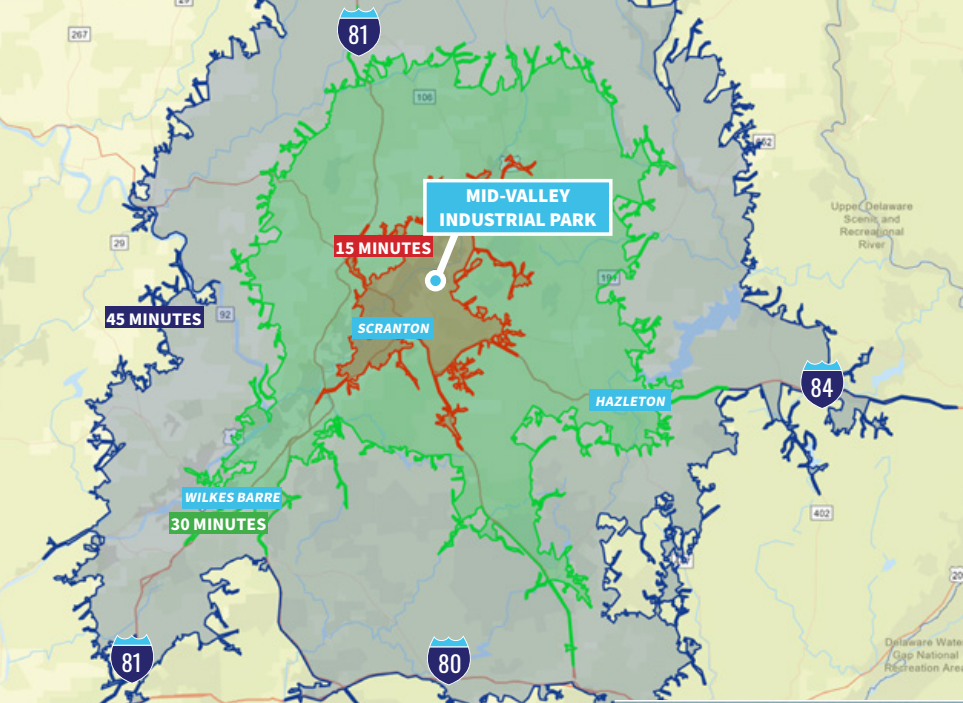
CENTRALLY LOCATED
WITHIN THE SCRANTON/
WILKES-BARRE
LABOR MARKET.



PRIME EAST COAST INDUSTRIAL LOCATION

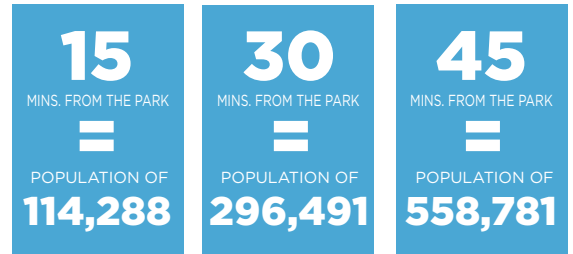
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DEMOGRAPHIC INSIGHTS

Mid Valley Industrial Park sits in a good labor draw area. The park is in close proximity to major NEPA cities: 9 miles away from Scranton, 26 miles away from Wilkes-Barre, and 52 miles from Hazleton. There are about 27,085 families within 15 minutes of the park.



EXCELLENT HIGHWAY ACCESS

Directions to 1200 Corporate Way

Traveling North on I-81- Take Exit 187 to merge on Route 6 East toward Carbondale. Take exit 2 for East Lackawanna Avenue, toward Olyphant. Turn left onto East Lackawanna Avenue. Drive approximately 0.6 miles. Turn right onto Corporate Way to access the building.

Traveling South on I-81- Take a slight right onto I-380. In less than a mile, take the exit on the left onto Route 6 East toward Carbondale. Take exit 2 for East Lackawanna Avenue, toward Olyphant. Turn left onto East Lackawanna Avenue. Drive approximately 0.6 miles. Turn right onto Corporate Way to access the building.



BUILDING WALLS

- Exterior walls are load-bearing, precast concrete wall panels with an aluminum/glazing entrance system.
- Exterior face is painted and treated with a masonry coating system with a smooth finish.

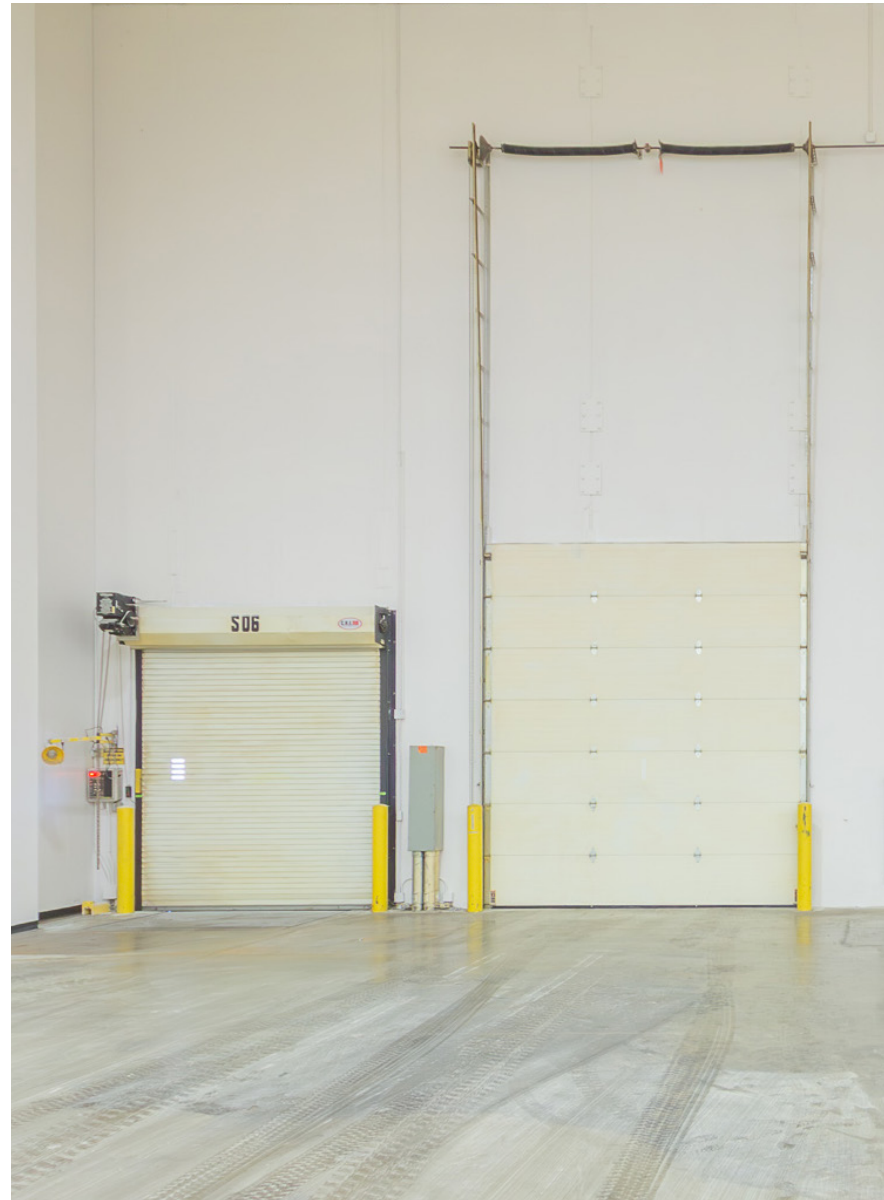


40' CEILING CLEAR HEIGHT

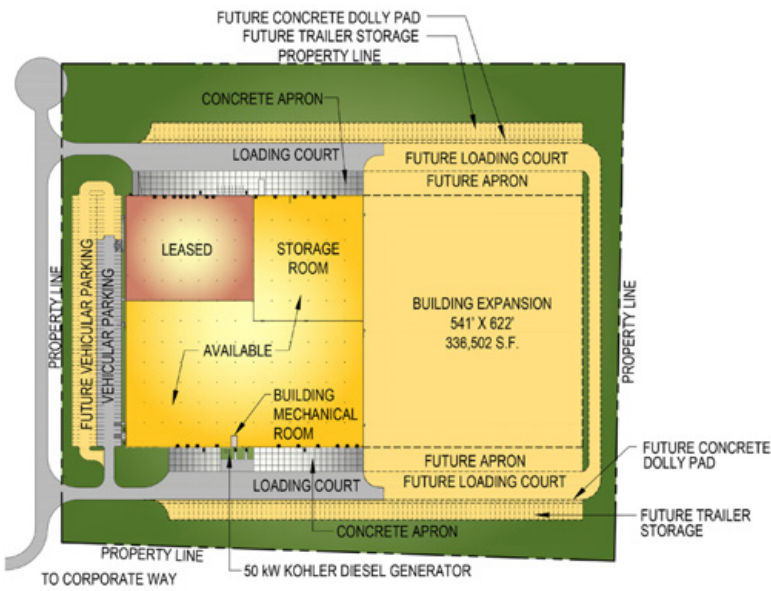
- Roof is a 60 mil, fully adhered EPDM membrane. Roof is Class A, UL approved with a FM I-60 rating. Walkway pads are provided at all concentration points. Building has one (1) aluminum exterior roof access ladder.
- Column spacing is 45' x 50' with 61' at loading docks.
- The warehouse lighting is T-bay fluorescent fixtures.
- Warehouse floor is 8" thick reinforced concrete (4000 PSI). Cumulative floor level and flatness during test period exceeded tolerances of approximately Ff63.7, FI47.9. Floor is sealed with Ashford Formula.

LOADING

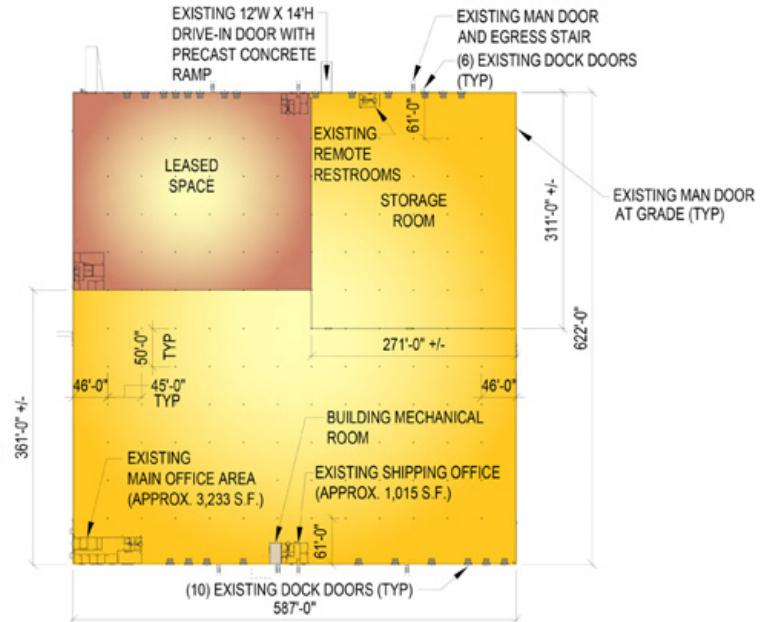
- **Doors** - Sixteen (16) 9'x10' insulated steel coiling overhead doors with 45,000 lb. capacity hydraulic levelers with bumpers. Future locations for additional 9' x 10' dock doors are available in space. All overhead doors have vision panels and electrical operators. One (1) 12' x 14' insulated vertical lift drive-in door with precast ramp.
- **Concrete Apron**- Extends 60' from face of loading wall. The concrete apron is 8" thick with compressive strength of 3500 PSI. Access ramp to drive-in door is also concrete.
- **Seals** - Sixteen (16) dock seals (Frommelt)
- **Truck Restraints**- Sixteen (16) Rite-Hite recessed truck restraints
- **Dock Lights**- Sixteen (16) Rite-Hite Cool Head dock lights levelers - Sixteen (16) Rite-Hite hydraulic levelers (45,000 lb capacity)
- **Control Panels**- Sixteen (16) Rite-Hite DOK Commander master control panels
- **Canopies**- Sixteen (16) painted metal hood canopies
- **Pipe Bollards**- Six inch (6") diameter concrete filled steel pipe bollards have been installed on interior and exterior sides of the drive-in door jambs and at each interior side of the overhead loading doors.



SITE PLAN



FLOOR PLAN



BUILDING SPECIFICATIONS

- **Available Space:** 282,557 SF available in a 365,114 SF building. Space includes 3,233 SF main office and 1,015 SF shipping office and remote restrooms. Building can be expanded by up to 336,502 SF. Can be subdivided to as small as 84,400 SF.
- **Acreage:** 38.12 acres

BUILDING CONSTRUCTION

- **Floor:** 8" concrete floor slab reinforced with welded steel mats
- **Roof:** Roof is built-up EPDM membrane roofing
- **Column Spacing:** 45' x 50' bay spacing with a 61' deep staging bay at the loading dock
- **Clear Ceiling Height:** 40' approximate average structural clear ceiling height
- **Exterior Walls:** load-bearing, precast concrete wall panels with an aluminum/glazing entrance system.

LOADING

- **Dock Equipment:** Partial cross-dock. Sixteen (16) 9'-0" x 10'-0", insulated, overhead coiling dock doors, with vision panels. Dock doors are equipped with a 45,000 lb capacity, Rite Hite hydraulic levelers with bumpers, Frommelt dock seals, dock canopies, Rite Hite dock restraints, dock lights, and control panels. One (1) 12' x 14' insulated steel vertical lift drive-in door with precast ramp. Additional dock doors can be added.
- **Trailer Court:** 8" thick reinforced concrete dock apron.

UTILITIES & SYSTEMS

- **HVAC:** The existing heating for the Warehouse Area is a 130,000 cfm, 4000 mbh, indirect gas fired, interior, vertical air rotation unit as manufactured by Applied Air. The existing available office space has heating and cooling supplied by an electric/gas roof top packaged unit. Specialty storage area is heated by direct gas fired make-up air heater by Cambridge.
- **Electrical Service:** 3000 Amp, 480/277 Volt 3-phase service
- **Lighting:** Warehouse lighting is T-bay fluorescent fixtures. Office lighting is fluorescent 2 x 4 troffers with prismatic lenses.
- **Fire Protection:** Warehouse area is an Early Suppression Fast Response (ESFR) high density wet-pipe sprinkler system. Office Area is a light hazard, wet sprinkler system.
- **Utilities:** Separately Metered, Public Water, Sewer, Gas, and Electric

PARKING

- Abundant on-site parking for vehicles and trailers.
- Asphalt paving including heavy duty pave in truck areas.

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.



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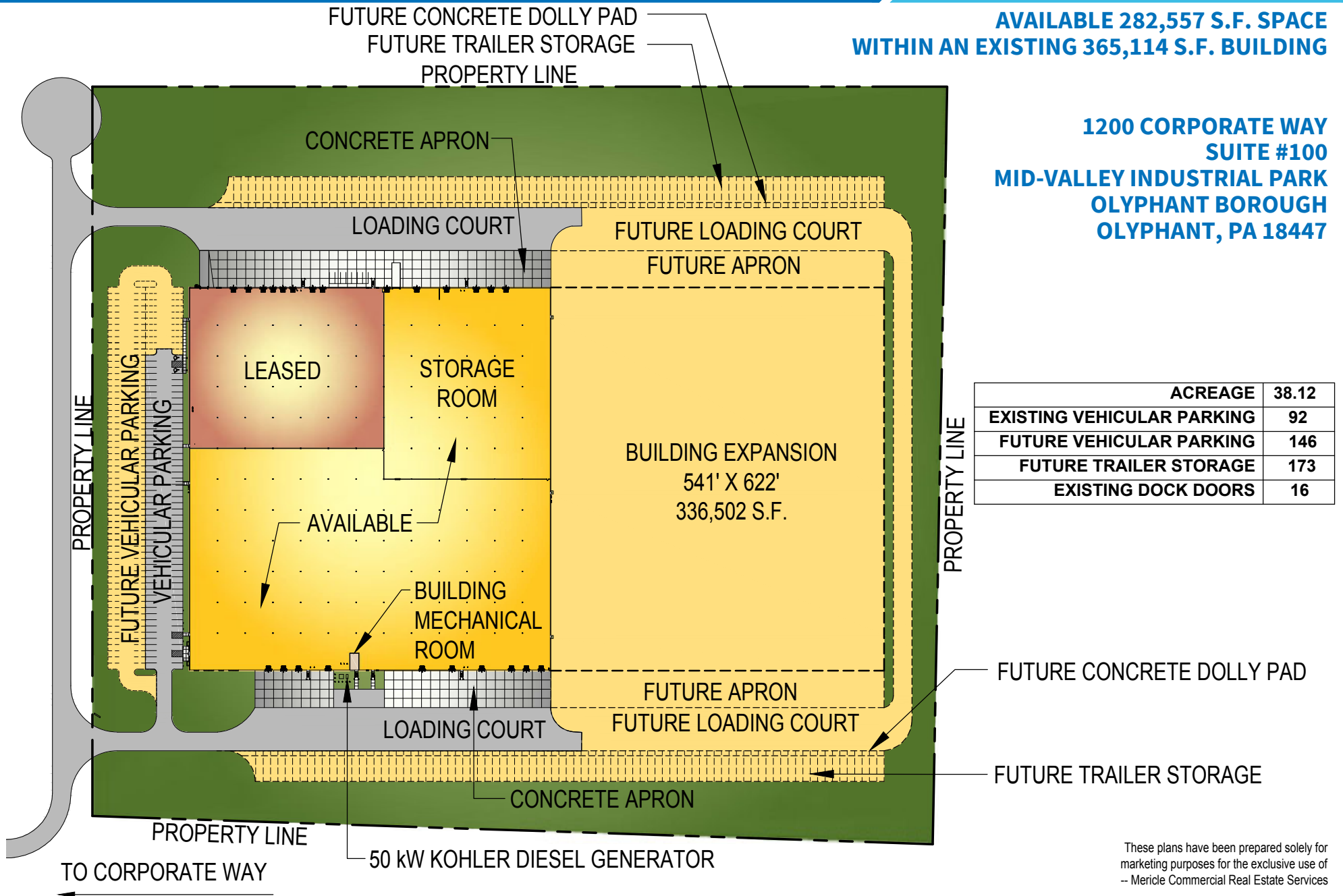
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CONCEPTUAL SITE PLAN

**AVAILABLE 282,557 S.F. SPACE
WITHIN AN EXISTING 365,114 S.F. BUILDING**

**1200 CORPORATE WAY
SUITE #100
MID-VALLEY INDUSTRIAL PARK
OLYPHANT BOROUGH
OLYPHANT, PA 18447**



	ACREAGE	38.12
EXISTING VEHICULAR PARKING	92	
FUTURE VEHICULAR PARKING	146	
FUTURE TRAILER STORAGE	173	
EXISTING DOCK DOORS	16	

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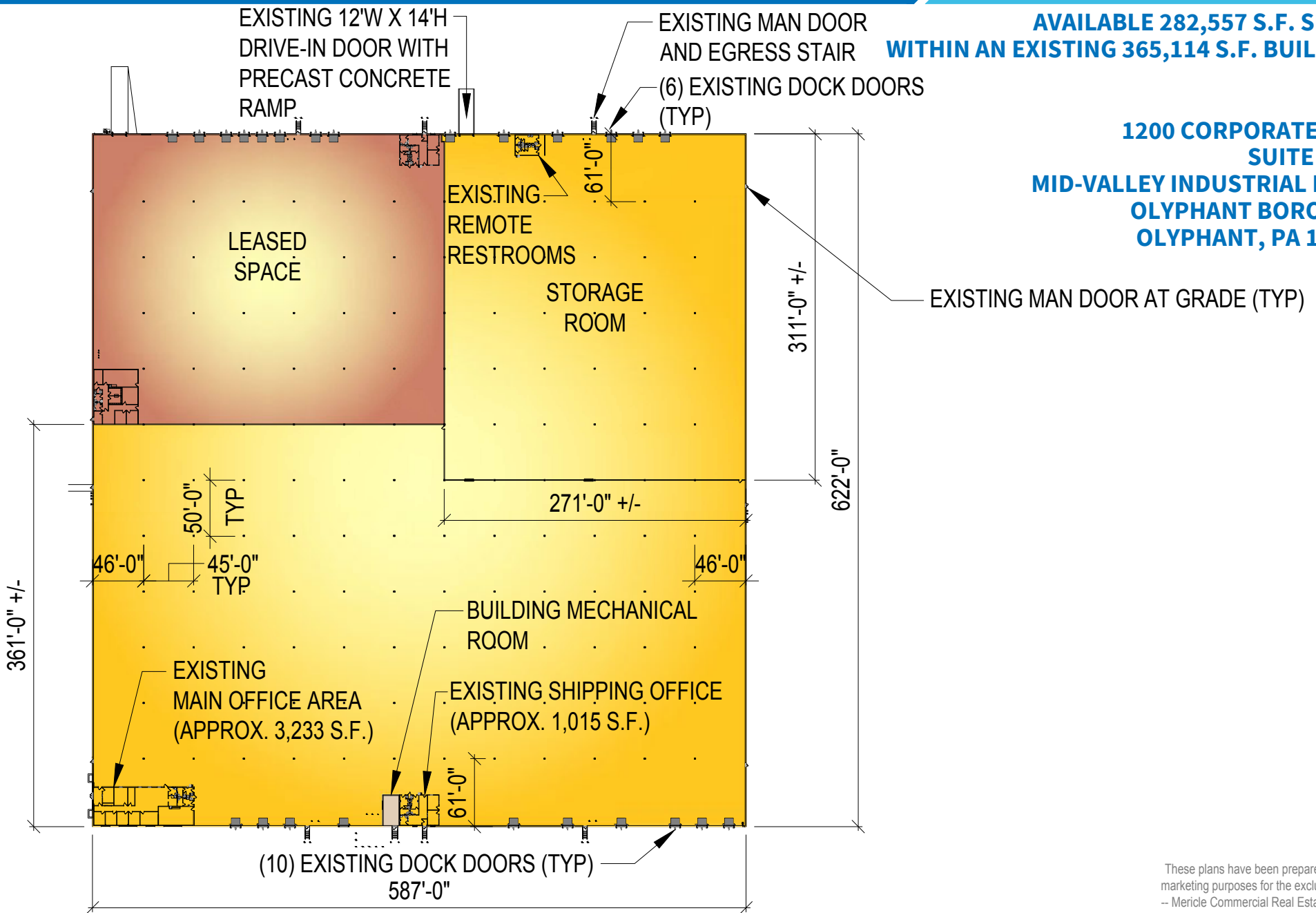
East Mountain Corporate Center
100 Baltimore Drive, Wilkes-Barre, PA 18702

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CONCEPTUAL FLOOR PLAN

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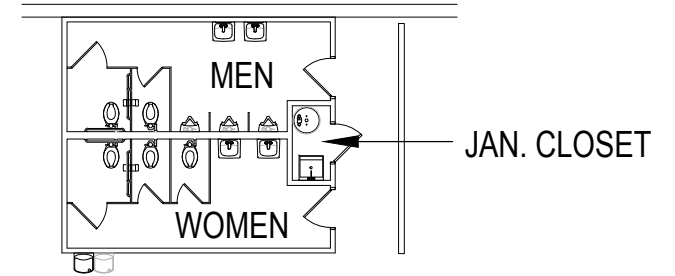
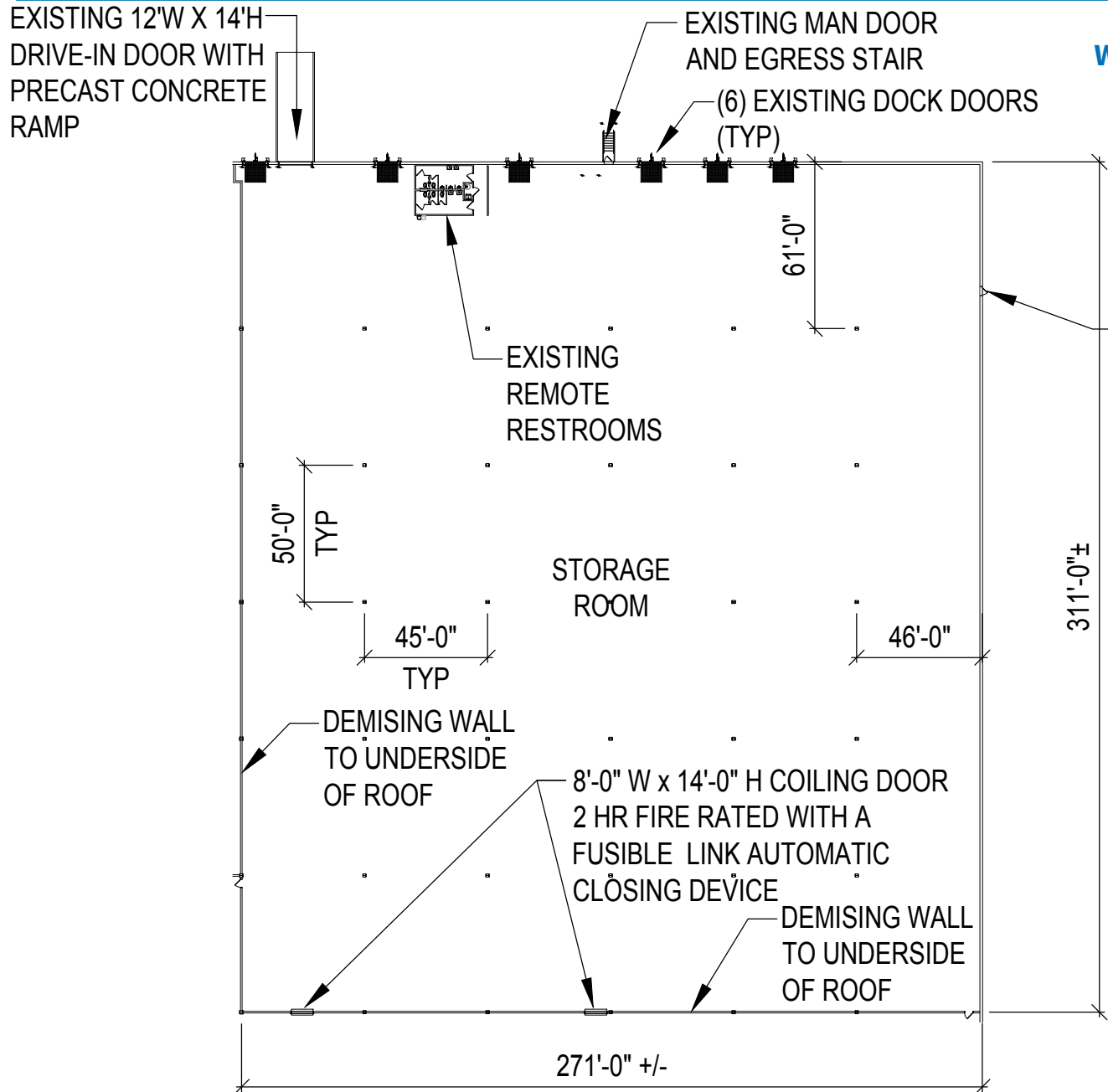
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CONCEPTUAL STORAGE PLAN

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EXISTING REMOTE RESTROOMS

- APPROX. 35'-0" H SUSPENDED CEILING
- CAMBRIDGE, MODEL 130, DIRECT GAS FIRED MAKE-UP AIR HEATER
- GREENHECK, MODEL G-098A, ELECTRIC ROOF TOP EXHAUST FAN
- THE FIRE PROTECTION CONSISTS OF AN EARLY SUPPRESSION FAST RESPONSE (ESFR) WET SPRINKLER SYSTEM

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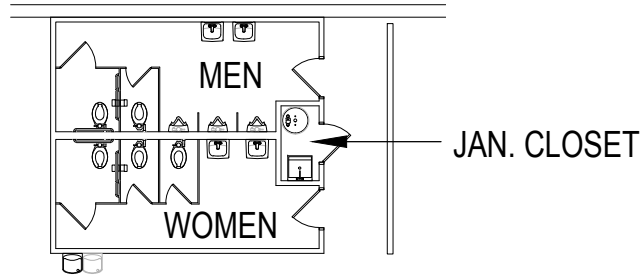
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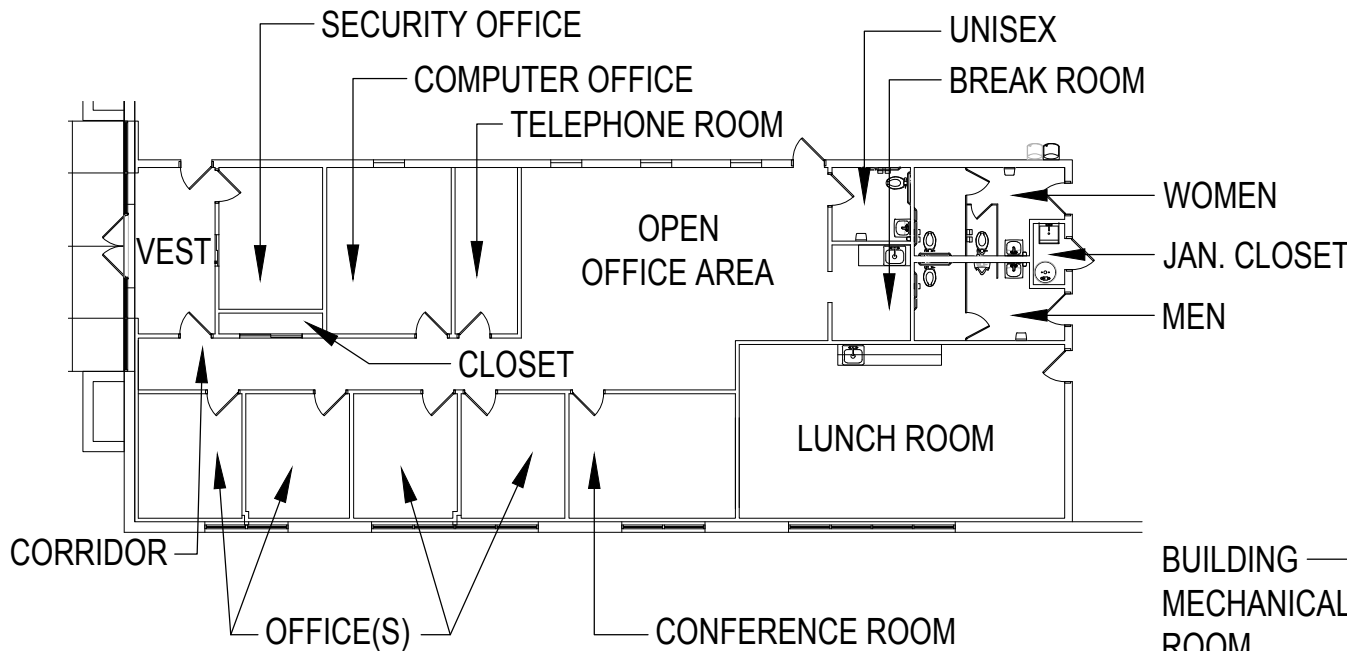
CONCEPTUAL FLOOR PLAN

**AVAILABLE 282,557 S.F. SPACE
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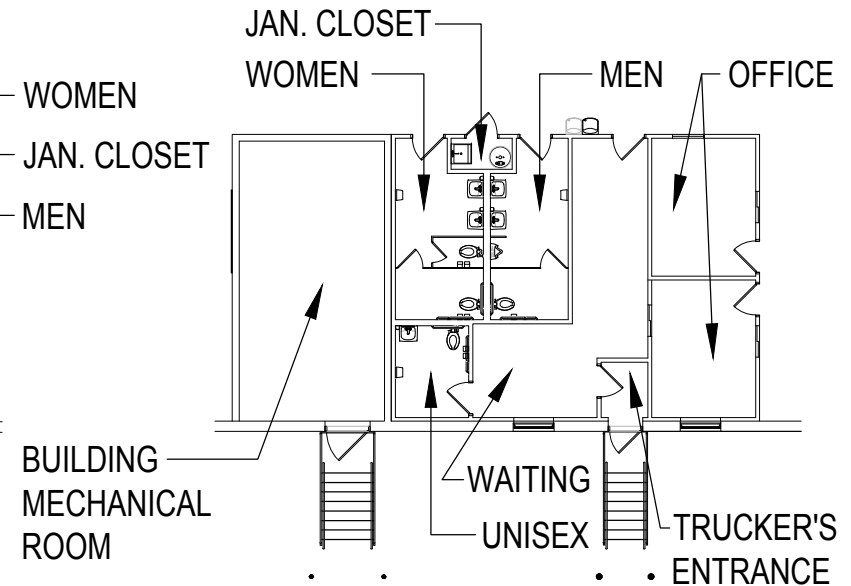
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**EXISTING
REMOTE RESTROOMS**



**EXISTING
MAIN OFFICE AREA
(APPROX. 3,233 S.F.)**



**EXISTING
SHIPPING OFFICE /
WAREHOUSE RESTROOMS
(APPROX. 1,015 S.F.)**

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SITE IMPROVEMENTS

- Site contains approximately 38.12 acres
- On-site parking for approximately ninety-two (92) vehicles
- On-site future parking for approximately one hundred forty-six (146) vehicles
- 8" thick x 60' deep, reinforced concrete dock apron at loading dock
- Asphalt paving, including heavy duty pave at truck areas and light duty pave in vehicle parking areas
- Double-sided, internally illuminated, Marquee sign located at vehicular entrance
- Professionally prepared and maintained landscaping

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BUILDING IMPROVEMENTS

- The Available Space contains 282,557 square feet
- The Available Space dimensions are approximately 271'-0" (length) x 261'-0" (depth) and 587'-0" (length) x 361'-0" (depth)
- The Available Space is 45'-0" x 50'-0" bay spacing with 61'-0" deep staging bay at loading dock
- The Available Space has approximately 3,233 square feet of Existing Main Office Area, approximately 1,015 square feet of Existing Shipping Office and Existing Remote Restrooms
- 8" thick concrete floor slab reinforced with welded steel mats
- Exterior walls are load-bearing, precast concrete wall panels
- Average structural clear height of approximately 40'
- Roof is built-up EPDM membrane roofing
- The Available Space contains sixteen (16) 9'-0" x 10'-0" insulated, overhead coiling dock doors by *C.H.I. Rolling Steel Doors* or equal with vision panels, 45,000 lb capacity *Rite Hite* hydraulic levelers with bumpers, *Frommelt* dock seals, dock canopies, *Rite Hite* dock recessed restraints, dock lights and control panels
- The Available Space contains (1) 12'-0" x 14'-0" insulated, vertical lift drive-in door with precast concrete ramp

UTILITIES AND BUILDING SYSTEMS

- The Available Space Warehouse heating consists of a 130,000 cfm, 4,000 mbh, indirect gas fired, interior, vertical air rotation unit as manufactured by *Applied Air*
- The Available Space consists of existing heating and cooling supplied by electric/gas roof top packaged units
- The Available Space electrical service consists of a 480/277 volt, 3,000 amp switchgear assembly
- The Available Space Warehouse lighting consists of energy efficient T-bay fluorescent fixtures
- The Available Space Existing Main Office Area and Existing Shipping Office lighting consists of fluorescent 2 x 4 troffers with prismatic lenses
- The Fire Protection System in the Warehouse Area is an early suppression fast response (ESFR) wet sprinkler system
- The Fire Protection System at the Office Area is a light hazard, wet sprinkler system
- Provisions for domestic water and natural gas shall be provided

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**PHOTO
COLLAGE**



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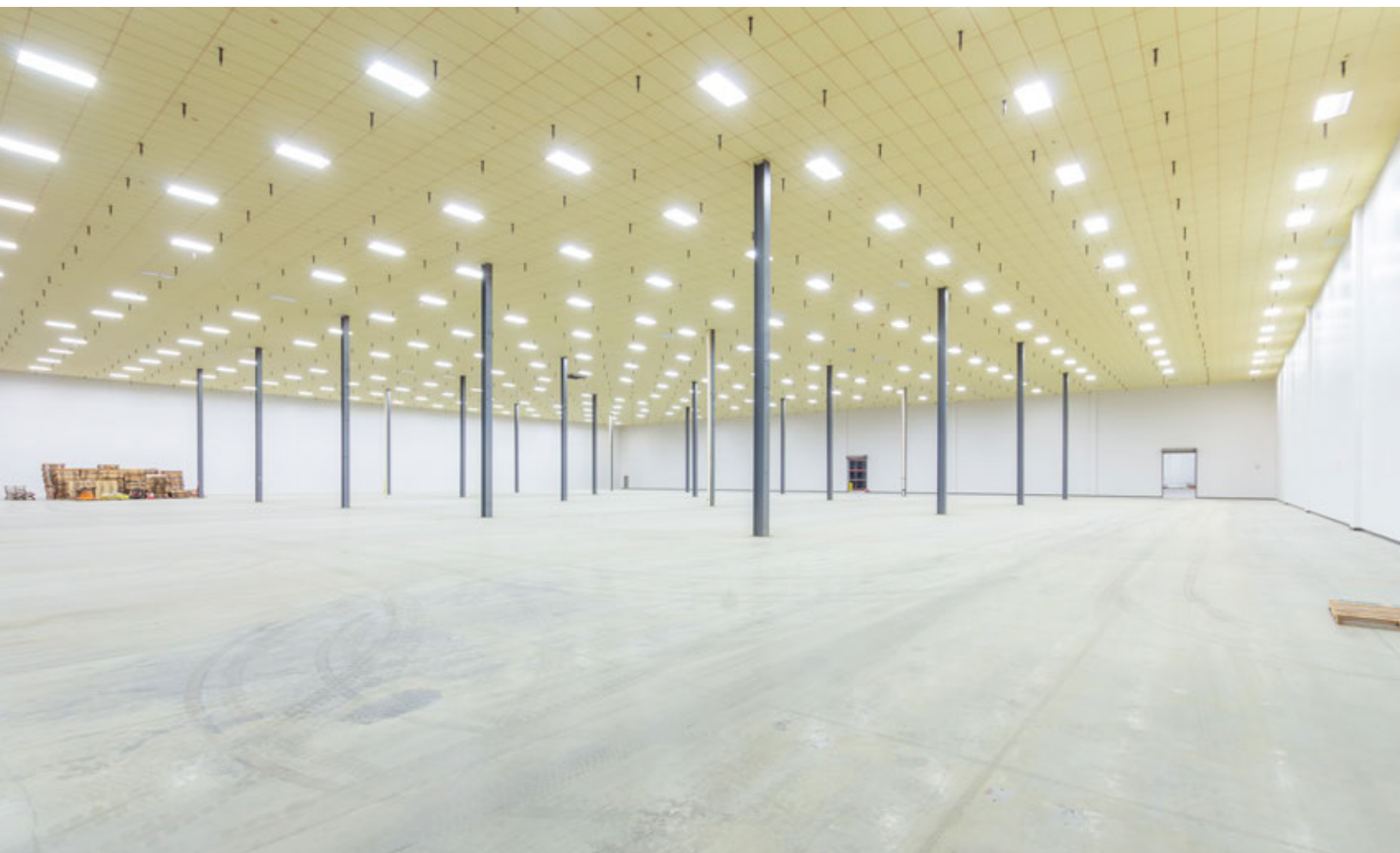
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