

# 1350 Moosic Lake Road

JESSUP, PENNSYLVANIA

**±200,000 SF**  
**FOR SUBLEASE**

**FOOD-GRADE FACILITY**

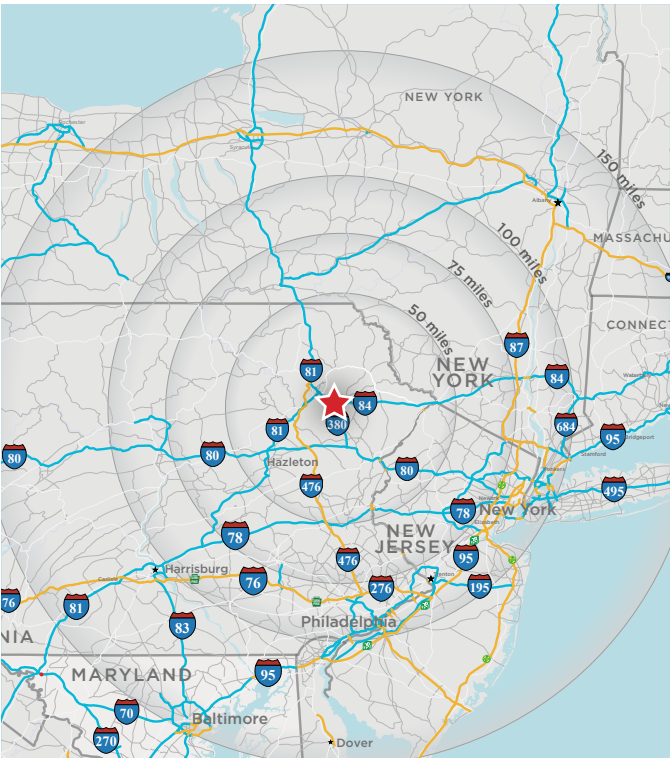
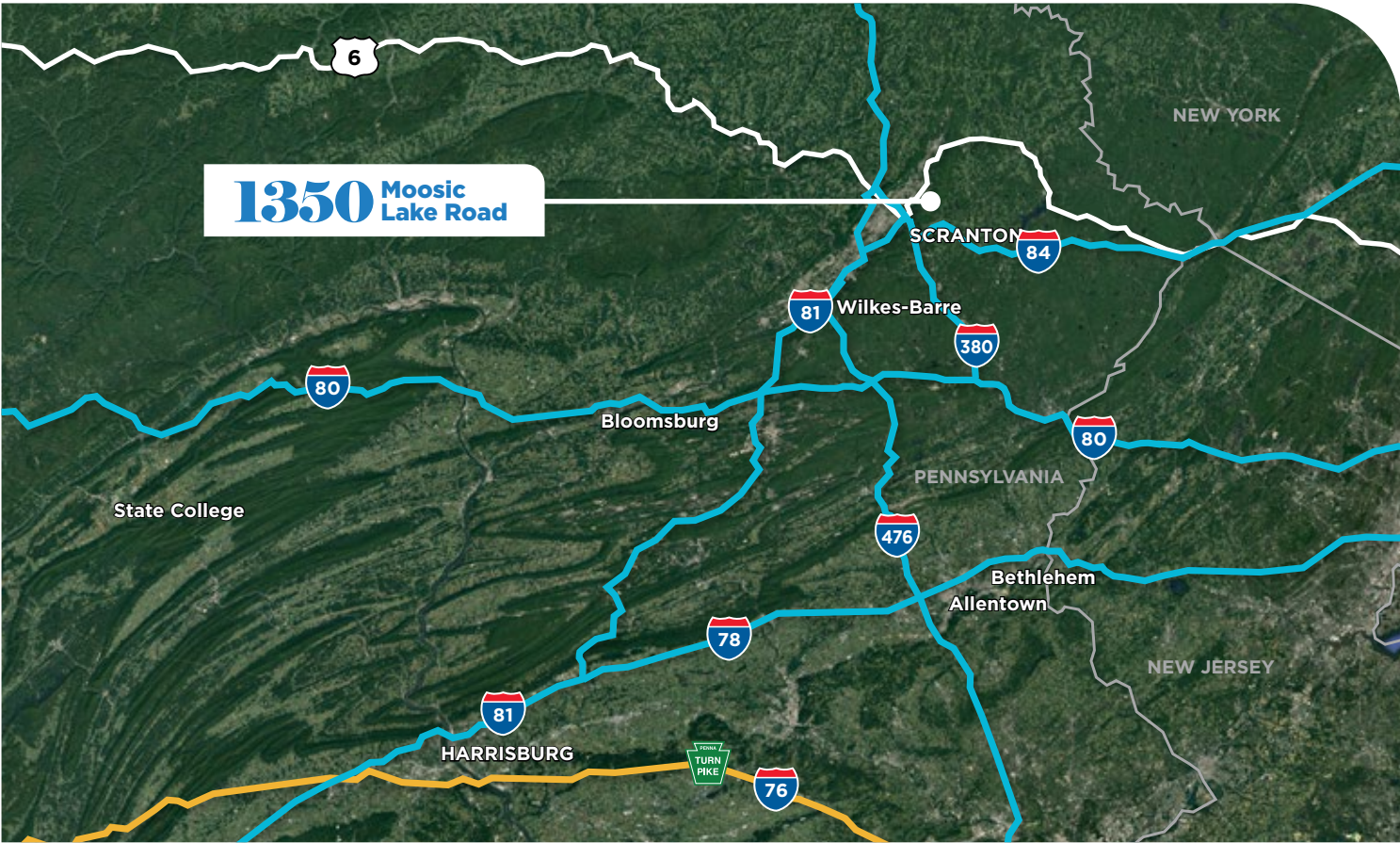


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# LOCATION



## LOCATION ADVANTAGES

-  8 Minutes from I-84
-  8 Minutes from I-81
-  45 Minutes from I-80

**SCRANTON, PA**  
11 Miles

**NEW YORK, NY**  
123 Miles

**PHILADELPHIA, PA**  
133 Miles

**ALLENTOWN, PA**  
80 Miles

**HARRISBURG, PA**  
129 Miles

**BALTIMORE, MD**  
209 Miles



# LOCAL TENANTS

**1350** Moosic Lake Road  
JESSUP, PENNSYLVANIA



## SITE ADVANTAGES



**PRIME LOCATION** with direct access to Route 6 via Exit 3, and less than 10 minutes to I-81 and I-84.



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

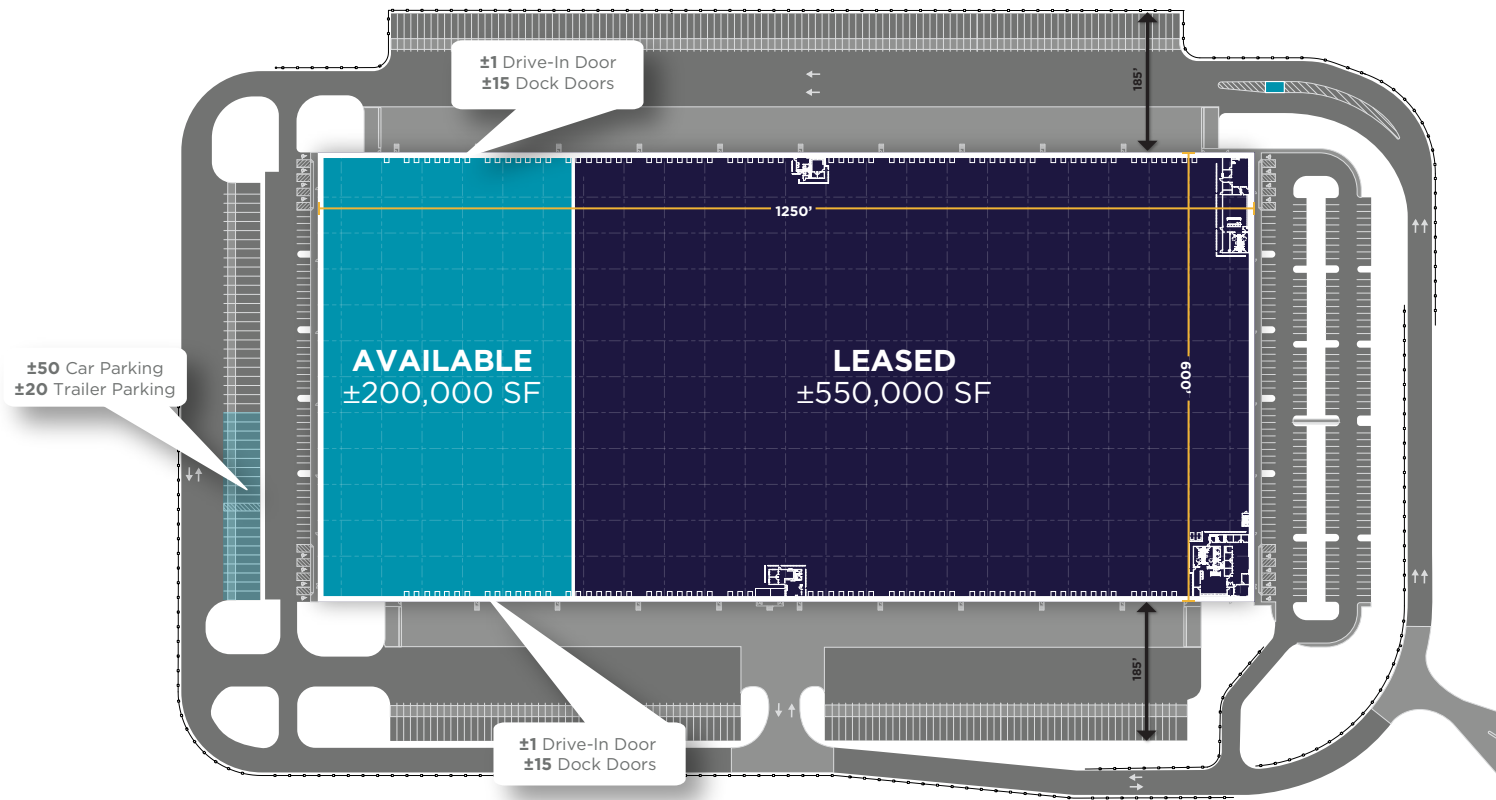


**SIZABLE LABOR MARKET**, one of the top labor markets in the region due to workforce demographics and wages, and long term sustainability



**TAX SAVINGS**, 10-year scaled LERTA Tax Abatement

# SITE PLAN & SPECS



±200,000 SQUARE FEET

±30 DOCK DOORS

±2 DRIVE INS

±50 CAR PARKING

Building Area	±750,000 SF
Rentable Area	±200,000 SF
Column Spacing	54' x 48' with 60' staging bays
Configuration	Cross-dock
Clear Height	40'
Roof	60 mil EPM Fully Adhered
Floor	7" Concrete Slab
Truck Court	185'

Dock Doors	±30 doors (9' x 10', fully equipped)
Auto Parking	±50 Parking Spaces
Trailer Parking	±20 Parking Spaces
Drive-ins	±2 (12' x 14')
Lighting	LED with Motion Sensors
Fire Protection	ESFR
Tax Abatement	10-year scaled LERTA

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