

# TRADEPORT 124

MALL ROAD, FRACKVILLE, PA

±271,000

FULLY ZONED & ENTITLED SITE



CONTACT — **Adam Campbell**  
Executive Vice Chair  
717.231.7292 • adam.campbell@cushwake.com

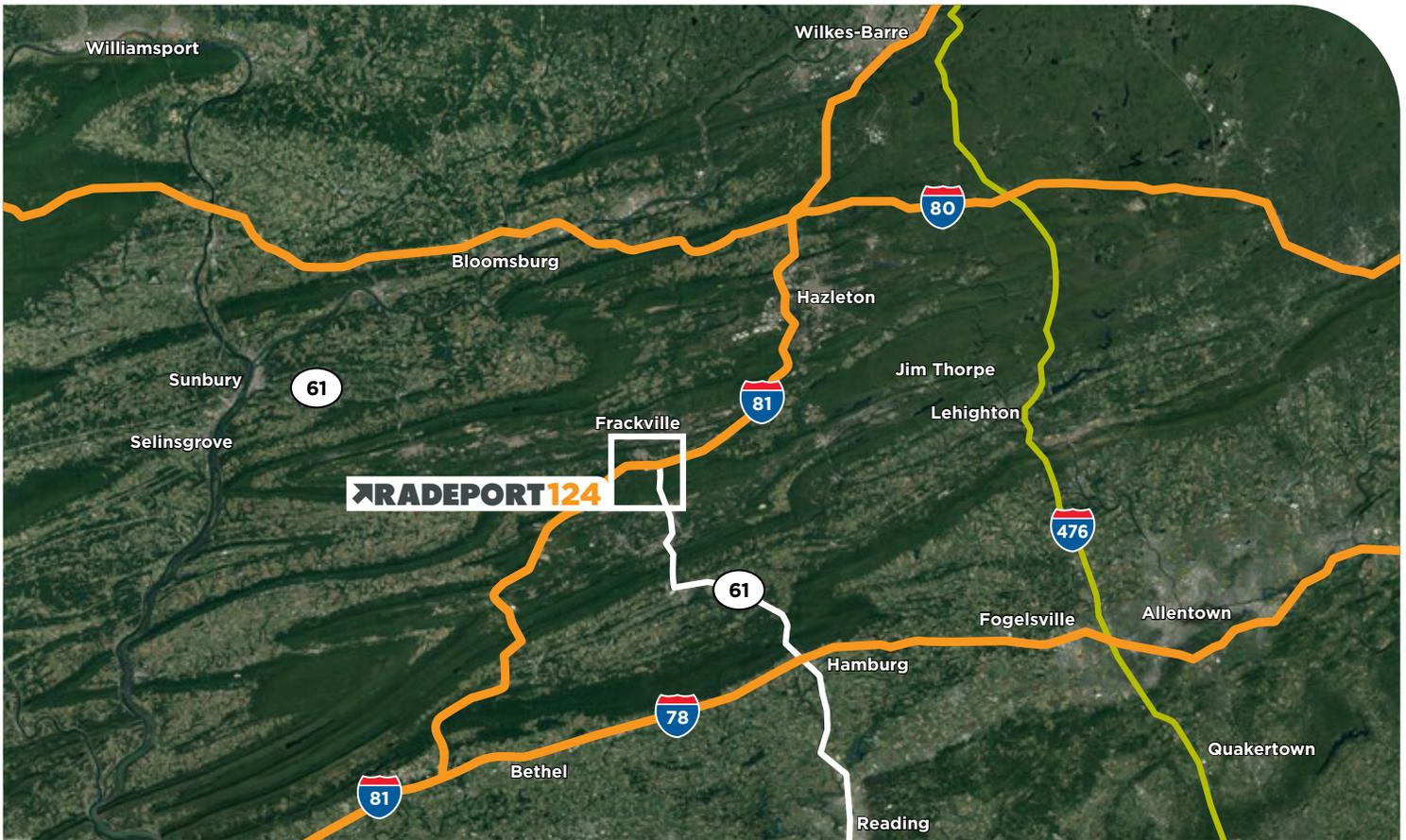
**Alex Wenger**  
Senior Director  
717.231.7298 • alexandra.wenger@cushwake.com



# 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

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## 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

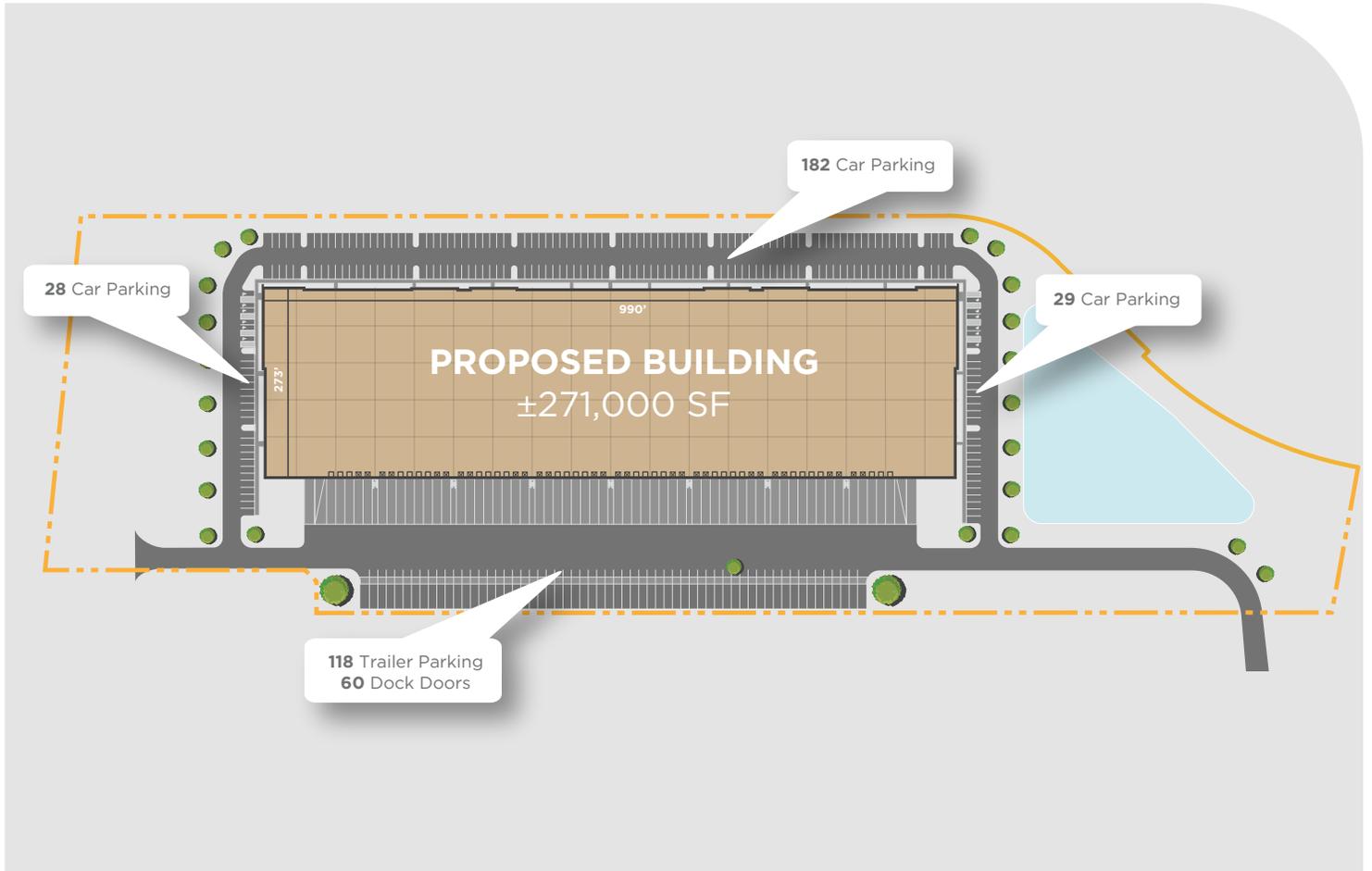
### NORTHPOINT DEVELOPMENT

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

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

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

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