



**FOR
LEASE**

\$5.50/SF NNN

618,850 SF INDUSTRIAL SPACE

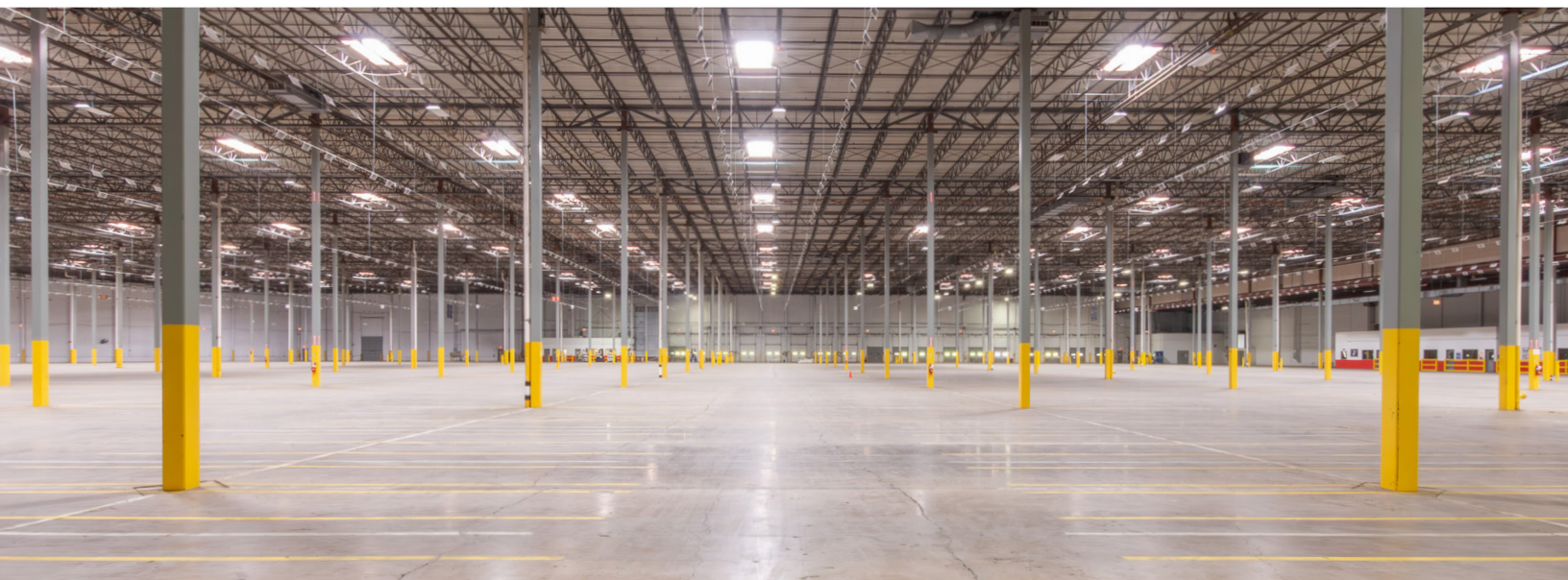
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**1 PARKER WAY
COOLBAUGH TOWNSHIP, PA 18344
MONROE COUNTY**

INDUSTRIAL

**LATITUDE: 41.132370
LONGITUDE: -75.388530**

QUALIFIED INQUIRIES ONLY



STRATEGICALLY SITUATED IN CLOSE PROXIMITY TO BOTH I-80 AND I-380

mericle.com



570.823.1100



SPECS

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, prior sale/lease, withdrawal notice, or other conditions.

PROPERTY DETAILS

- ▶ 618,850 SF available, expandable to 1,018,500 SF. May be demised into two spaces as 300,000 and 315,000 SF.
- ▶ 80.59 acres
- ▶ 28'6" - 38'6" clear height
- ▶ Zoned industrial
- ▶ 38'-45' x 45' column spacing
- ▶ 40 dock doors (3 loading areas)
- ▶ Covered loading area
- ▶ 3 drive-in doors
- ▶ 500 car stalls/150-250 trailer stalls potential
- ▶ 25,000 SF of unfinished office space on two floors
- ▶ Rail available: Rail owned by Pennsylvania Northeast Regional Railroad Authority

UTILITIES AND BUILDING SYSTEMS

- ▶ Power: primary 12,470 volt, 3-phase, 6000 amp main service. Main service feeds three 2500 KVA transformers.
1987 Section - one 3000 amp main 480/277
1998 Section - two 3000 amp main 480/277
- ▶ T-5 lighting
- ▶ Water on site is served by PA American Water
- ▶ Sewage served by PMIPA(us)
- ▶ UGI natural gas is provided throughout the park
- ▶ Heat supplied by two floor-mounted liquid propane air rotational heating units
- ▶ Multiple rooftop air handlers
- ▶ Two industrial dehumifiers in warehouse areas
- ▶ Fire protection through wet sprinkler system
- ▶ Skylights throughout building provide natural light and reduce energy costs



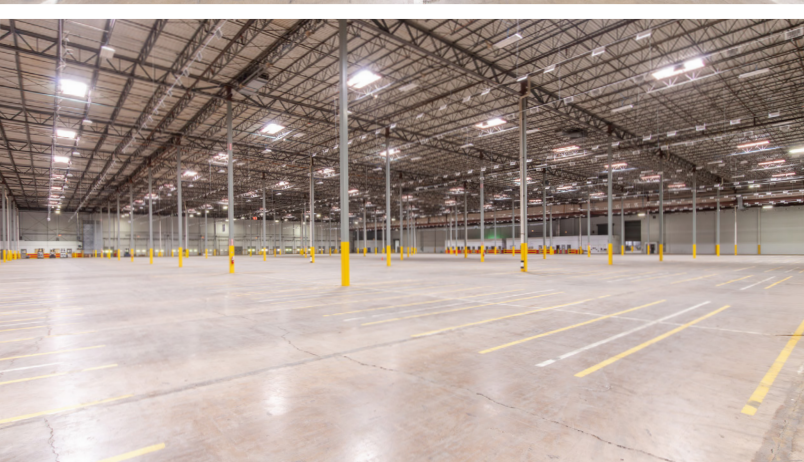
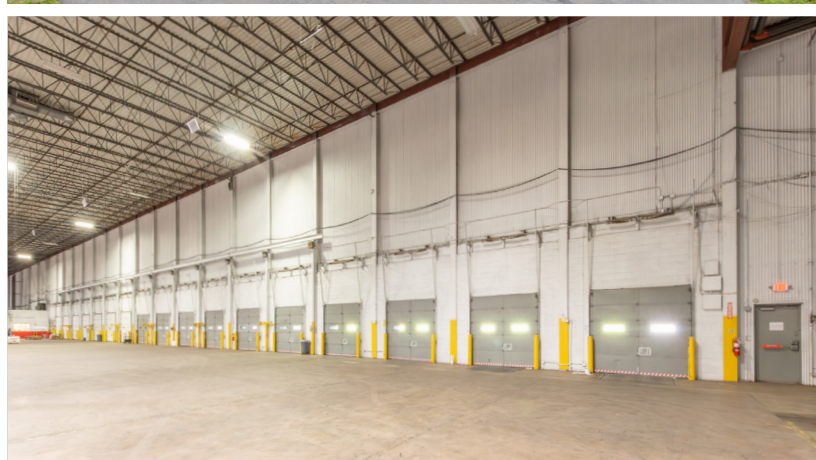
FOR LEASE

1 PARKER WAY, COOLBAUGH TOWNSHIP, PA 18344

TCN
WORLDWIDE
REAL ESTATE SERVICES

PHOTOS

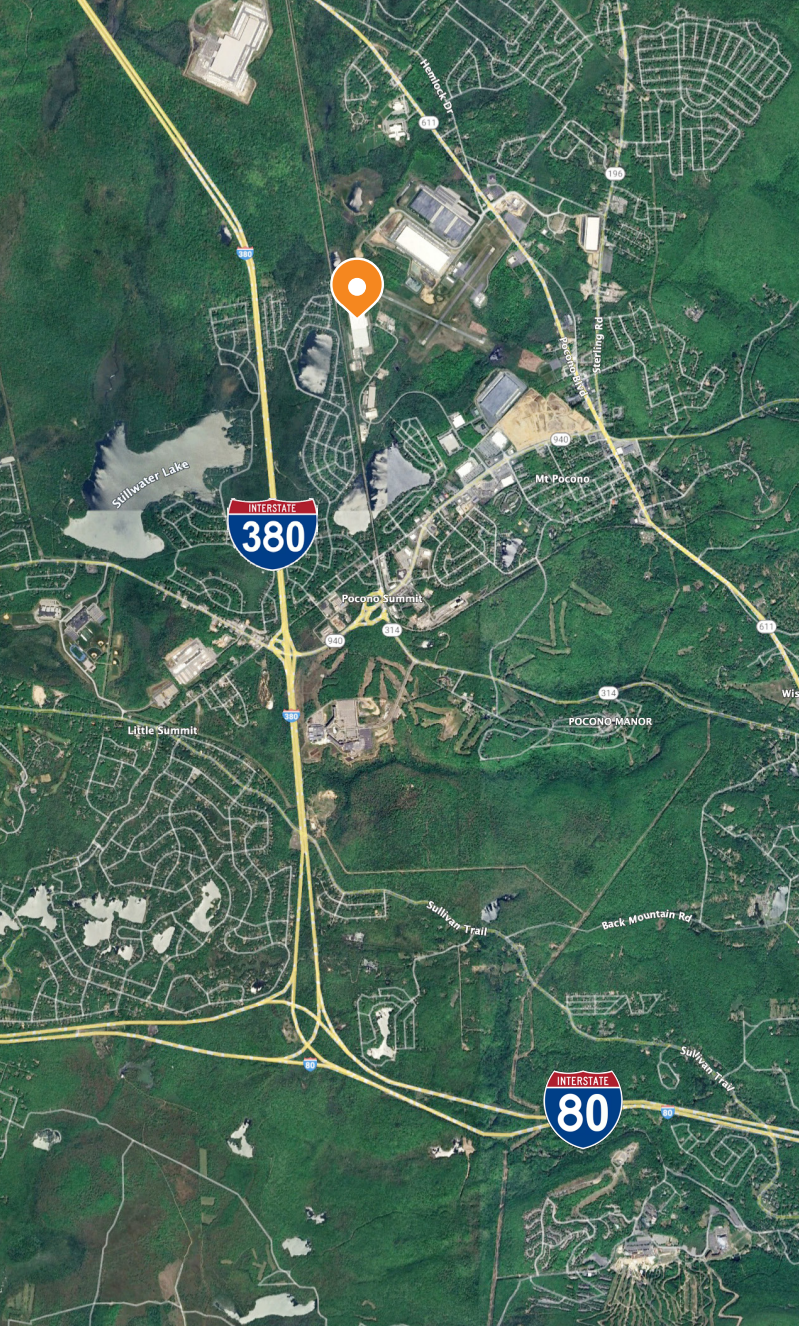
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STRATEGICALLY LOCATED IN CLOSE PROXIMITY TO MAJOR CITIES AND DEEPWATER PORTS



DEEP WATER PORTS

PORT

MI AWAY

New York/New Jersey	103
Philadelphia, PA	115
Wilmington, DE	129
Baltimore, MD	206



TRAVEL DISTANCES

CITY

Stroudsburg, PA	20
Scranton, PA	31
Hazleton, PA	44
Wilkes-Barre, PA	48
Allentown, PA	48
Morristown, NJ	70
New York, NY	98
Philadelphia, PA	110
Harrisburg, PA	125
Syracuse, NY	155
Hartford, CT	184
Baltimore, MD	205
Boston, MA	285
Pittsburgh, PA	286



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To learn more, please call
Al Guari to request a proposal
and/or arrange a tour.

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