

# 69 GREEN MOUNTAIN ROAD

HAZLETON, PA

**RAIL SERVED**



**± 589,467 SF** *DIVISIBLE*  
FOR LEASE

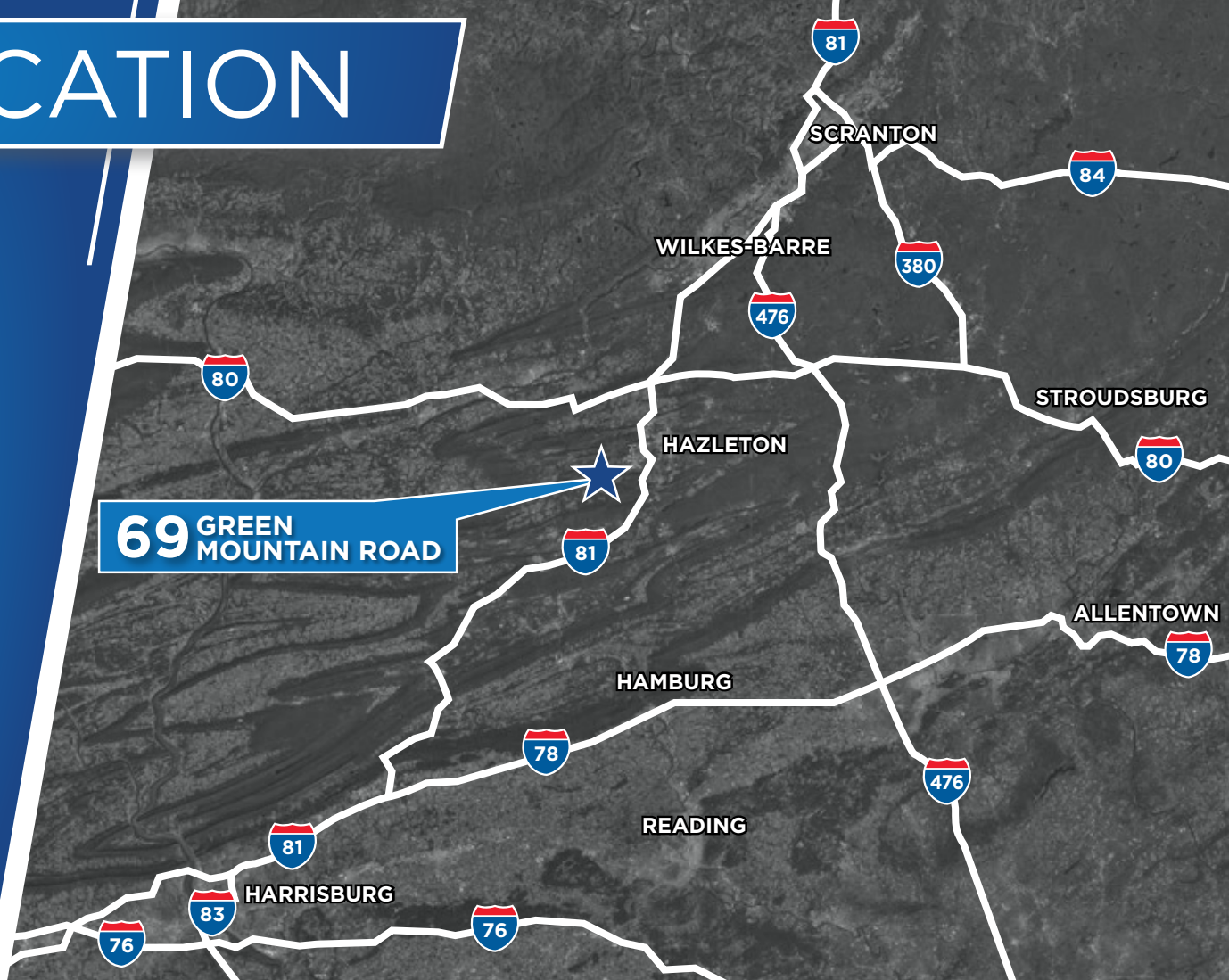


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# LOCATION



**69 GREEN MOUNTAIN ROAD**

## DRIVE TIMES

 4 MILES 8 MINS

 25 MILES 31 MINS



38 MILES 43 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



# ACCESS MAP



## 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

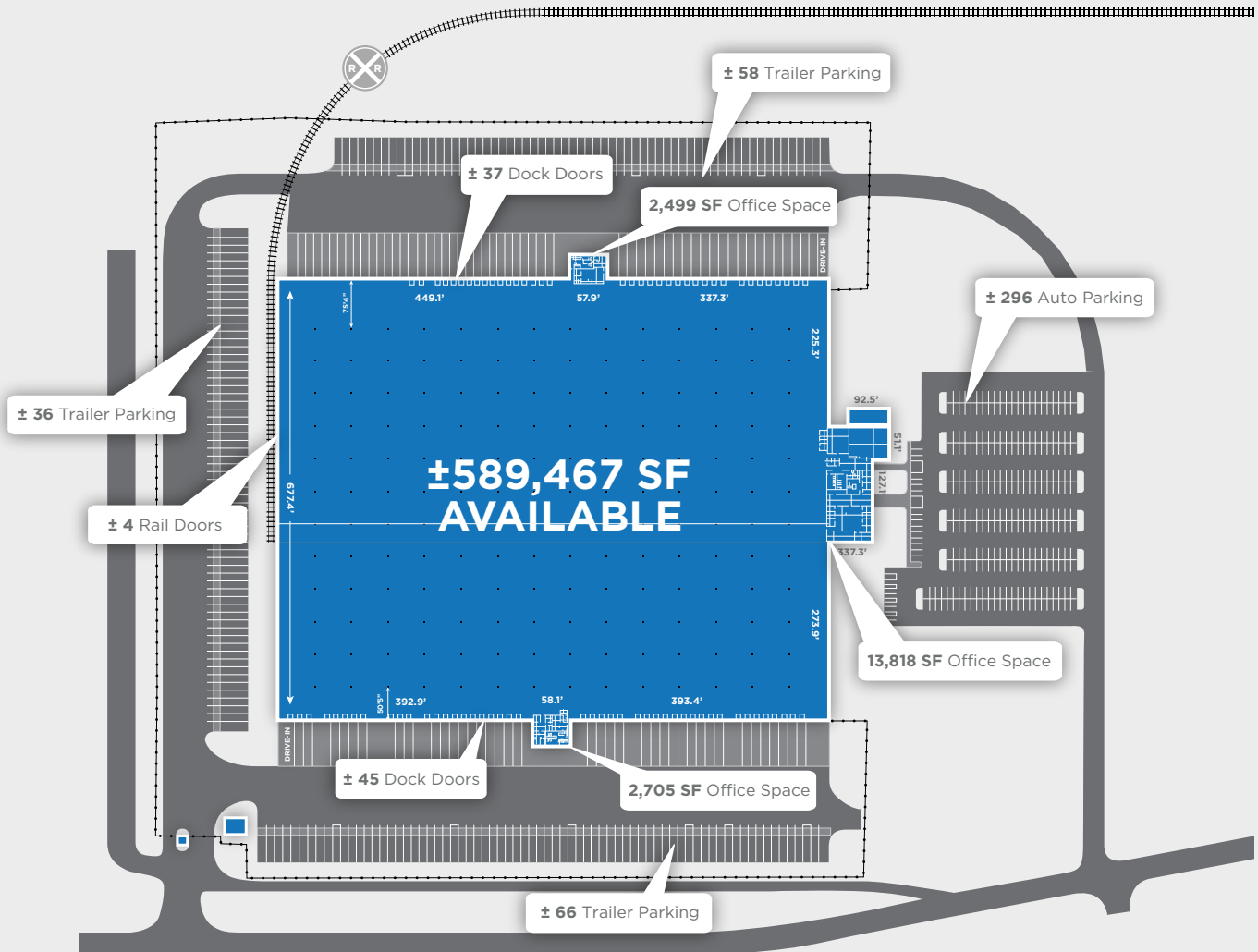
Luzerne County has a strong labor force characterized by a skilled and diverse workforce. The region's strategic location and excellent transportation infrastructure make it a prime choice for industrial operations, ensuring a steady supply of qualified employees.



## NEARBY DISTRIBUTION OPERATIONS

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

# BUILDING SPECS



<b>BUILDING AREA</b>	±589,467 SF	<b>DOCK DOORS</b>	82 doors, fully equipped (9' x 10')
<b>AVAILABLE AREA</b>	±589,467 SF (divisible)	<b>DRIVE-IN DOORS</b>	2 doors (12' x 16')
<b>OFFICE AREA</b>	±13,818 SF office space ±5,204 SF warehouse space	<b>RAIL ACCESS</b>	4 doors (12' x 10')
<b>COLUMN SPACING</b>	50' x 56'	<b>AUTO PARKING</b>	296 spaces
<b>CONFIGURATION</b>	Cross-dock	<b>TRAILER PARKING</b>	158 spaces
<b>YEAR BUILT</b>	1999	<b>FIRE PROTECTION</b>	ESFR
<b>CLEAR HEIGHT</b>	33' - 40'	<b>LIGHTING</b>	LED

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