



**$\pm 4,522,880$  MSF**

**FIRST BUILDING DELIVERS Q1 2027**

OLYPHANT, PA



**10 YEAR LERTA Tax Abatement**



# REGIONAL

## LOCATION

### MAJOR CITIES

	MILES	MINUTES
SCRANTON, PA	11	6
ALLENTOWN, PA	80	82
NEW YORK, NY	128	131
HARRISBURG, PA	129	148
PHILADELPHIA, PA	132	127
BALTIMORE, MD	209	199
WASHINGTON, DC	249	251

### PARCEL/INTERMODAL

	MILES	MINUTES
NORFOLK SOUTHERN Taylor, PA	13.9	20
UPS GROUND Taylor, PA	15.5	23
FEDEX GROUND Pittston, PA	18	23
FEDEX SMARTPOST Pittston, PA	18	24

### AIRPORTS

	MILES	MINUTES
W-B/SCRANTON	16	19
LEHIGH VALLEY	73	70
NEWARK	117	117
HARRISBURG	132	123
PHILADELPHIA	140	129

### SEA PORTS

	MILES	MINUTES
PORT OF NEWARK	121	6
PHILAPORT	137	133



## REACH

WITHIN ONE DAY DRIVE

60% OF THE US POPULATION  
40% OF THE CANADIAN POPULATION



## NEIGHBORING TENANTS



amazon



kane  
is able, inc.



Neiman Marcus



FedEx

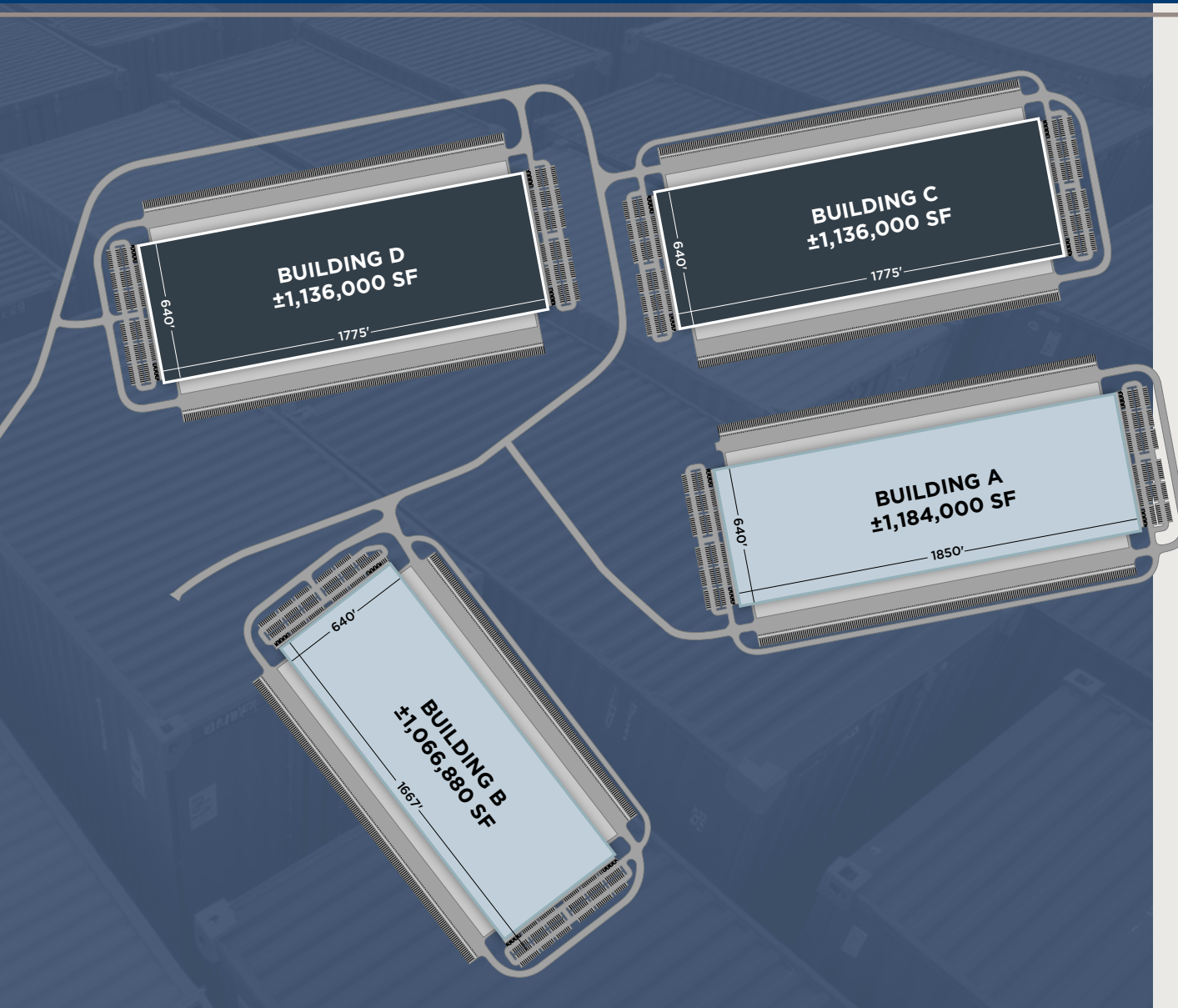
LOWE'S





# BUILDING

## SPECS



### BUILDING A

BUILDING SIZE	±1,184,000 SF
BUILDING DIMENSIONS	640' X 1850'
YEAR BUILT	DELIVERS Q1 2027
TRUCK COURT DEPTH	185'
CONFIGURATION	CROSS-DOCK
DOCKS	158 DOCK HIGH DOORS AND 4 DRIVE-IN
CAR PARKING	±448 SPACES
TRAILER PARKING	±386 SPACES
CLEAR HEIGHT	40'
LIGHTING	LED
POWER	4,000 AMPS*
SPRINKLERS	ESFR

### BUILDING B

BUILDING SIZE	±1,066,880 SF
BUILDING DIMENSIONS	640' X 1667'
YEAR BUILT	DELIVERS Q2 2027
TRUCK COURT DEPTH	185'
CONFIGURATION	CROSS-DOCK
DOCKS	143 DOCK HIGH DOORS AND 4 DRIVE-IN
CAR PARKING	±438 SPACES
TRAILER PARKING	±346 SPACES
CLEAR HEIGHT	40'
LIGHTING	LED
POWER	4,000 AMPS*
SPRINKLERS	ESFR



10 YEAR LERTA Tax Abatement

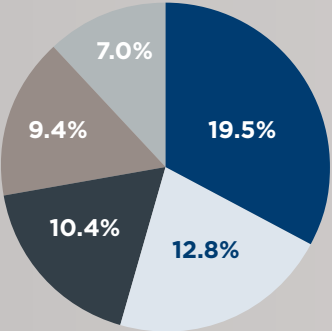
\* Up to 60,000 AMPS available upon request  
Build-to-Suit opportunities available for Buildings C & D

# LOCATION/DEMOGRAPHICS

## AND AREA INFORMATION



### TOP INDUSTRIES - EMPLOYED

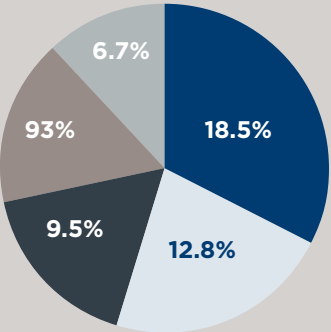


#### 15 MILE RADIUS

- Health Care/Social Assistance
- Retail Trade
- Educational Services
- Manufacturing
- Accommodation/Food Services

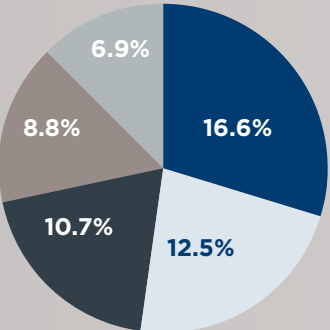
#### 30 MILE RADIUS

- Health Care/Social Assistance
- Retail Trade
- Manufacturing
- Educational Services
- Accommodation/Food Services



#### 60 MILE RADIUS

- Health Care/Social Assistance
- Retail Trade
- Educational Services
- Manufacturing
- Accommodation/Food Services



	5 MILES	10 MILES	15 MILES
POPULATION			
Total Population (2024)	123,897	319,312	909,309
Projected Population (2029)	123,551	318,661	907,151
INCOME			
Number of Households	51,150	133,527	372,248
Average Household Income	\$81,320	\$89,663	\$92,751
EMPLOYMENT			
White Collar	34,083	91,245	249,258
Blue Collar	14,321	37,606	116,401
Services	12,230	29,480	80,811



OLYPHANT, PA

DEVELOPED BY:



Sansone Group is a family-owned, nationally recognized commercial real estate and development firm specializing in industrial, retail, and multi-family projects. Headquartered in St. Louis, the firm has developed over 50 million square feet across 32 states. With a proven track record of high-quality, strategic developments, Sansone Group is dedicated to creating lasting value for clients and communities. Rooted in teamwork, creativity, hard work, faith, and professionalism, the firm takes a hands-on approach to development, property management, and brokerage - building strong relationships and shaping the future of commercial real estate.

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