



32 EARTH

CONSERVANCY DRIVE

32 EARTH CONSERVANCY DR, WILKES-BARRE, PA

UP TO

±123,967 SF



CONTACT

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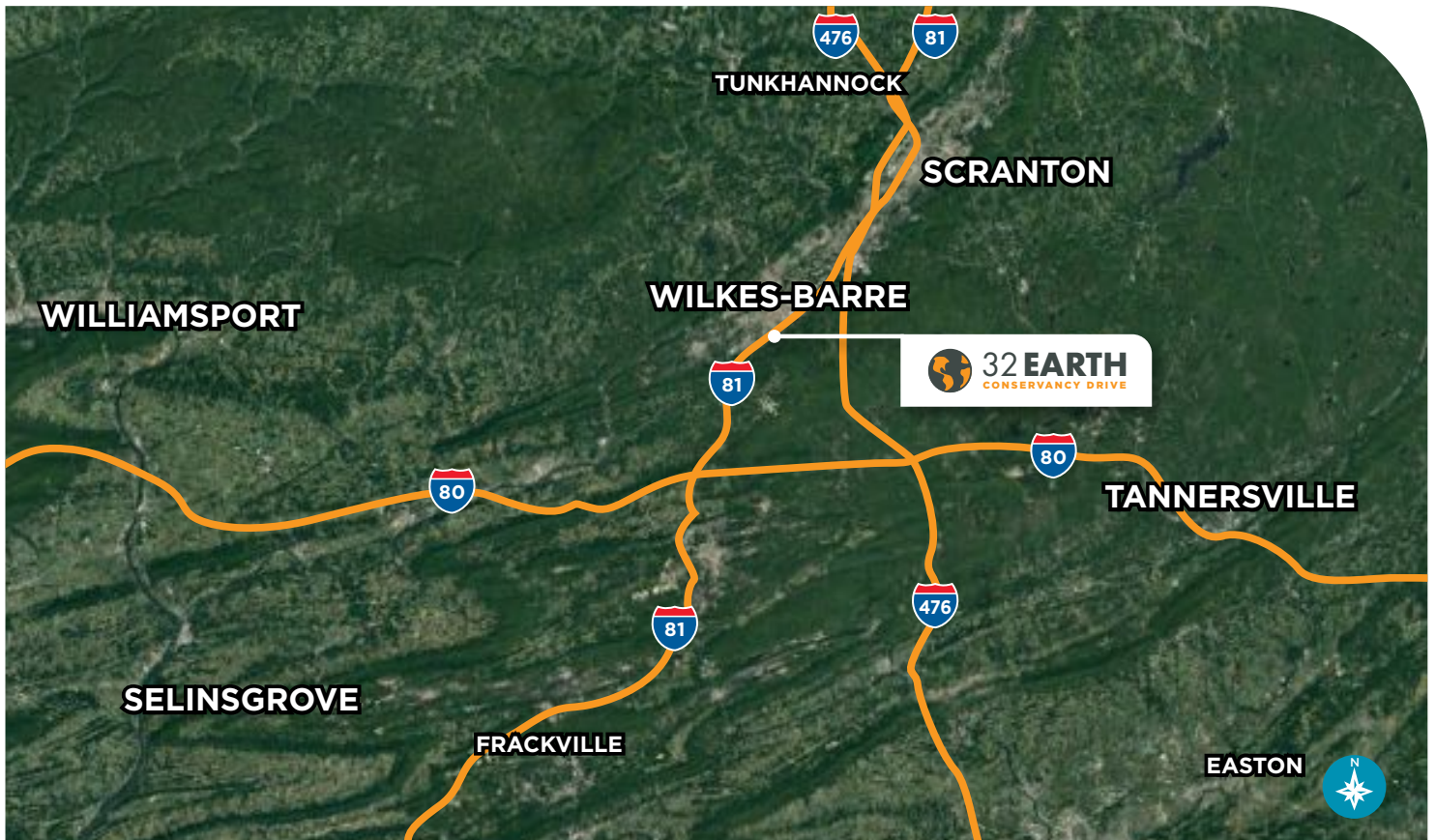


LOCATION



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LOCATION ADVANTAGES

- Adjacent to I-81 and convenient access to PA Route 29
- 15 Minutes from I-476
- 18 Minutes from I-80
- 36 Minutes from I-84



ALLENTOWN, PA
65 MILES

HARRISBURG, PA
103 MILES

PHILADELPHIA, PA
116 MILES

NEW YORK, NY
125 MILES

LOCAL TENANTS



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SITE ADVANTAGES



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



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



SIZABLE LABOR MARKET characterized by a skilled and diverse workforce. The region's strategic location and excellent transportation infrastructure make it a prime choice for industrial operations, ensuring a steady supply of qualified employees.

ABOUT THE DEVELOPERS

NORTHPOINT DEVELOPMENT

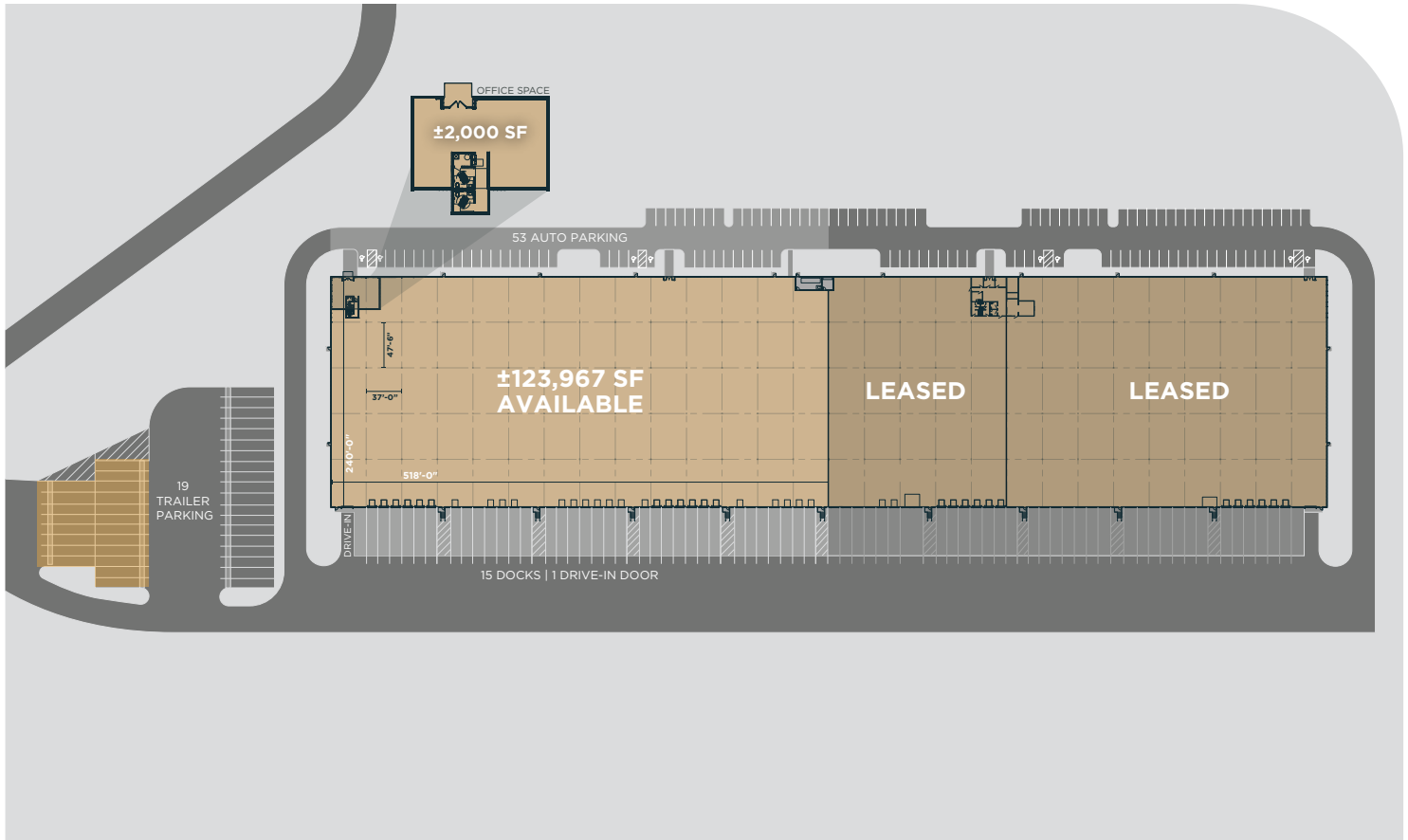
Established in 2012, NorthPoint Development is a privately held real estate operating company specializing in developing, acquiring, leasing, and managing Class A industrial, data centers, and multi-family properties. Through their in-house suite of services, NorthPoint can provide end-to-end expertise, leading to expedited solutions. Serving industry-leading clients such as Chewy, Home Depot, GE, Amazon, Tesla, Ryder, ABF, and PepsiCo.

SITE PLAN



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±123,967 SQUARE FEET **15** DOCK DOORS **1** DRIVE-IN DOOR **32'** CLEAR HEIGHT **±53** CAR PARKING

Building Area	±248,491 SF
Building Dimensions	1037' x 240'
Available Area	±123,967 SF
Available Dimensions	518' x 240'
Office Space	±2,000 SF
Dock Doors	±15 Dock Doors (9' x 10') (13 Future Docks)
Drive-in	1 Drive-in door
Truck Court	130'
Clear Height	32'

Car Parking	±53 Total Spaces
Trailer Parking	±19 Total Spaces
Construction	Metal Panel and Split-Faced Block
Configuration	Single-side Load
Roof	Insulated R-19 Metal Roof
Floor	6" Fiber Reinforced Concrete Slab at 3500 psi
Power	800 AMPS expandable
Lighting	T-5
Fire Protection	ESFR

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