



CORE5 AT **STROUDSBURG**

246 Warner Road, Tannersville, Pennsylvania



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

LEASING AGENT



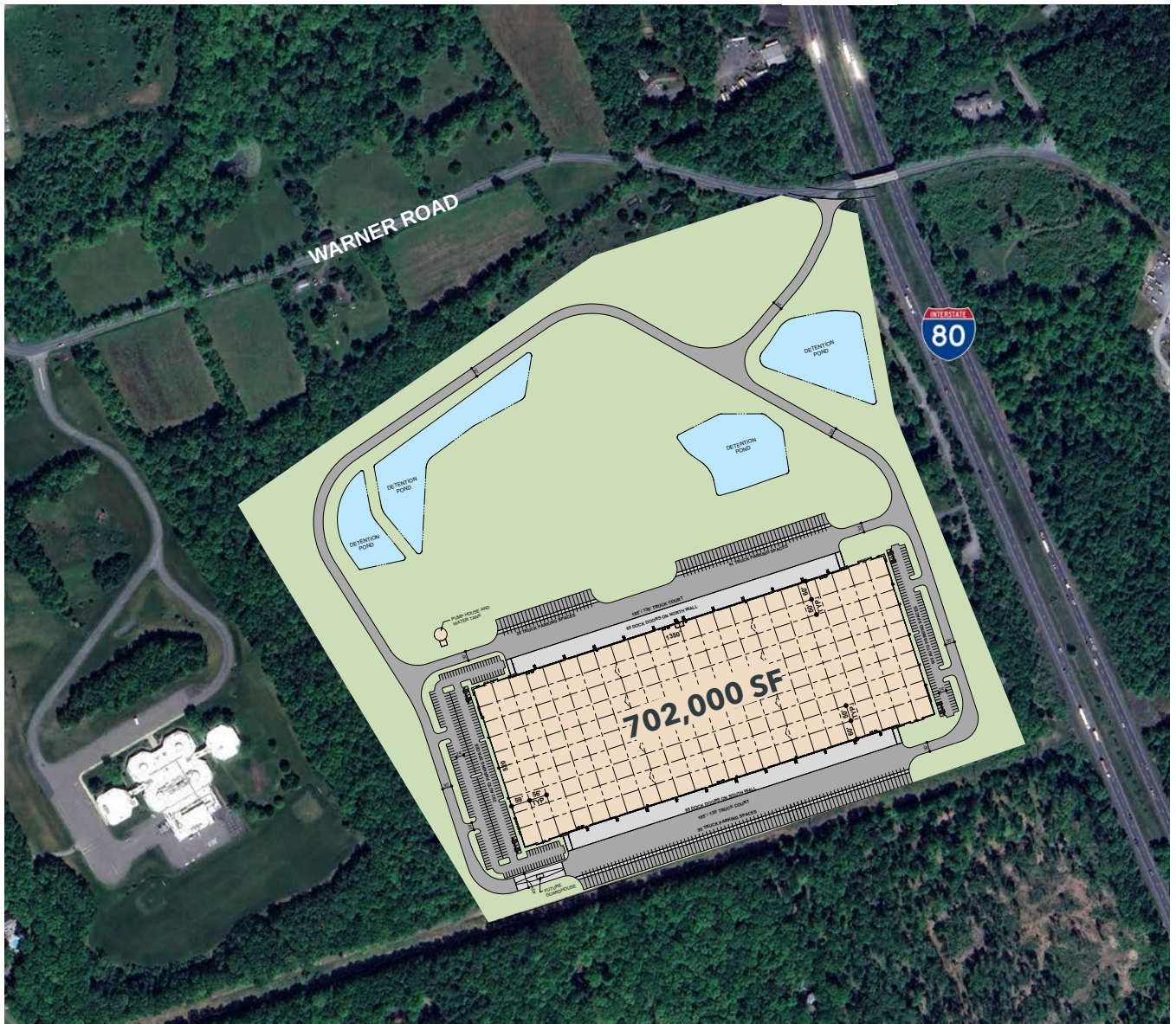
DEVELOPER

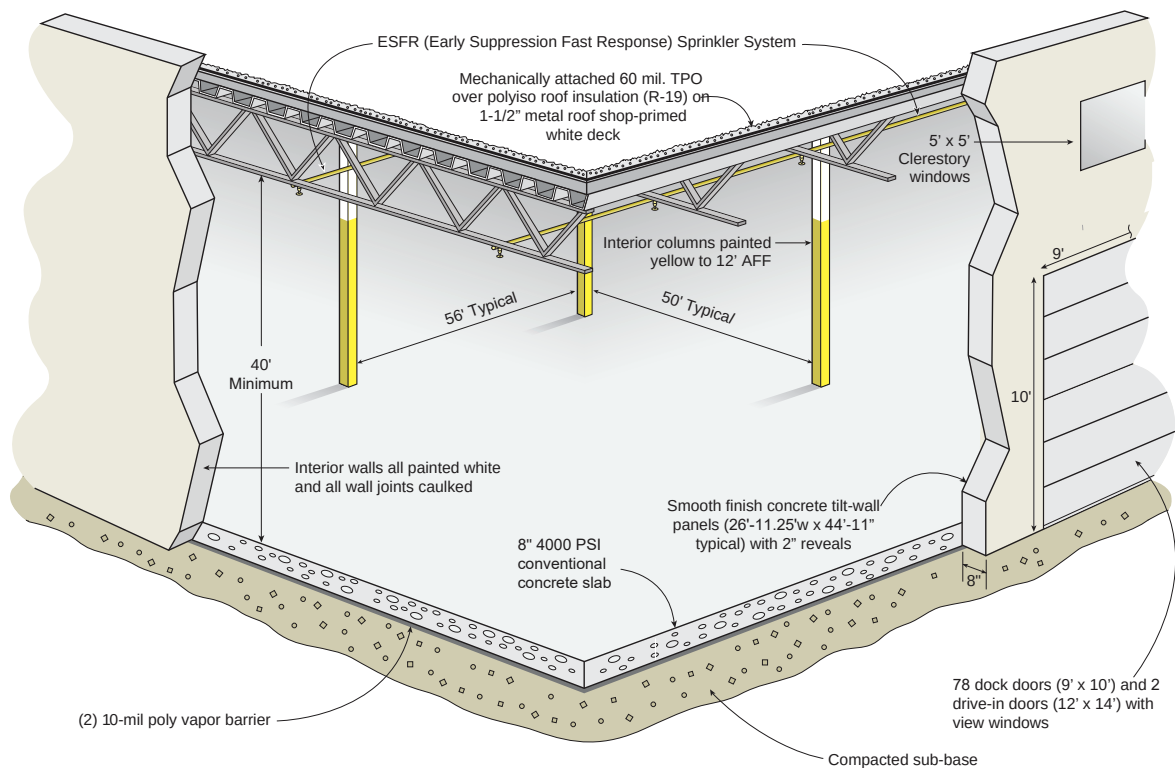
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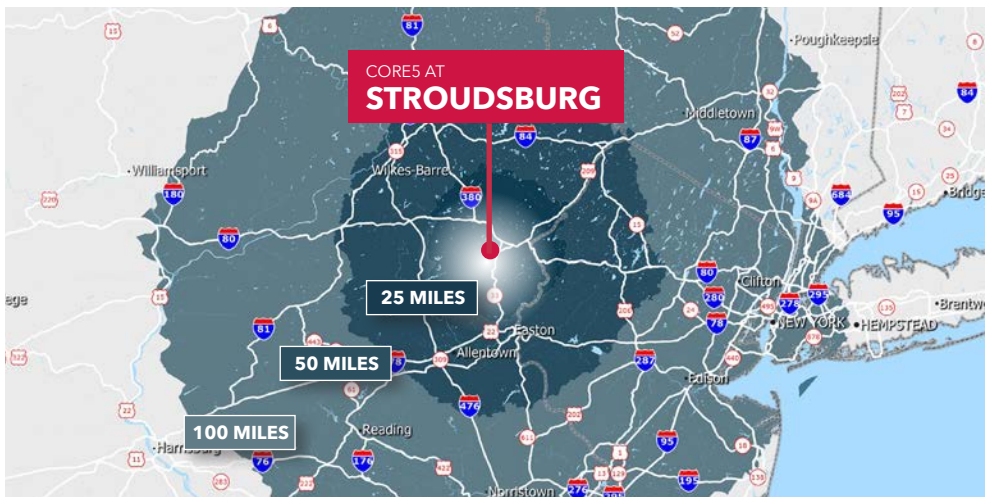
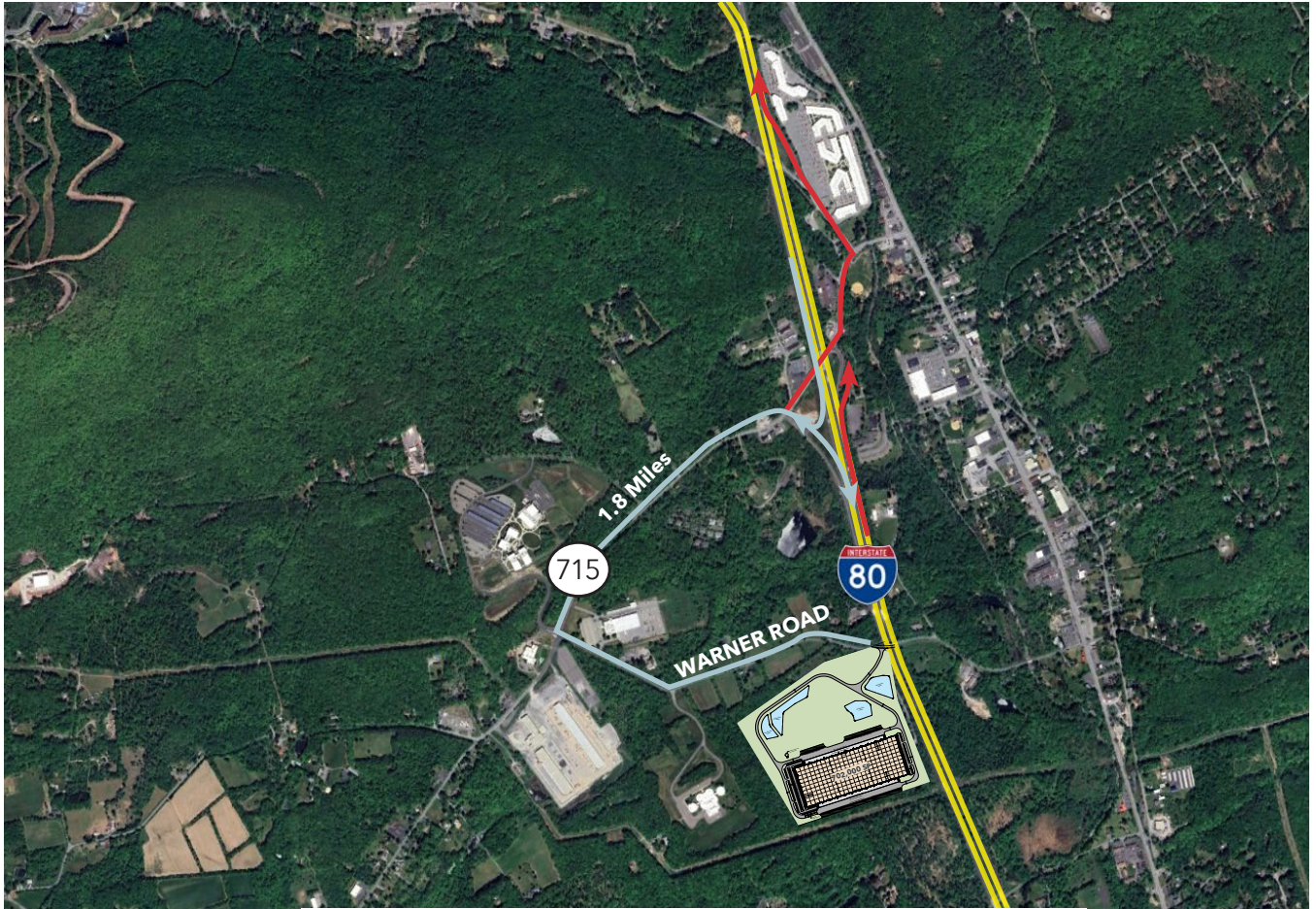
Core5 at Stroudsburg provides best-in-class specifications and a premier Northeast Pennsylvania location. Less than 1.5 miles to I-80, Core5 at Stroudsburg allows easy, toll-free access to New Jersey and New York metro areas in addition to the Lehigh Valley and entire Mid-Atlantic Region. The project is served by public utilities and Stroudsburg has a dense population base to support high employment operations. LERTA Tax incentives are expected.





BUILDING SPECIFICATIONS

Square Footage	702,000 SF
Site Area	88.68 acres
Configuration	Cross-dock
Slab Thickness	8" slab-on-grade with reinforcing in speed bay (dowel baskets)
Column Spacing	56' W x 50' D (Typical); 56' W x 60' D (Loading bays)
Clear Height	40' clear minimum
Dock High Doors	130 - 9' x 10' insulated
Drive-in Door	4 - 14' x 16' ramped
Truck Court Depth	185'
Car Parking	397 auto spaces
Trailer Parking	157 trailer storage locations
Electrical	One (1) 3,000 amp, 3 phase, 480/277 volt systems.
Sprinkler	The shell is protected by an ESFR system. A 2000 gpm fire pump is included in an external pump house.



I-80	1.8 Miles
Lehigh Valley, PA	16 Miles
New York, NY	85 Miles
Philadelphia, PA	100 Miles
Wilmington, DE	117 Miles
Harrisburg, PA	120 Miles
Baltimore, MD	186 Miles



Paul Pontius
Vice President Investments
O 717.230.1839
C 267.997.6851
ppontius@c5ip.com

Lee Fittipaldi
Principal
O 610.235.2320
lfittipaldi@lee-associates.com

Kim Jacobsen
Principal
O 610.400.0501
kjacobsen@lee-associates.com

Selwyn Simpson
Vice President
O 610.947.1952
ssimpson@lee-associates.com

Evan Jacobsen
Associate
O 610.982.8706
ejacobsen@lee-associates.com

Lee & Associates of Eastern Pennsylvania LLC

220 W. Germantown Pike, Suite 200 | Plymouth Meeting, PA 19462 USA | 610-400-0499 | lee-associates.com/easternpa