

TRADEPORT 164

WILKES-BARRE, PENNSYLVANIA



BUILDING 7

±215,280 SF
AVAILABLE

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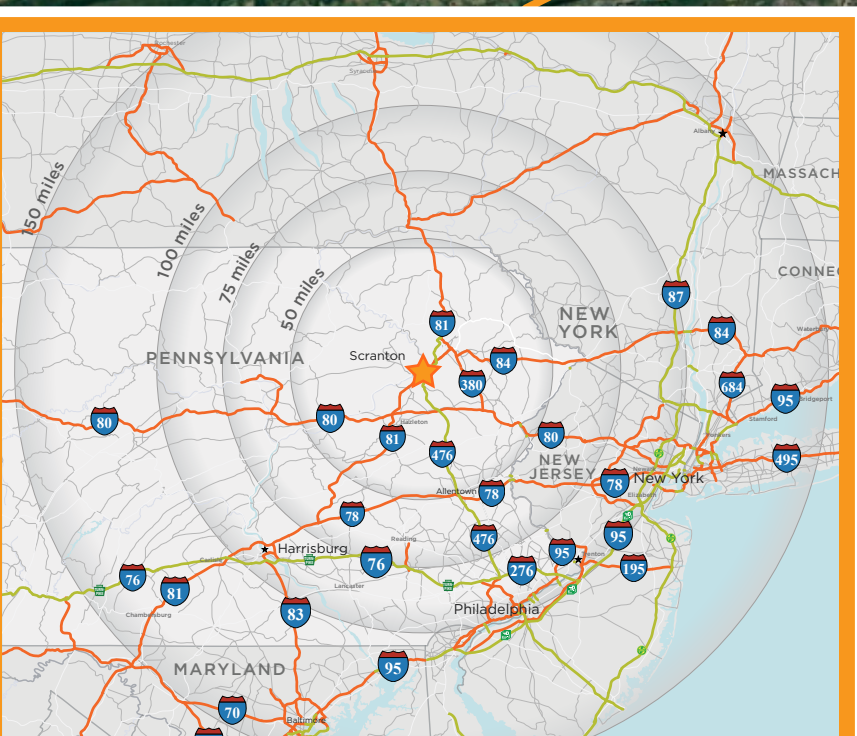
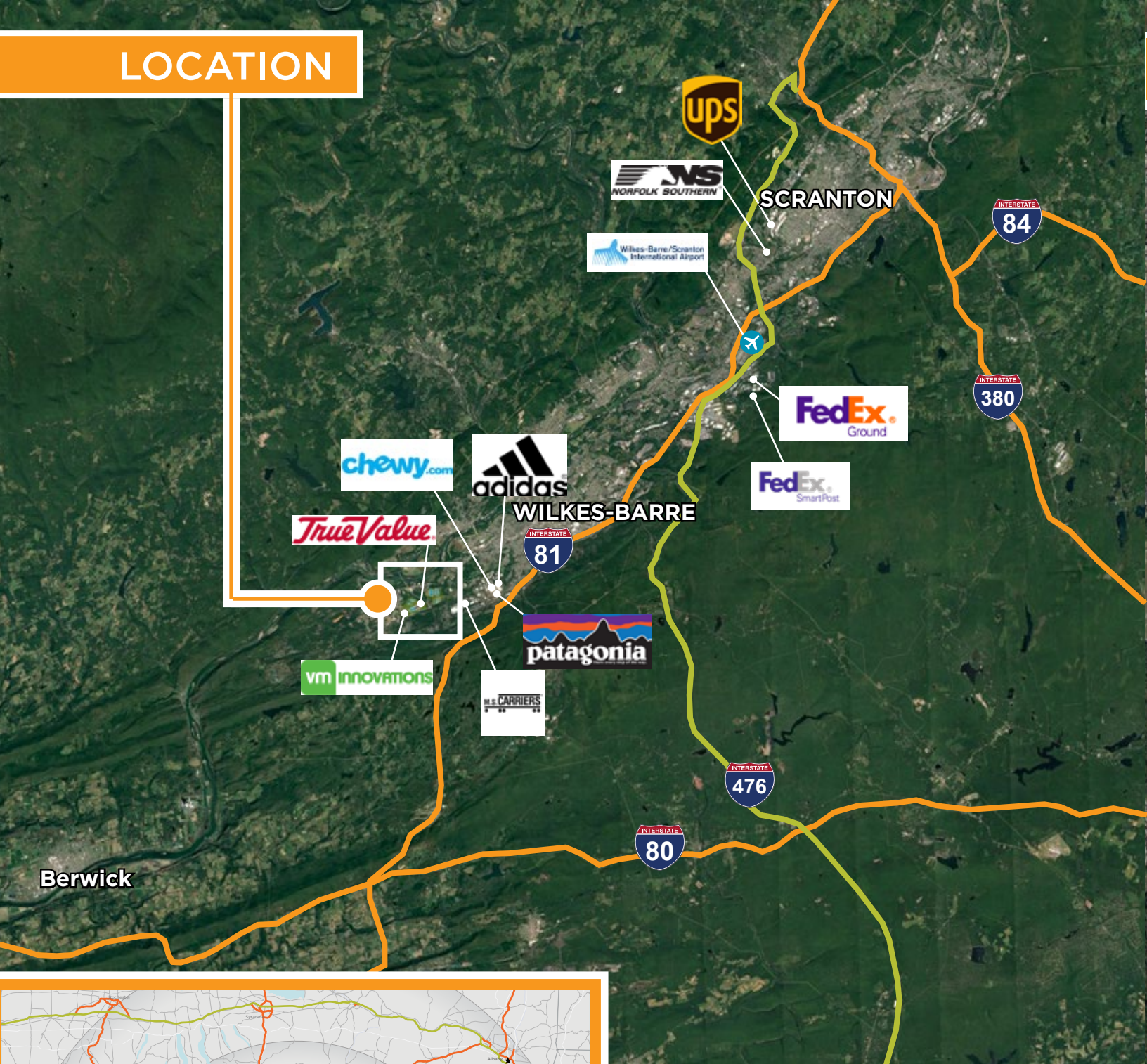
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LOCATION



LOCATION ADVANTAGES



Adjacent to I-81 and convenient access to PA Route 29



18 Minutes from I-80



27 Minutes from I-476



31 Minutes from I-84

PHILADELPHIA, PA

118 MILES

NEW YORK, NY

130 MILES

BALTIMORE, MD

184 MILES

NEW HAVEN, CT

192 MILES

SITE PLAN

← Inbound
→ Outbound



PRIME LOCATION directly off Exit 164 of I-81 and immediate access to PA Route 29



STATE-OF-THE-ART, Class A distribution center built to the highest industrial standards

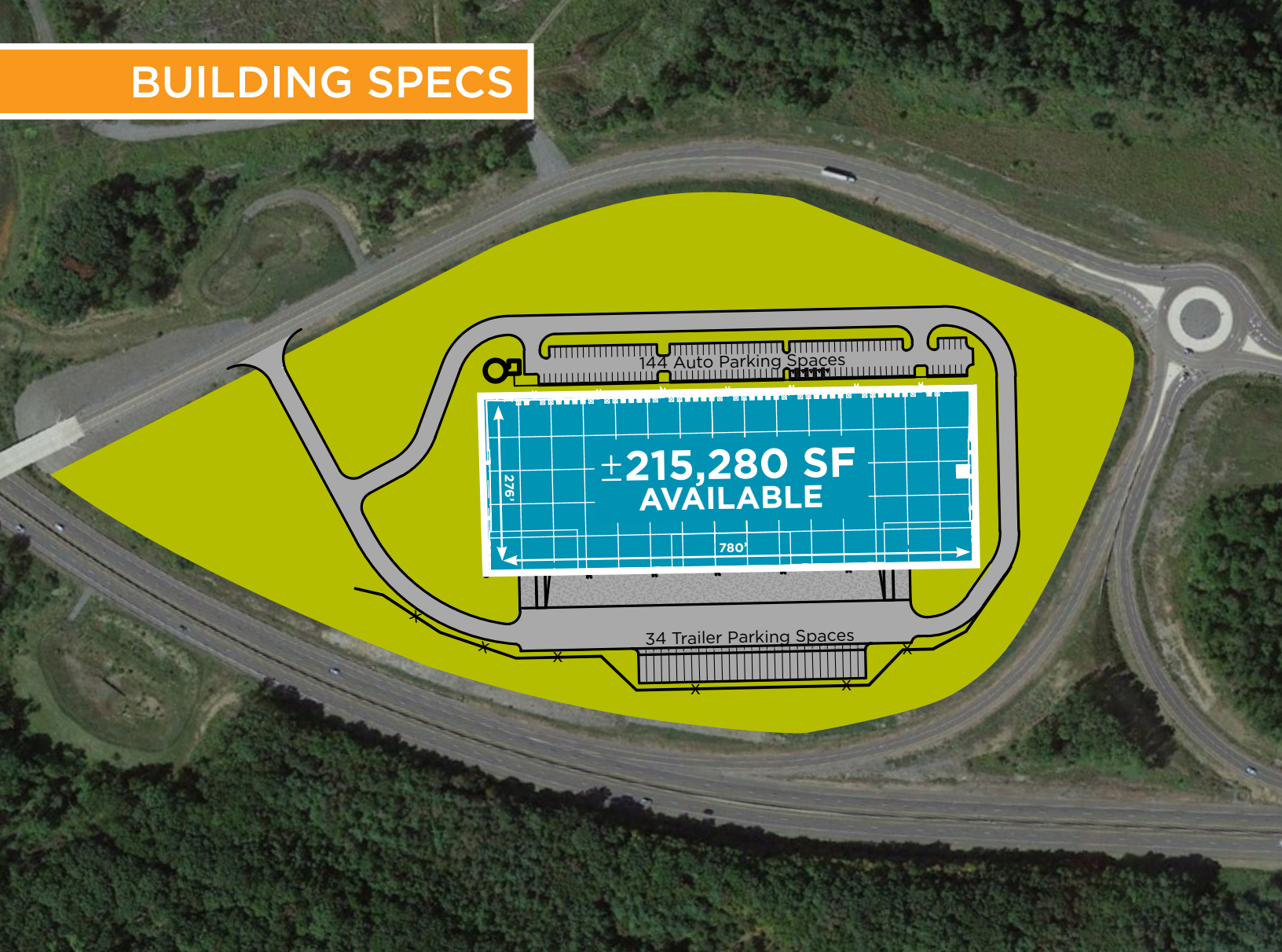


TAX SAVINGS LERTA Property Tax Abatement, 100% real estate tax abatement for 7 full years, 90% in year 8, 80% in year 9 and 70% in year 10



WELL CAPITALIZED, and highly experienced landlord/developer with extensive in-house engineering expertise. Founded in 2012, NorthPoint has developed ±141.7 Million SF in more than 26 states for tenants such as Chewy, Home Depot, Amazon, GE, Lowes, UPS, Adidas, Hostess, Ford and General Motors

BUILDING SPECS



±215,280 SQUARE FEET **±26** DOCK DOORS **36'** CLEAR HEIGHT **±144** AUTO PARKING **±34** TRAILER PARKING

BUILDING AREA	±215,280 SF	CLEAR HEIGHT	36'
BUILDING DIMENSIONS	276' x 780'	DOCK DOORS	26 (9' x 10') Expandable to 46
AVAILABLE AREA	±215,280 SF	DRIVE-IN DOORS	2 DRIVE-IN
AVAILABLE DIMENSIONS	276' x 780'	TRAILER PARKING	±34 TOTAL SPACES
COLUMN SPACING	52' x 54' WITH 60' SPEED BAYS	AUTO PARKING	±144 TOTAL SPACES
CONFIGURATION	SINGLE LOAD	TRUCK COURT	130' (185' WITH TRAILER PARKING)
FLOOR	7" UNREINFORCED CONCRETE SLAB AT 4000 psi	FIRE PROTECTION	ESFR
ROOF	ADHERED 45-mil, WHITE TPO ROOF	LIGHTING	LED with 30 FC at 30" AFF
CONSTRUCTION	TILT WALL CONSTRUCTION	POWER	3,000 AMP, 277/480V 3 PHASE, (Expandable)

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