

14-46 Alberigi Drive
Jessup, Pennsylvania

82,835 SF Available
Industrial Facility



FOR LEASE

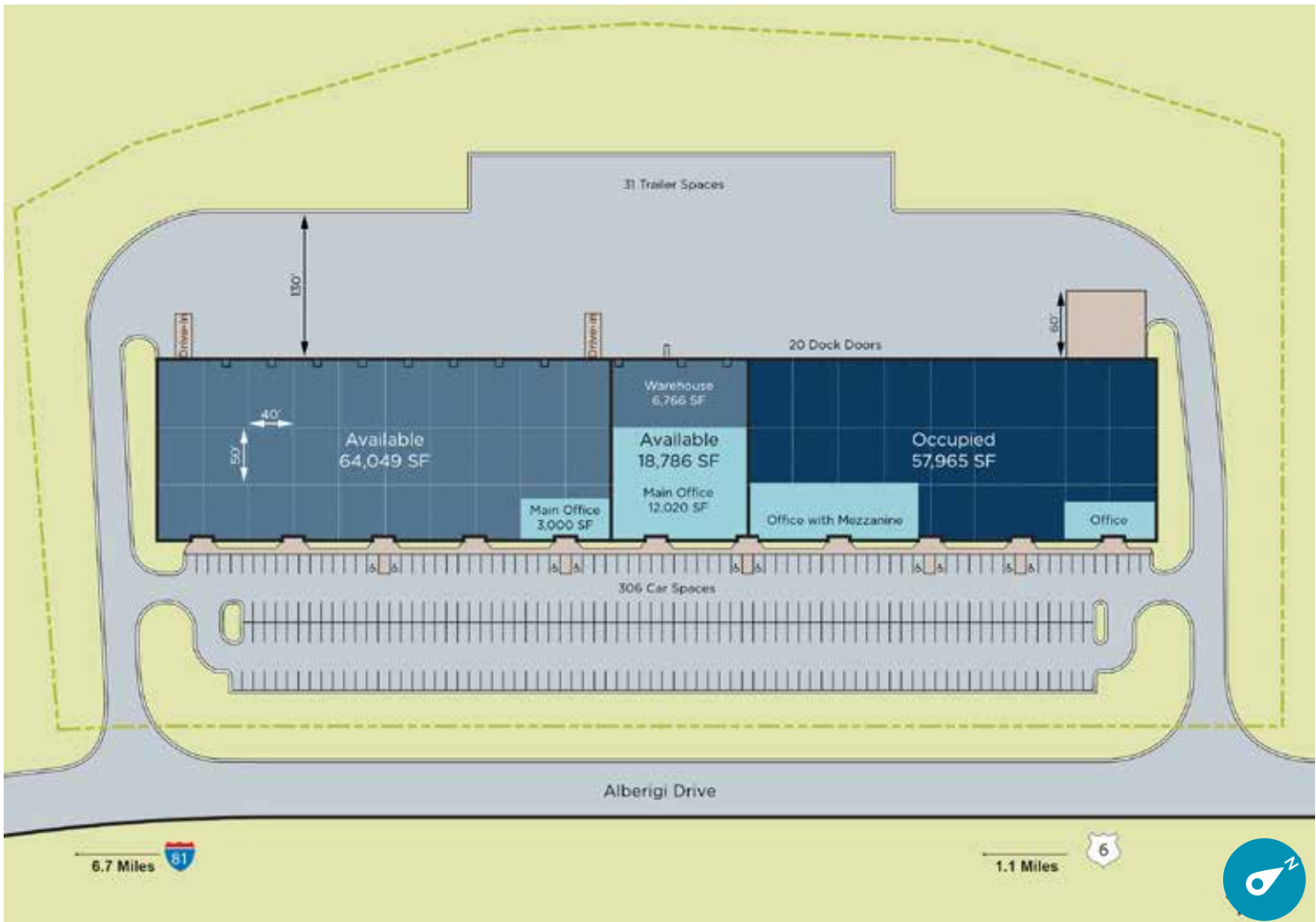




S I T E F E A T U R E S

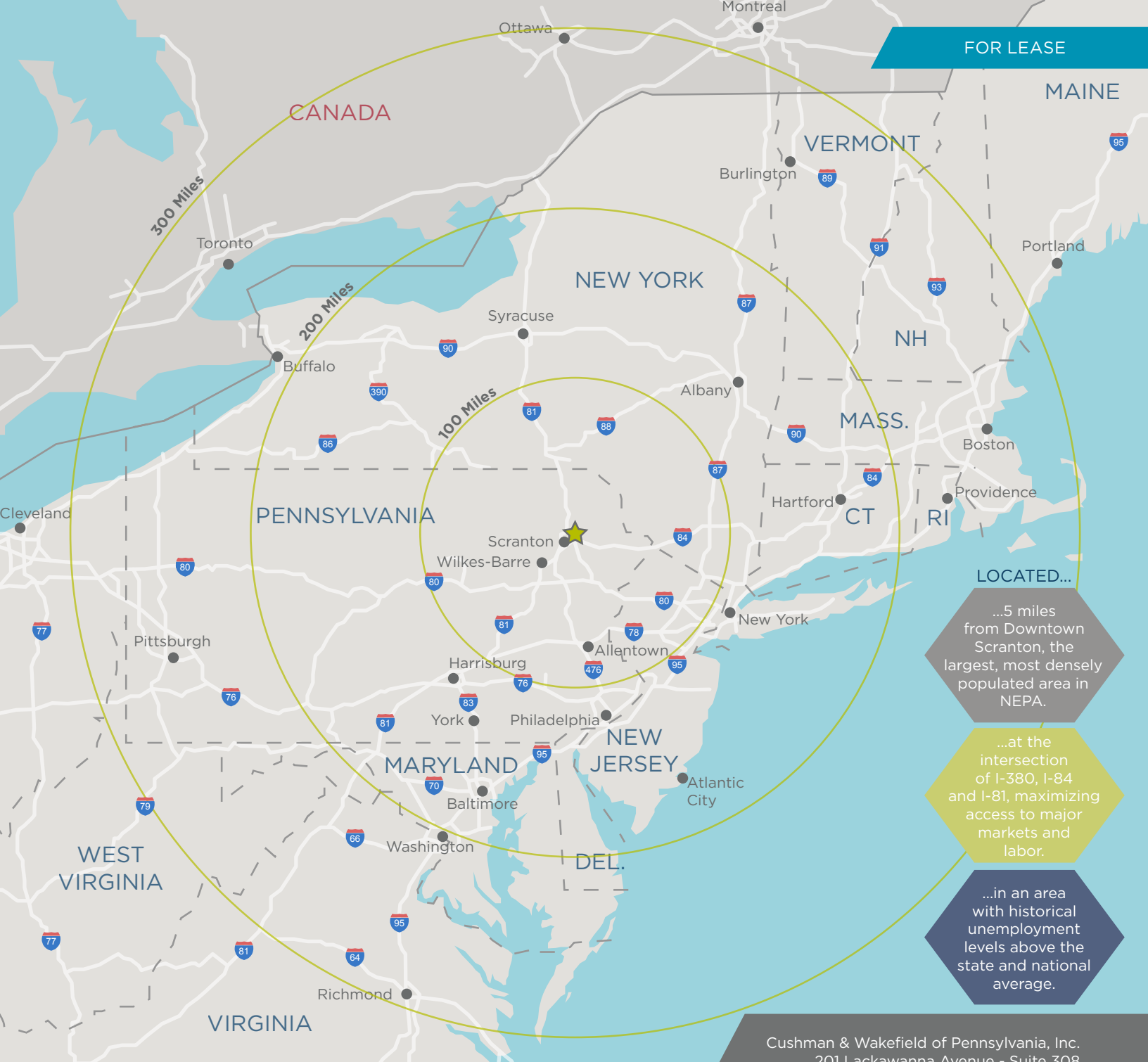
Total Building SF	140,800 sf
Available SF	82,835 sf
Year Built	2005
Acres	22.62
Car Parking	306 spaces
Truck Parking	31 spaces
Truck Court	130'
Water	Public / Private PA American Water
Sewer	Public / Private Lackawanna River Basin Sewer Authority





BUILDING FEATURES

Square Footage Available	82,835 sf
Office SF Available	15,020 sf
Column Spacing	40' x 50'
Dock Doors	11 (8'6" x 9'6") dock doors
Drive-In Doors	2 (14' x 14') drive-in doors
Clear Height	30'1"-36'4"
Floor	6" reinforced concrete
Roof	Standing seam metal roof
Construction	Insulated metal panel
Fire Protection	100% wet sprinkler system
Lighting	Metal halide
HVAC	Office: Trane packaged rooftop heating and AC units; Warehouse: Direct gas-fired, high efficiency, suspended unit heaters
Power	One (1) 4000 amp, 480/277 volt, 3-phase & One (1) 800 amp 480/277 volt, 3-phase



FOR LEASE

LOCATED...

...5 miles from Downtown Scranton, the largest, most densely populated area in NEPA.

...at the intersection of I-380, I-84 and I-81, maximizing access to major markets and labor.

...in an area with historical unemployment levels above the state and national average.

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