

**SUB-LEASE: \$4.75/SF NNN**

LATITUDE: 41.123048    LONGITUDE: -75.881800



## **1220 OAK HILL ROAD, MOUNTAIN TOP, PA 18707**

40,000 SF to 70,000 SF of warehouse space available for lease located in the Crestwood Industrial Park. Sub-Lease space features 32 ft. ceiling heights, 4-8 loading docks, 45' x 32' column spacing and 2,000 SF of office space. Close proximity to I-81, I-80 and I-476.

### **SPACE DETAILS:**

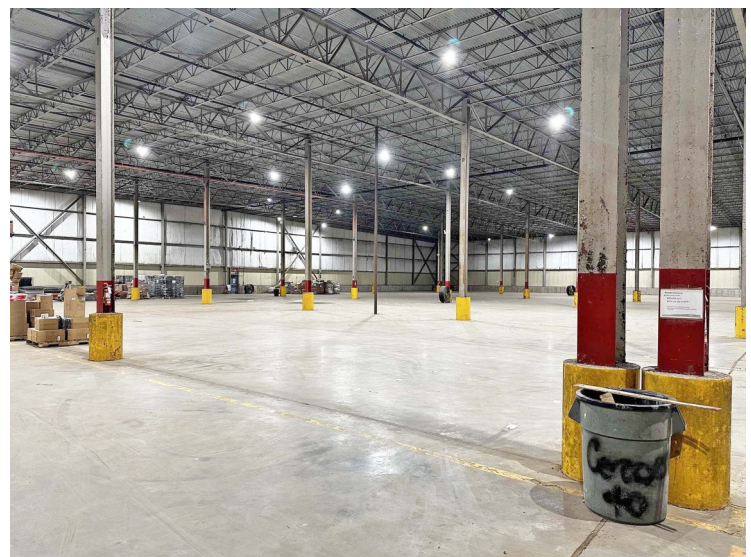
- Building Area: 438,148 SF
- Available Area: 40,000 SF - 70,000 SF
- Office Area: 2,000 SF+/-
- Steel Exterior
- Steel Roof
- Column Spacing: 45' x 32'
- Clear Height: 32'
- Utilities: Public Water and Sewer, Natural Gas
- Lighting: LED Lighting on Motion Sensors
- Fire Protection: ESFR Sprinkler System
- Loading Doors: 4-8 Docks Equipped with Levelers, Bumpers and Locks
- Zoning: I-1 (Industrial)

### **For Information Contact:**

**Al Guari, Vice President-Brokerage**

aguari@mericle.com

Office: 570.823.1100 \* Cell: 570.499.2889



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.

**570.823.1100**  
mericle.com



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

*Developing Northeastern Pennsylvania's I-81 Corridor Since 1985*

**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES