

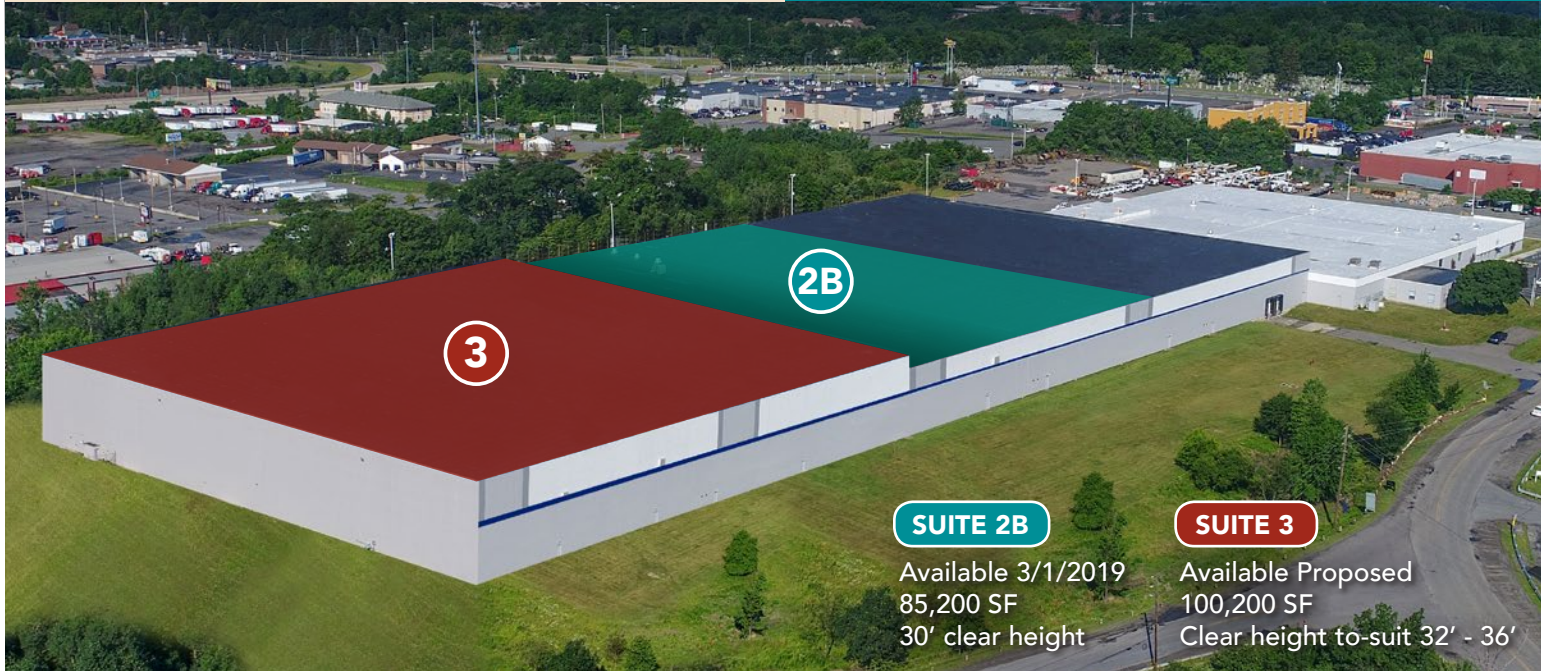
100

▶ **K E Y S T O N E**

AVAILABLE FOR LEASE

85,200 SF - 185,400 SF

- > Located close to I-81
- > Ample Loading Doors
- > Large Truck Court



SUITE 2B

Available 3/1/2019
85,200 SF
30' clear height

SUITE 3

Available Proposed
100,200 SF
Clear height to-suit 32' - 36'



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.

Building Specifications:

SPACE AVAILABLE

Suite 2B

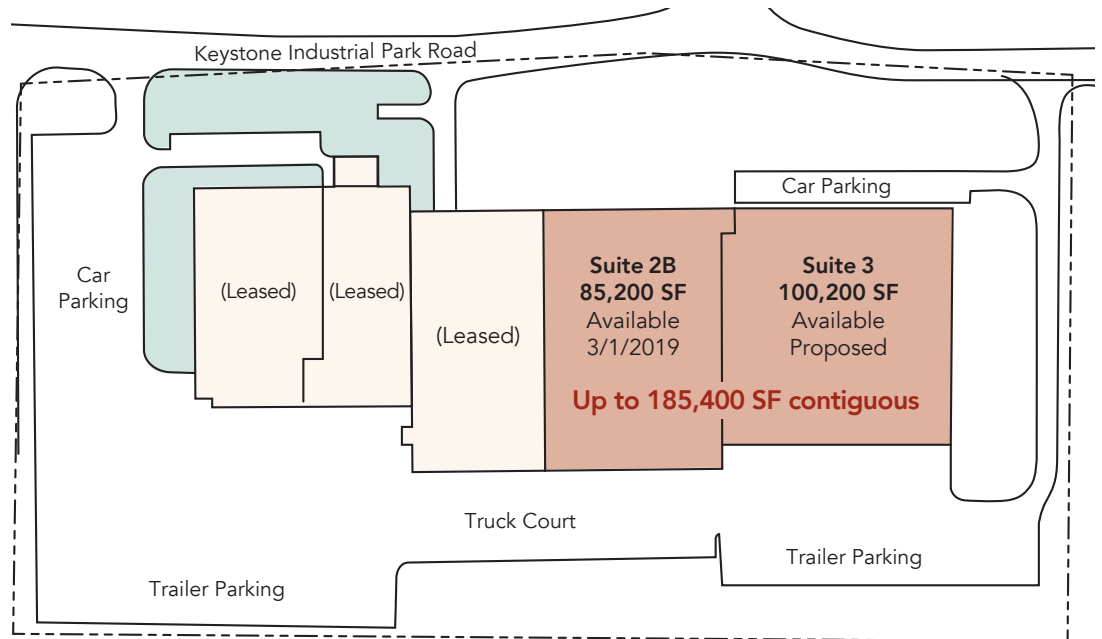
- 85,200 SF Available with 15 loading doors with levelers and seals
- Plus 12,000 SF Mezzanine
- Ceiling heights 30' clear

Suite 3 – New Construction

- 100,200 SF Available
- Ceiling height to-suit 32'-36'
- 10 – 9' x 10' loading doors with levelers and seals
- 1 – 12' x 14' drive-in door
- 60' deep concrete trailer pad
- 190' heavy duty truck court
- Separate drive way entrance
- 37 – 12' x 60 Trailer parking spots with dolly pad and heavy duty pavement in truck court
- ESFR Sprinkler System
- Ample car parking

SITE FEATURES

- 24.4 acre site
- Expansive fenced & lighted truck court depth of 135' to 200'
- Fenced trailer parking
- Remote trailer storage lot
- Fully sprinklered
- Fire alarm connected to Central Station
- 277/480 volt 3-phase electric service



MATERIAL HANDLING

- Partially racked space
- Selective pallet type racking
- Air bag dock levelers
- Heavy duty OH doors



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LOADING

- Levelers & seals
- Dock locks and lights
- Dock awning
- Deep truck courts
- Trailer parking available