

# MOUNTAIN VALLEY LOGISTICS CENTER

2166 BURMA RD, BARNESVILLE, PA

±667,539



## BUILDING 1

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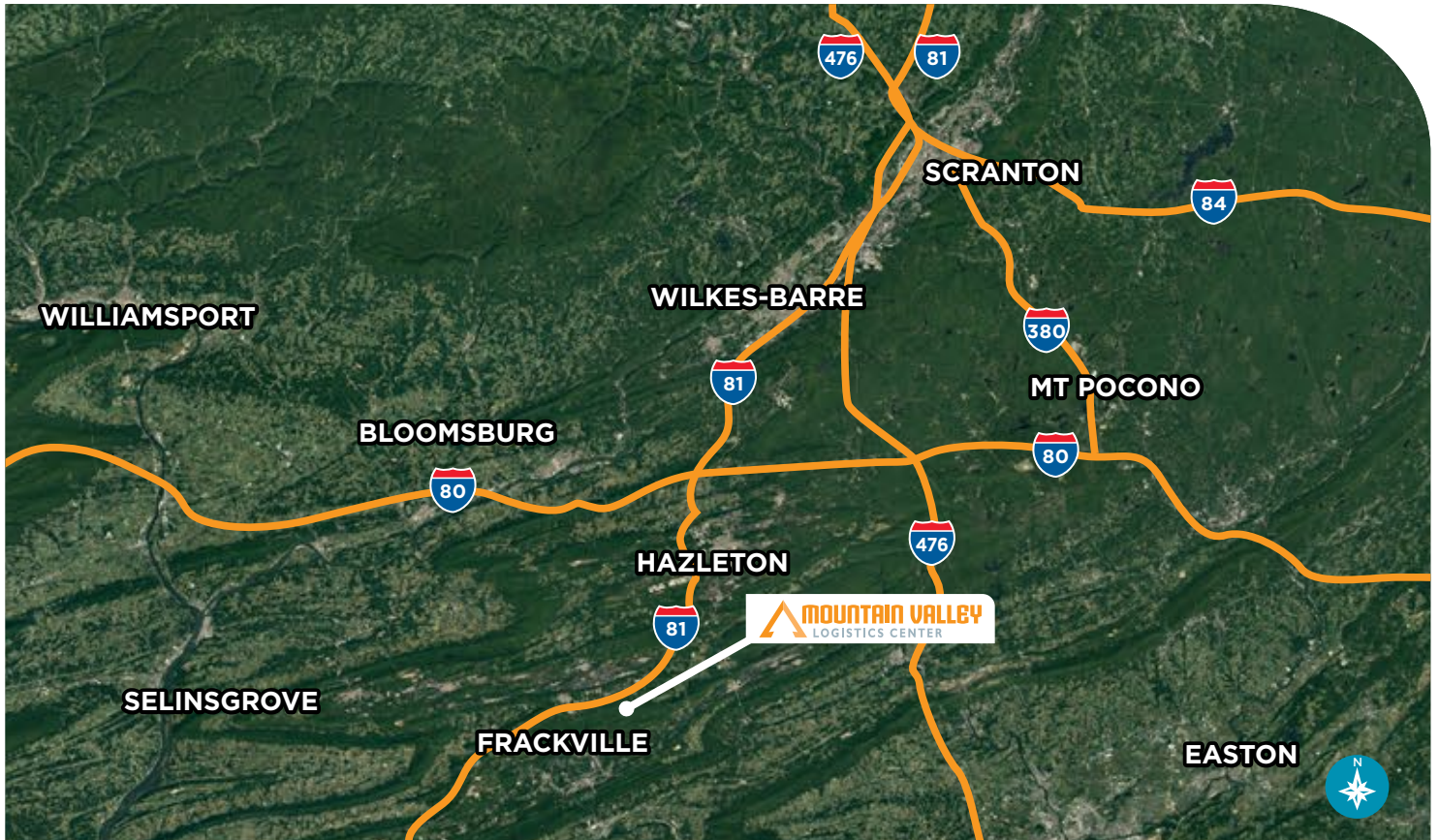
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# LOCATION



2166 BURMA RD, BARNESVILLE, PA



## LOCATION ADVANTAGES



Adjacent to I-81



24 Minutes from I-80



40 Minutes from I-78

### PHILADELPHIA, PA

95 Miles

### NEW YORK, NY

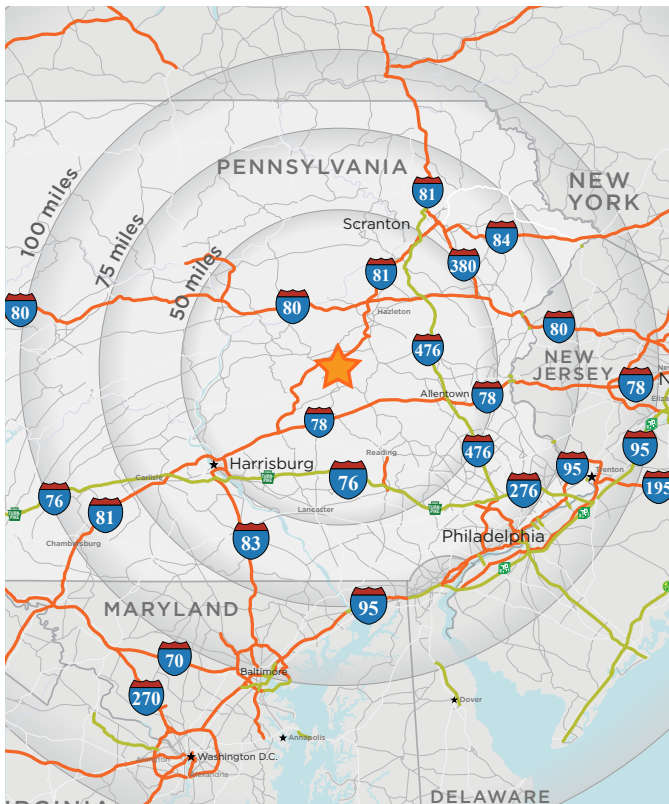
133 Miles

### BALTIMORE, MD

150 Miles

### WASHINGTON, DC

192 Miles





# SITE PLAN



2166 BURMA RD, BARNESVILLE, PA



## NEARBY TENANTS

Walmart

LOWE'S

Tyson

Wegmans

FASTENAL




JELD-WEN

clearly clean

Saks Fifth Avenue

MBA METAL FRAMING

## SITE ADVANTAGES

-  **PRIME LOCATION** adjacent to I-81 with direct access to Exit 131
-  **TAX SAVINGS** Keystone Opportunity Zone through 2025 and LERTA
-  **STATE-OF-THE-ART, CLASS A** distribution center built to the highest industrial standards

## ABOUT THE DEVELOPERS

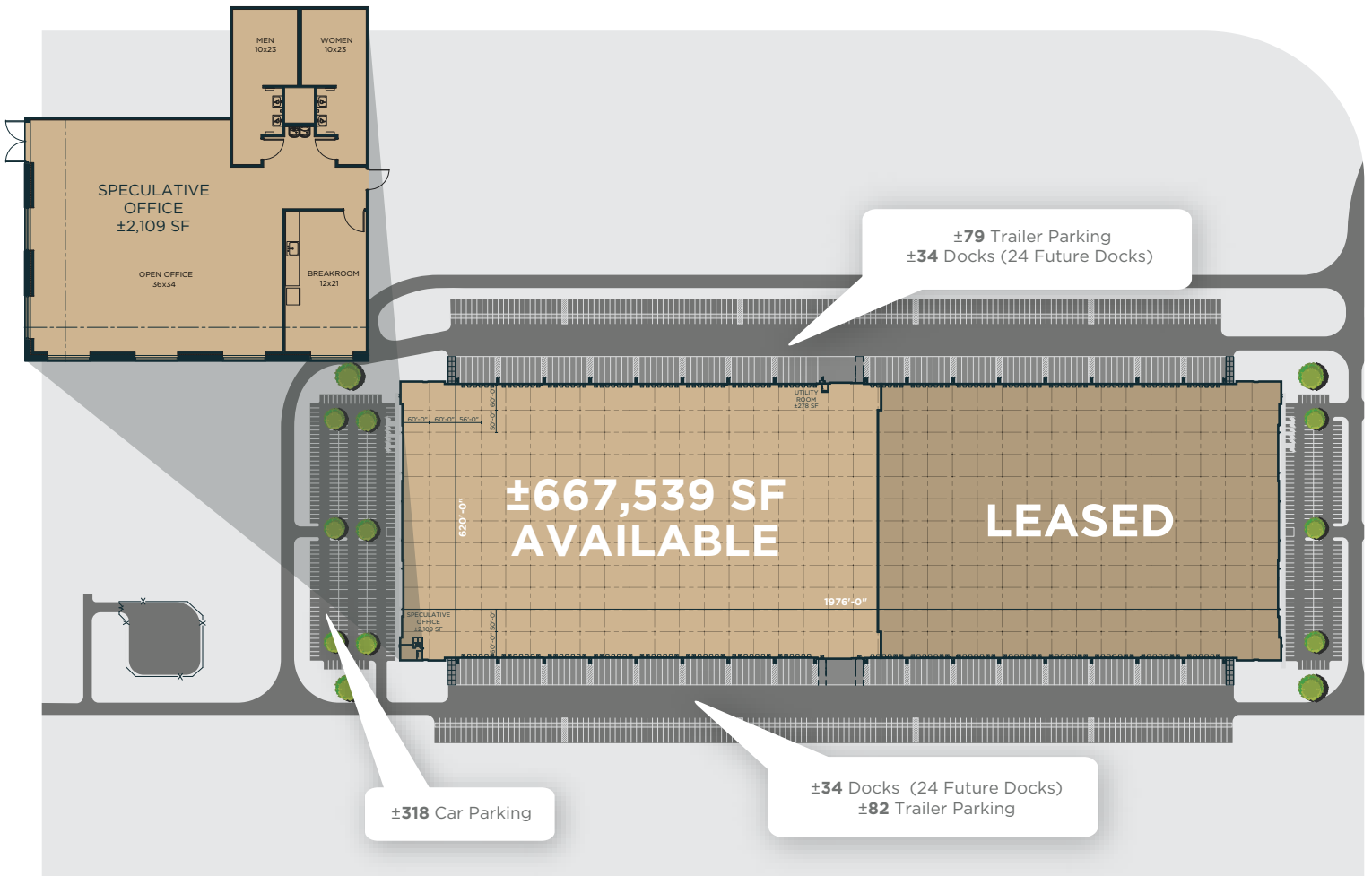
### NORTHPOINT DEVELOPMENT

Highly experienced landlord and developer with extensive in-house resources. Founded in 2012, NorthPoint has developed over ±149.9 Million SF in more than 26 states for tenants such as Chewy, Home Depot, Amazon, GE, Lowes, UPS, Adidas, Hostess, Ford and General Motors

# BUILDING SPECS



2166 BURMA RD, BARNESVILLE, PA



**±667,539** SQUARE FEET   **±68** DOCK DOORS   **40'** CLEAR HEIGHT   **±2** DRIVE INS   **±318** CAR PARKING   **±161** TRAILER PARKING

Building Area	±667,539 SF
Building Dimensions	620' x 1976'
Clear Height	40'
Column Spacing	56' Wide x 50' Depth
Dock Doors	±68 Doors (48 Future)
Truck Court	190' Concrete/Asphalt
Trailer Parking	±161 Parking Spaces

Car Parking	±318 Parking Spaces
Construction	Insulated Precast
Configuration	Cross Dock
Floor	7" Non-Reinforced Concrete Slab at 4000 PSI
Electrical	3000 AMP, 480V, 3-PHASE
Lighting	LED with 30 FC at 36" AFF
Fire Protection	ESFR

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