

100

SPACES AVAILABLE FOR LEASE

Suite 1A - 26,598 SF

▶ **KEYSTONE**



Location:

100 Keystone is strategically located at the crossroads of five primary distribution routes in Northeast Pennsylvania. This desirable location for major distribution and manufacturing operations is within 250 miles of most major markets in the Northeast and Mid-Atlantic regions.

Interstate Access:

- Interstate 81 – 0.7 mile
- Interstate 84 – 2.5 miles
- Interstate 380 – 2.5 miles
- Interstate 76 – 6.4 miles
- PA SR 6 – 1.8 miles



These primary distribution routes take products to the New England, Mid-Atlantic, Midwest and Southern states. The area is ideally situated within a two hour drive of New York City, the second largest population in the U.S., and Philadelphia, the fifth largest population in the U.S., a three hour drive from Baltimore and four hours from Washington, D.C.

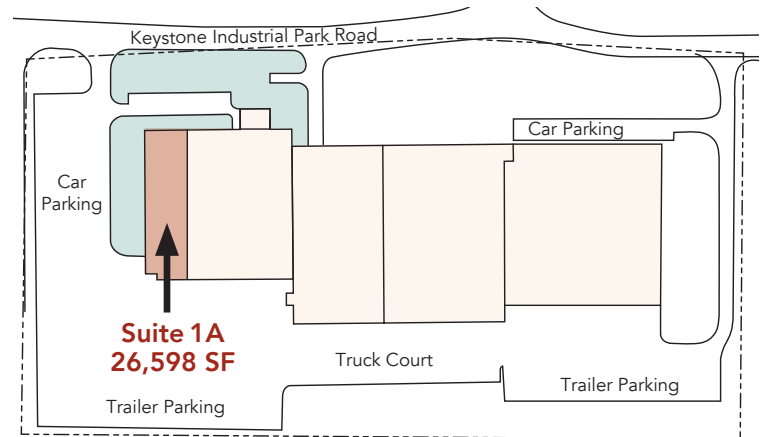
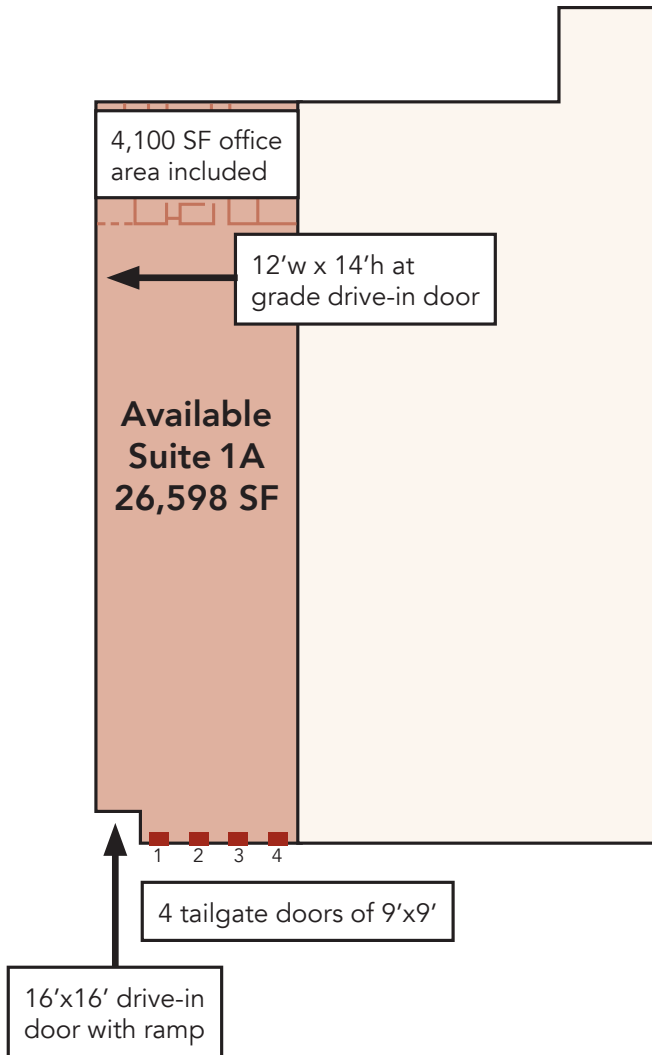
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SITE FEATURES

- **24.4 acre site**
- Expansive fenced & lighted truck court
- Fenced trailer parking
- Remote trailer storage lot
- Fully sprinklered
- Fire alarm connected to Central Station
- In close proximity to Interstates 81, 476, 380, 84 and State Route 6. Property is only 0.7 miles from Exit 188 of Interstate 81.
- Prime location at the front of the Keystone Industrial Park and served by a signalized intersection at the SR 6 and Keystone Industrial Park Road.

SUITE 1A - BUILDING SPECIFICATIONS:

- **26,598 SF Available**, including front office area of appr 4,100'
- Prime front corner location
- Clear height of 18'
- Four tailgate height dock doors of 9' x 9' each
- 1 at grade drive-in door of 12' wide x 14' high
- 1 drive-in door with concrete ramp of 16' wide x 16' high
- 800 amp, 480/277 three-phase separately metered for the Leased Premises
- Natural gas separately metered for the Leased Premises
- Ample truck court
- Plentiful car parking, trailer storage or outside storage
- Perfect Last Mile Distribution Space