

TRADEPORT124

MALL ROAD, FRACKVILLE, PA

±271,000

FULLY ZONED & ENTITLED SITE



CONTACT — **Adam Campbell**
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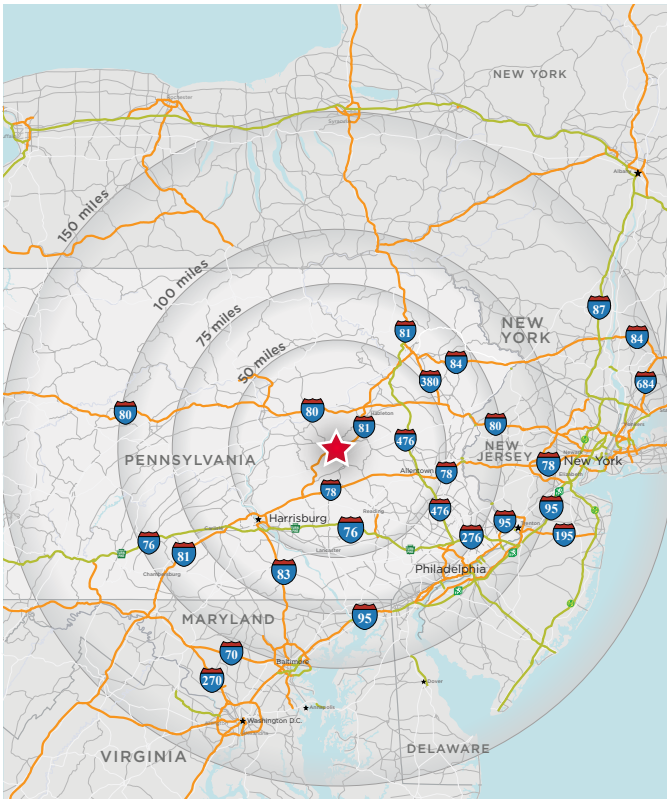
Alex Wenger
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LOCATION

TRADEPORT124

MALL ROAD, FRACKVILLE, PA



LOCATION ADVANTAGES



Adjacent to I-81 and convenient access to PA Route 61



30 Minutes from I-80



40 Minutes from I-78

PHILADELPHIA, PA

104 Miles

NEW YORK, NY

142 Miles

BALTIMORE, MD

141 Miles

WASHINGTON, DC

181 Miles

LOCAL TENANTS

TRADEPORT124

MALL ROAD, FRACKVILLE, PA



SITE ADVANTAGES



STRATEGICALLY LOCATED directly off Exit 124 of I-81 and immediate access to PA Route 61



TAX SAVINGS with a LERTA Property Tax Abatement



STATE-OF-THE-ART, CLASS A distribution center designed to the highest industrial standards



ABOUT THE DEVELOPERS

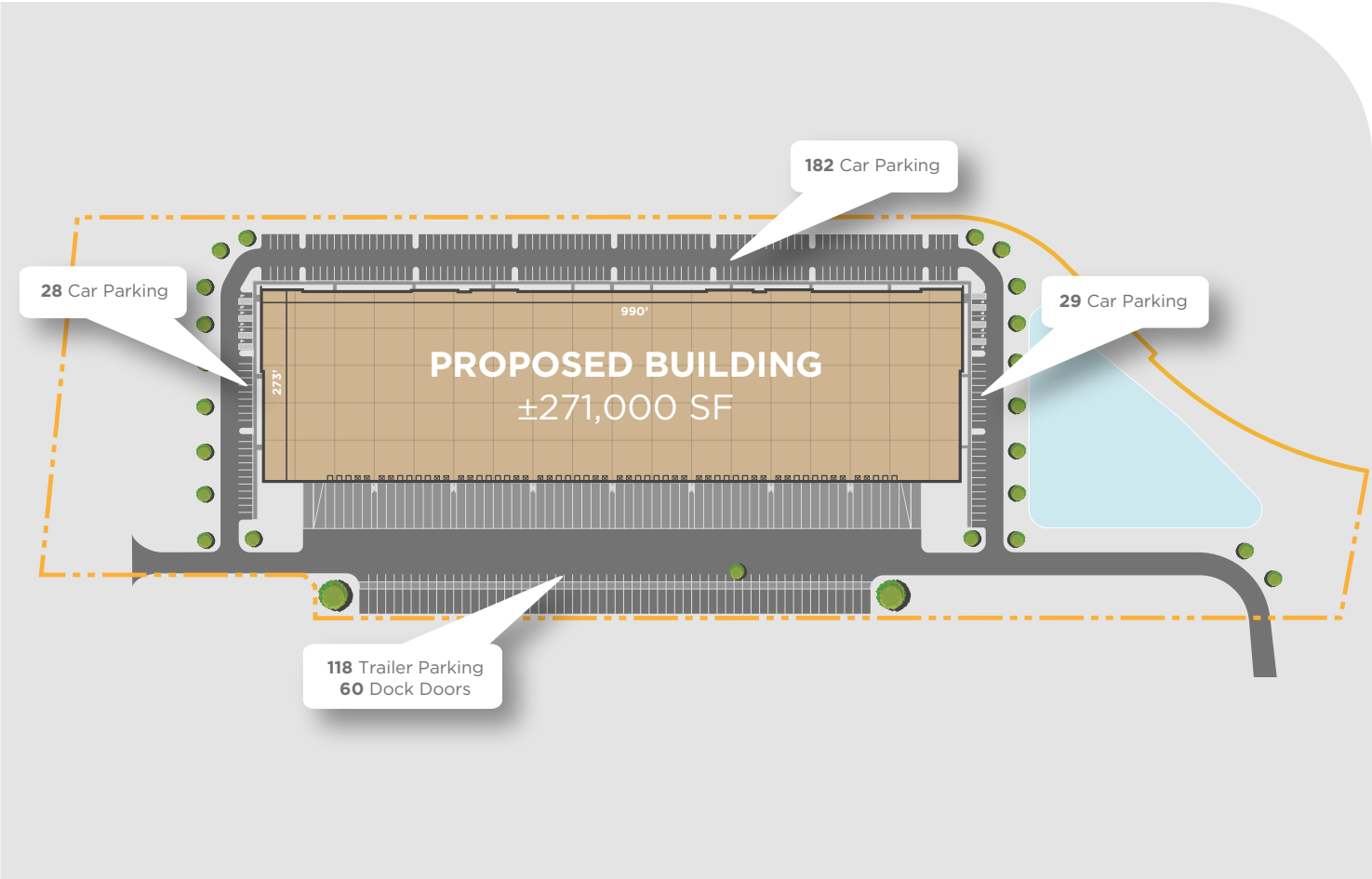
NORTHPOINT DEVELOPMENT

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 & SPECS

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±271,000 SQUARE FEET **±60** DOCK DOORS **±2** DRIVE INS **±239** CAR PARKING **±118** TRAILER PARKING

Building Area	±271,000 SF
Total Site Area	±20.9 AC
Office Area	To-Suit
Building Dimensions	273' x 990'
Clear Height	36'
Column Spacing	56' Wide x 50' Depth 60' Speed Bay
Dock Doors	±60 Doors ±2 Drive-in Doors

Trailer Parking	±118 Parking Spaces
Car Parking	±239 Parking Spaces
Truck Court	135' Depth, 190' Overall
Construction	Tilt Panel with Clerestory Windows
Configuration	Single-side load
Floor	7" Non-Reinforced
Lighting	LED with Motion Sensors
Fire Protection	ESFR

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