

MOUNTAIN VALLEY

LOGISTICS CENTER

100 LOGISTICS DRIVE, BARNESVILLE, PA

±667,539



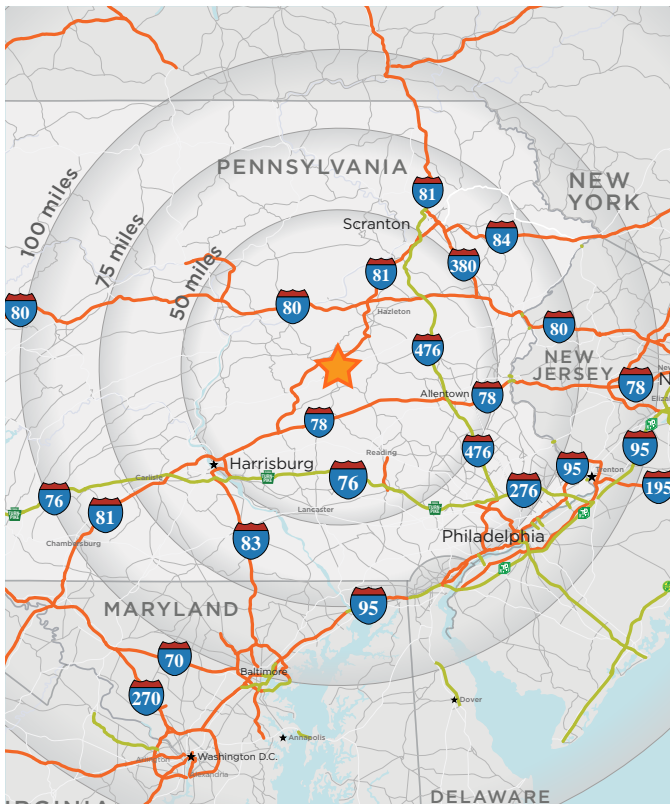
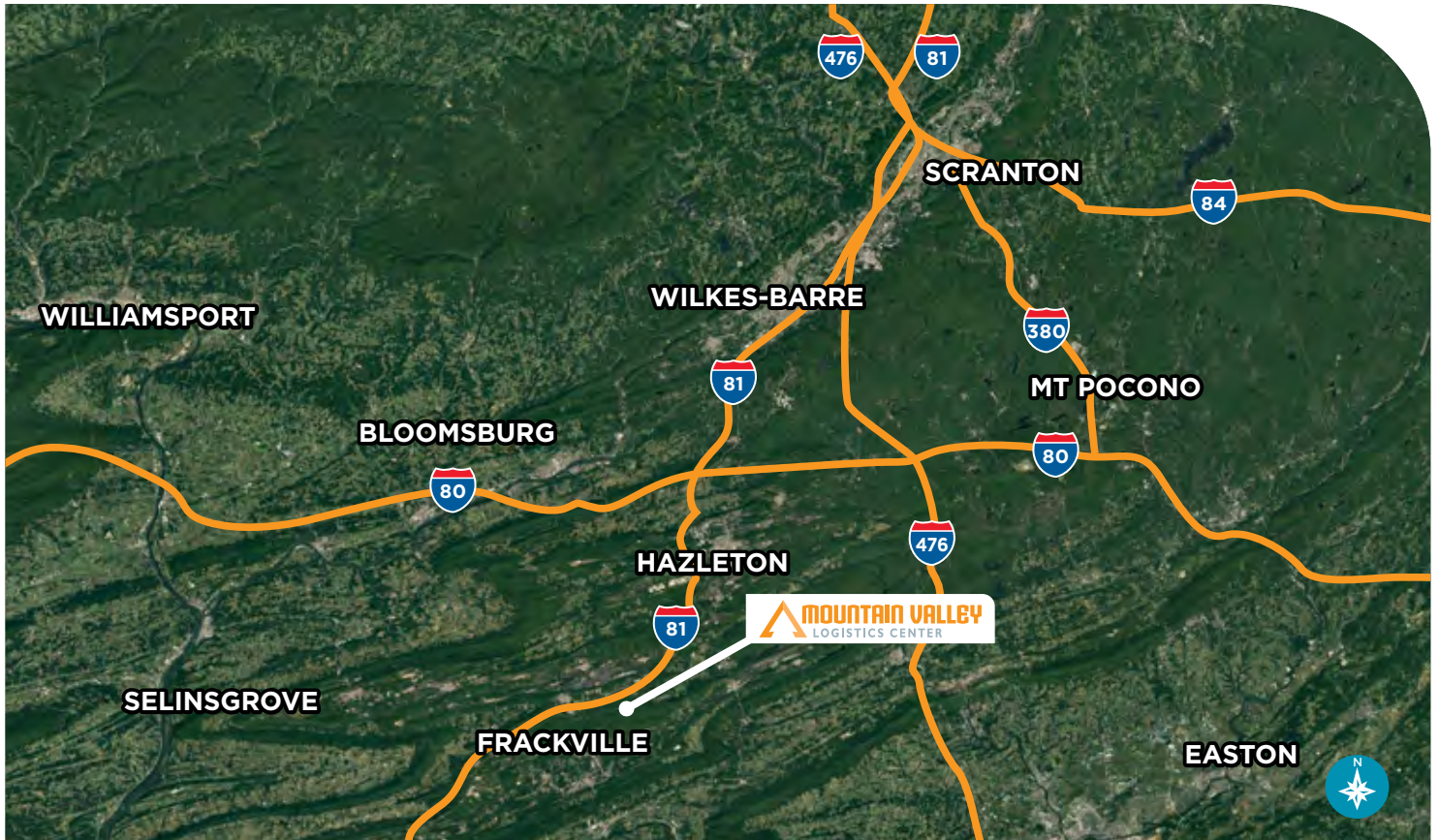
BUILDING 1

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LOCATION



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



SITE ADVANTAGES

-  **PRIME LOCATION** adjacent to I-81 with direct access to Exit 131
-  **TAX SAVINGS** LERTA Property Tax Abatement
-  **STATE-OF-THE-ART, CLASS A** distribution center built to the highest industrial standards

ABOUT THE DEVELOPERS

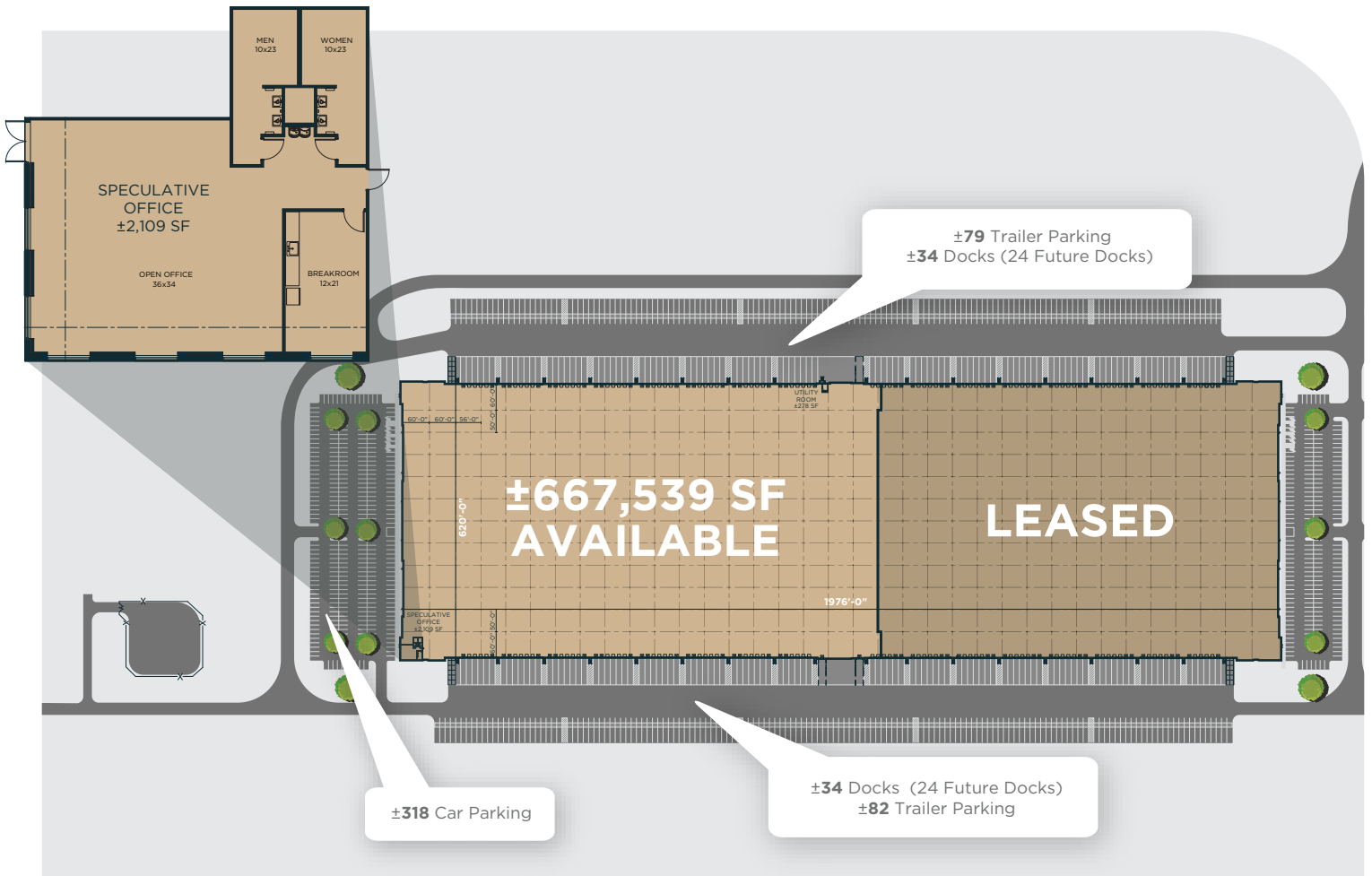
NORTHPOINT DEVELOPMENT

Established in 2012, NorthPoint Development is a privately held real estate operating company specializing in developing, acquiring, leasing, and managing Class A industrial, data centers, and multi-family properties. Through their in-house suite of services, NorthPoint can provide end-to-end expertise, leading to expedited solutions. Serving industry-leading clients such as Chewy, Home Depot, GE, Amazon, Tesla, Ryder, ABF, and PepsiCo.

BUILDING SPECS



100 LOGISTICS DRIVE, 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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