

69

GREEN MOUNTAIN ROAD

HAZLETON, PA 18202

RAIL SERVED



±589,467 SF (divisible)

AVAILABLE

FOR LEASE

STAG
INDUSTRIAL

**CUSHMAN &
WAKEFIELD**

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LOCATION



69 GREEN MOUNTAIN ROAD

DRIVE TIMES

	4 MILES	8 MINS		38 MILES	43 MINS		
	25 MILES	31 MINS		42 MILES	49 MINS		135 MILES 145 MINS



MAJOR CITIES

HAZLETON, PA	8 MILES	17 MINS
ALLENTOWN, PA	55 MILES	80 MINS
HARRISBURG, PA	75 MILES	90 MINS
PHILADELPHIA, PA	105 MILES	125 MINS
NEW YORK, NY	135 MILES	155 MINS
BALTIMORE, MD	154 MILES	155 MINS
WASHINGTON, DC	193 MILES	215 MINS



SITE ADVANTAGES



LOCATION OVERVIEW

Northeastern Pennsylvania is one of the fastest growing Industrial real estate markets due to its convenient access to I-81 and I-80. This location allows access to over 50% of the United States population within a 10 hour truck drive.



RAIL SERVED

69 Green Mountain Road has rail access capabilities via Norfolk Southern.



LABOR

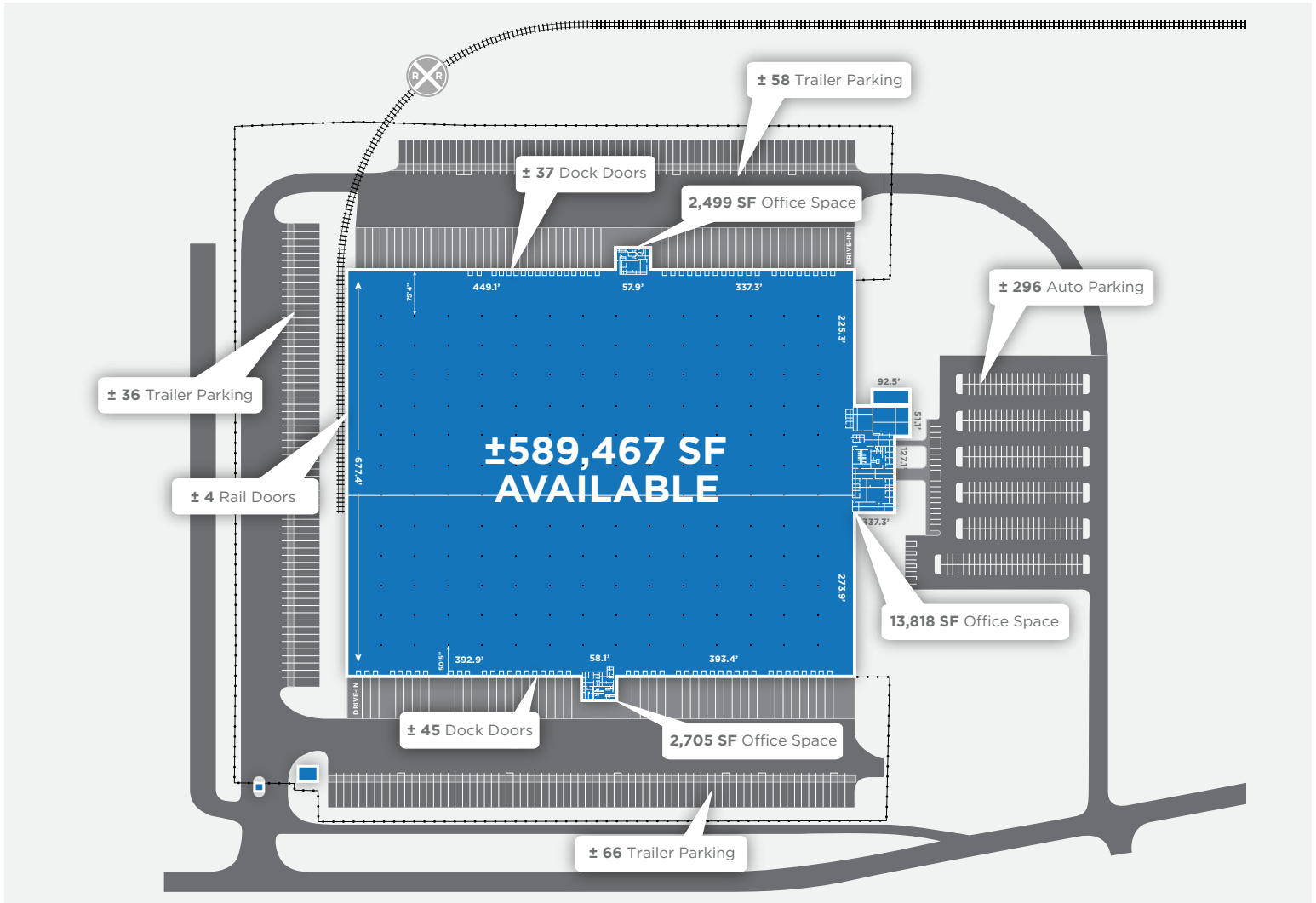
Luzerne County has a strong labor force characterized by a skilled and diverse workforce. The region's strategic location and excellent transportation infrastructure make it a prime choice for industrial operations, ensuring a steady supply of qualified employees.



NEIGHBORING TENANTS

FedEx Supply Chain, Amazon, Reynolds Consumer Products, Cargill, Lockheed Martin, American Eagle Outfitters, Pitt Ohio, Nestle, Frito Lay, and more.

BUILDING SPECS



±589,467 SQUARE FEET

±13,818 OFFICE SPACE

±82 DOCK DOORS

±2 DRIVE-IN DOORS

AVAILABLE AREA	±589,467 SF (DIVISIBLE)	DOCK DOORS	82 DOORS, FULLY EQUIPPED (9' X 10')
OFFICE AREA	±13,818 SF OFFICE SPACE ±5,204 SF WAREHOUSE SPACE	DRIVE-IN DOORS	2 DOORS (12' X 16')
COLUMN SPACING	50' X 56'	AUTO PARKING	296 SPACES
CONFIGURATION	CROSS-DOCK	TRAILER PARKING	158 SPACES
CLEAR HEIGHT	33' - 40'	POWER	4,000 AMPS
YEAR BUILT	1999	FIRE PROTECTION	ESFR
RAIL ACCESS	4 DOORS (12' X 10')	LIGHTING	LED

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