



HAZLETON CREEK COMMERCE CENTER

BUILDING 4 | 1,400,000 SF
PAD READY

BUILDING 5 | 550,000 SF
2Q25 SPECULATIVE START

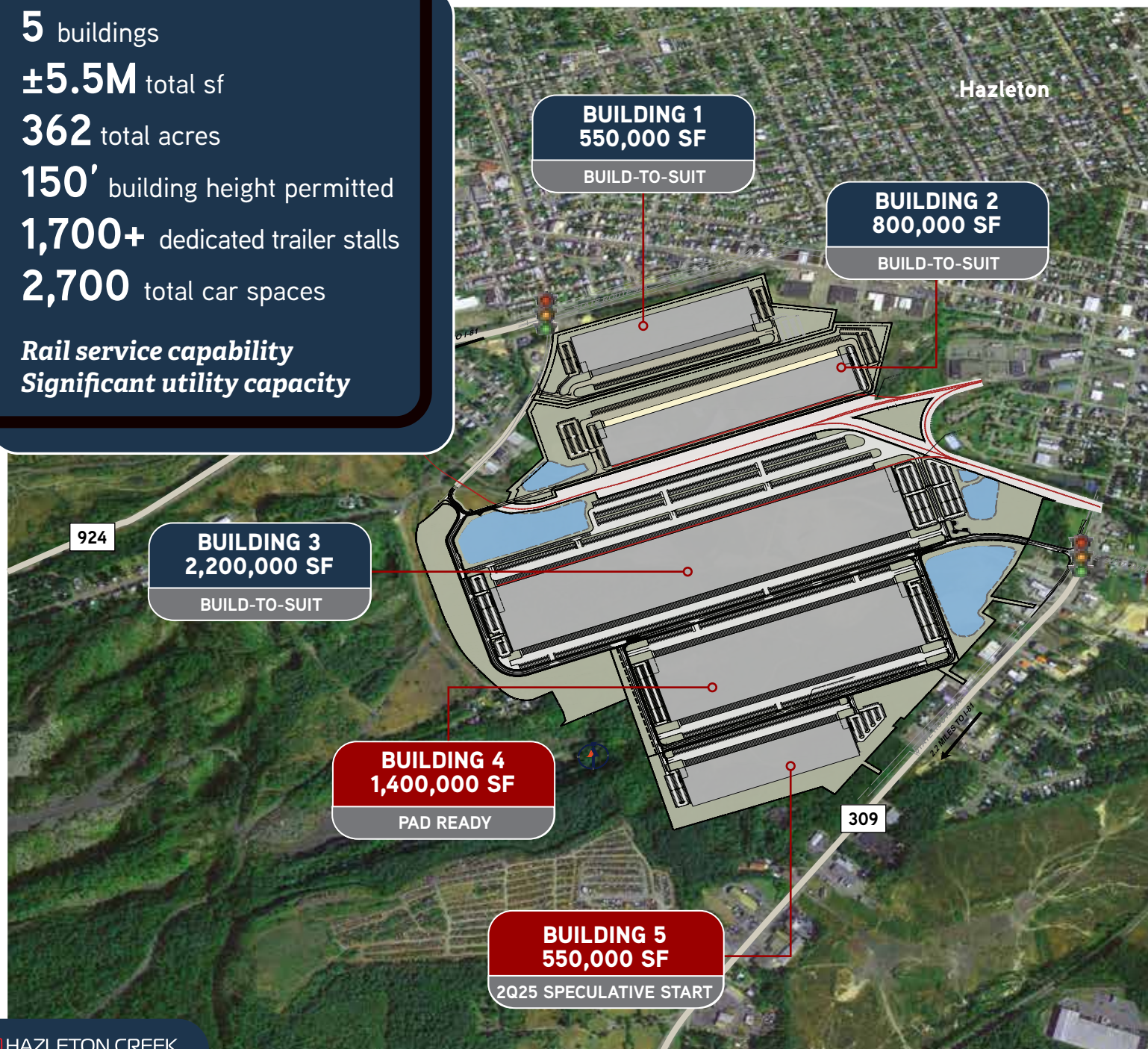


www.hazletoncreekcc.com

±5.5M SF
MASTER-PLANNED INDUSTRIAL PARK

5 buildings
±5.5M total sf
362 total acres
150' building height permitted
1,700+ dedicated trailer stalls
2,700 total car spaces

Rail service capability
Significant utility capacity



**UNPARALLELED
OPPORTUNITY**

BUILDING 4 PAD READY

Total size	1,400,000 SF	Clear height	40'
Dimensions	650' x 2,154'	Loading	336 dock doors
Loading format	Cross-Dock	Drive-ins	4 drive-in doors
Column spacing	58' x 52' typical	Trailer parking	325 stalls
	65' speed bays	Car parking	483 spaces

BUILDING 5 2Q25 SPECULATIVE START

Total size	550,000 SF	Clear height	Up to 150'
Dimensions	390' x 1,410'	Loading	106 dock doors
Loading format	Single-Side	Drive-ins	2 drive-in doors
Column spacing	56' x 53' typical	Trailer parking	117 stalls
	60' speed bays	Car parking	313 spaces

BUILDING 1 BUILD-TO-SUIT

Total size	550,000 SF	Building height	Up to 150'
Dimensions	370' x 1,486'	Loading	112 dock doors
Loading format	Single-Side	Drive-ins	2 drive-in doors
Column spacing	56' x 53' typical	Trailer parking	115 stalls
	60' speed bays	Car parking	350 spaces

BUILDING 2* BUILD-TO-SUIT

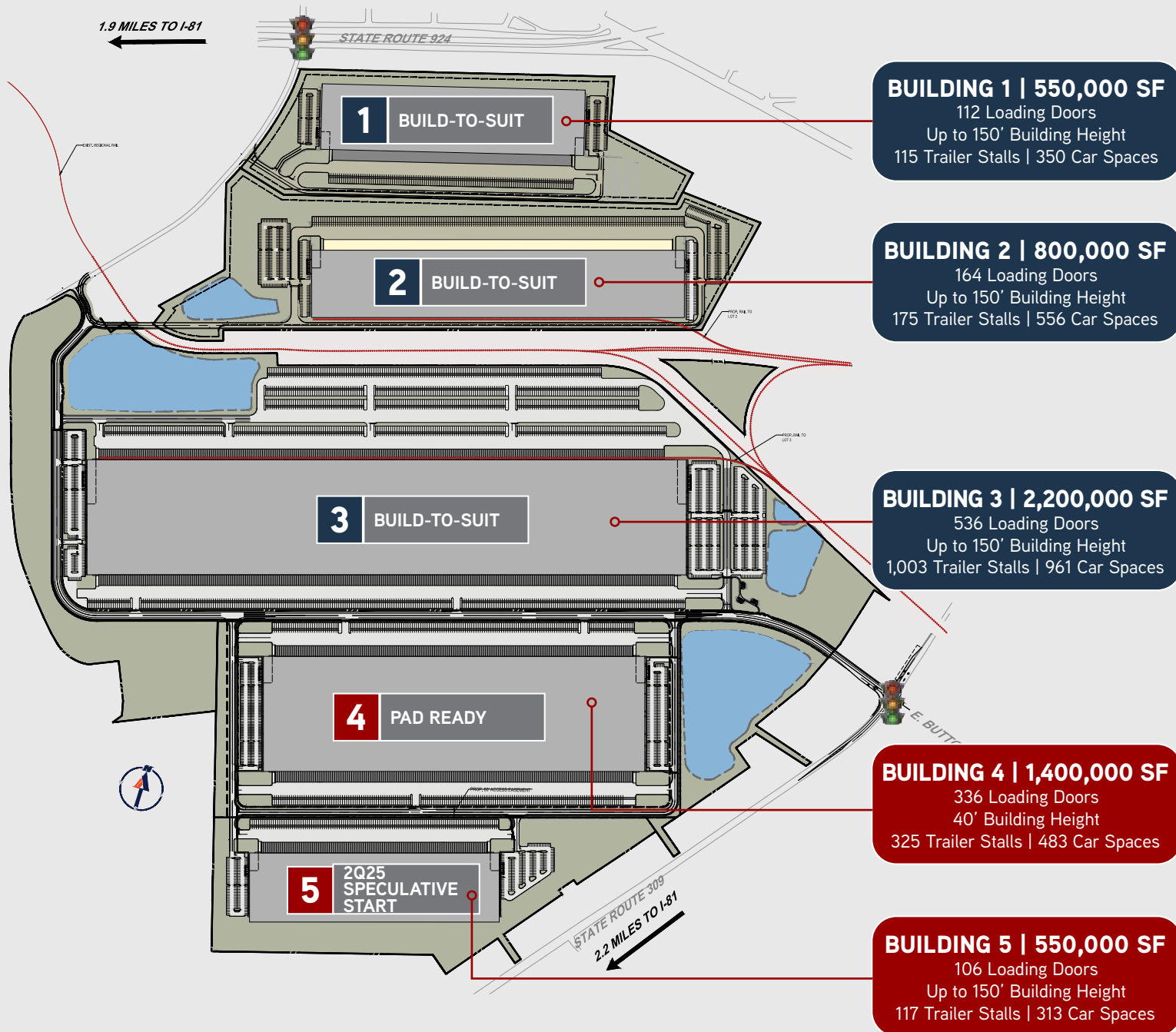
Total size	800,000 SF	Building height	Up to 150'
Dimensions	380' x 2,105'	Loading	164 dock doors
Loading format	Single-Side	Drive-ins	2 drive-in doors
Column spacing	56' x 53'4" typical	Trailer parking	175 stalls
	60' speed bays	Car parking	556 spaces

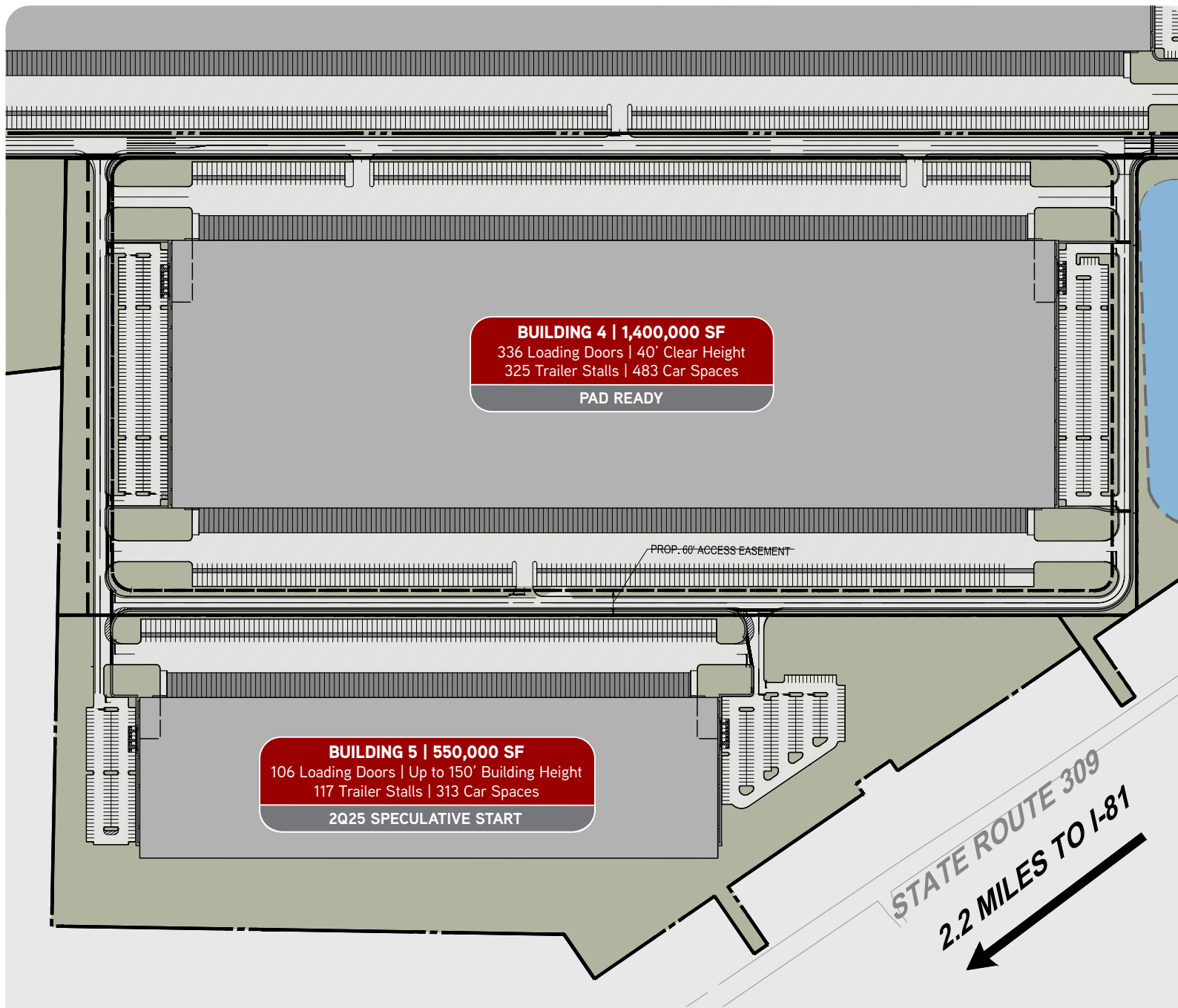
BUILDING 3* BUILD-TO-SUIT

Total size	2,200,000 SF	Building height	Up to 150'
Dimensions	650' x 3,384'	Loading	536 dock doors
Loading format	Cross-Dock	Drive-ins	4 drive-in doors
Column spacing	56' x 53' typical	Trailer parking	1,003 stalls
	60' speed bays	Car parking	961 spaces

* Ability to have rail service

MASTER-PLANNED INDUSTRIAL PARK





PHASE I

SITE PLAN

1.9 MILES TO I-81

STATE ROUTE 924

BUILDING 1 | 550,000 SF
112 Loading Doors | Up to 150' Building Height
115 Trailer Stalls | 350 Car Spaces
BUILD-TO-SUIT

BUILDING 2 | 800,000 SF
164 Loading Doors | Up to 150' Building Height
175 Trailer Stalls | 556 Car Spaces
BUILD-TO-SUIT

BUILDING 3 | 2,200,000 SF
536 Loading Doors | Up to 150' Building Height
1,003 Trailer Stalls | 961 Car Spaces
BUILD-TO-SUIT

PROP. RAIL TO LOT 2

PROP. RAIL TO LOT 3

PHASE II

SITE PLAN

10-YEAR LERTA

Hazleton Creek Commerce Center benefits from the Local Economic Revitalization Tax Assistance (LERTA) program. This program was created by the Pennsylvania Department of Commerce to help spur economic development in Pennsylvania. The LERTA program specific to this property was enacted by all taxing authorities to provide a 100% abatement on the value of the improvements for a 10-year period.

The estimated real estate tax savings for Building 4 (1,400,000 SF) are \$15.4 million (\$10.97/SF) over the life of the program.

Notes:

- (1) Land real estate taxes are based off current value.
- (2) Improvement real estate taxes are based off comparable buildings within Luzerne County.
- (3) Property has a 10-year LERTA providing 100% abatement on the value of the improvements.

Estimated Real Estate Taxes

(Bldg. 4 = 1,400,000 SF)

Year	No Abatement		10-year LERTA	
	Taxes	PSF	Taxes	PSF
1	\$1,549,604	\$1.11	\$14,000	\$0.01
2	\$1,549,604	\$1.11	\$14,000	\$0.01
3	\$1,549,604	\$1.11	\$14,000	\$0.01
4	\$1,549,604	\$1.11	\$14,000	\$0.01
5	\$1,549,604	\$1.11	\$14,000	\$0.01
6	\$1,549,604	\$1.11	\$14,000	\$0.01
7	\$1,549,604	\$1.11	\$14,000	\$0.01
8	\$1,549,604	\$1.11	\$14,000	\$0.01
9	\$1,549,604	\$1.11	\$14,000	\$0.01
10	\$1,549,604	\$1.11	\$14,000	\$0.01
Total =	\$15,496,040	\$11.07	\$140,000	\$0.10
LERTA Savings = \$15,356,040 \$10.97				

QOZ QUALIFIED OPPORTUNITY ZONES

CREATED IN:
2017
AS PART OF THE
TAX CUTS AND JOBS ACT



DESIGNED TO
SPUR ECONOMIC
DEVELOPMENT &
JOB CREATION



TAX INCENTIVES
FOR INVESTORS WHO
INVEST NEW CAPITAL
IN A BUSINESS
OPERATING IN A QOZ

**INVESTORS CAN DEFER ELIGIBLE GAINS ON THE AMOUNT INVESTED
IN A QUALIFIED OPPORTUNITY FUND (QOF) UNTIL 2026**

10%

EXCLUSION IF
INVESTMENT IS HELD FOR
AT LEAST 5 YEARS

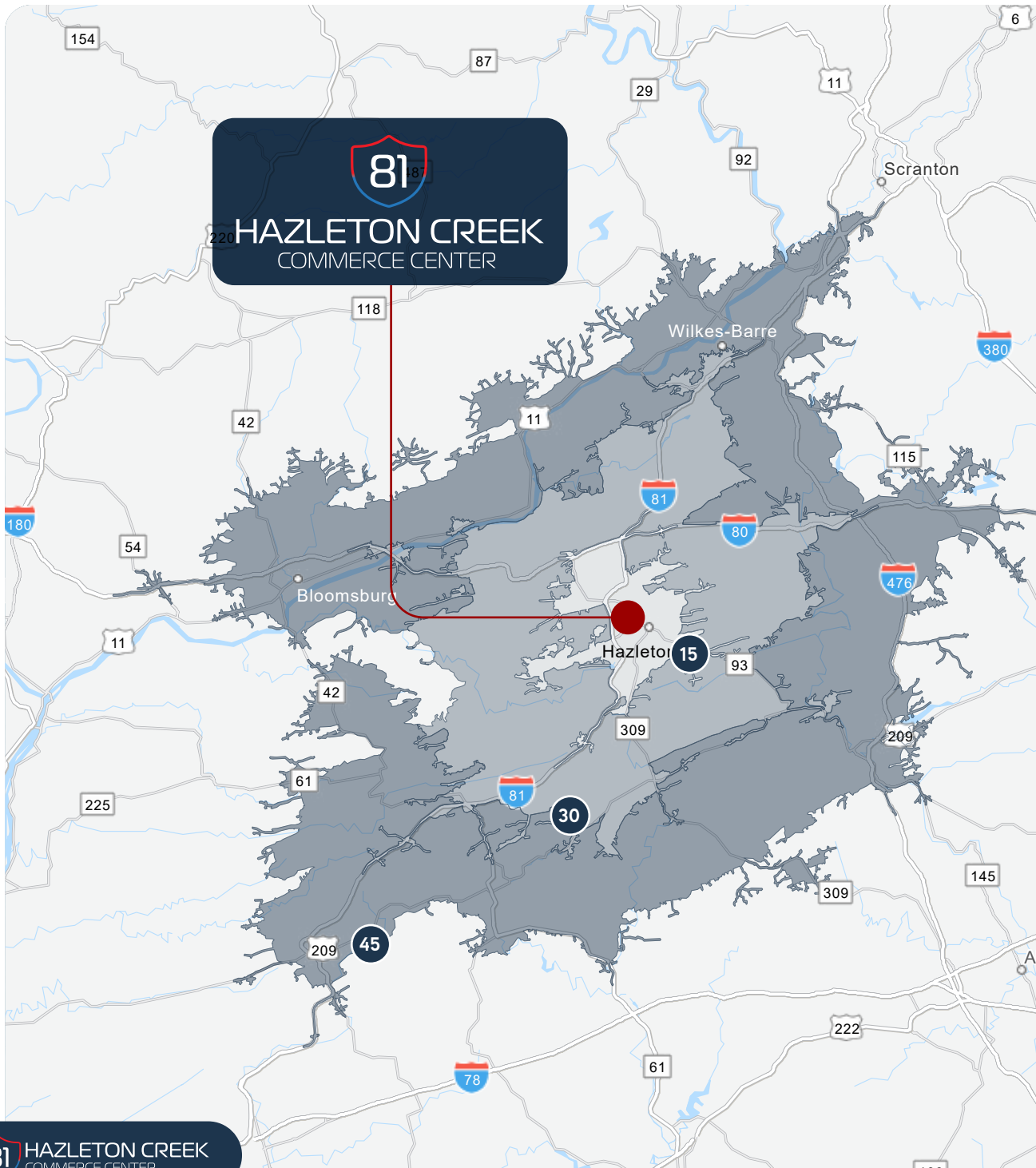
15%

EXCLUSION IF
INVESTMENT IS HELD FOR
AT LEAST 7 YEARS

100%

EXCLUSION ON THE APPRECIATION
OF THE INVESTMENT IF HELD FOR
AT LEAST 10 YEARS

ECONOMIC INCENTIVES OVERVIEW



15-MINUTE DRIVETIME



30-MINUTE DRIVETIME



45-MINUTE DRIVETIME



LABOR OVERVIEW



ACCESS OVERVIEW





HAZLETON CREEK COMMERCE CENTER

JEFF LOCKARD

jeff.lockard@jll.com
+1 215 990 1889

MARIA RATZLAFF

maria.ratzlaff@jll.com
+1 717 791 2210

KEVIN LAMMERS

kevin.lammers@jll.com
+1 856 448 3226



JLL (NYSE: JLL) is a leading professional services firm that specializes in real estate and investment management. JLL shapes the future of real estate for a better world by using the most advanced technology to create rewarding opportunities, amazing spaces and sustainable real estate solutions for our clients, our people and our communities. JLL is a Fortune 500 company with annual revenue of \$18.0 billion, operations in over 80 countries and a global workforce of more than 94,000 as of March 31, 2022. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com



Kiel Group is a real estate development team focused on Class A industrial buildings, headquartered in Bethlehem Pennsylvania. It was founded in 2016 with core values based on Trust-Integrity-Respect. Bob Kiel, managing principal, has over thirty five years of experience in commercial real estate development and leasing with a primary focus on industrial properties. During his career, his development and leasing experience exceeds 60,000,000 square feet of industrial, office, and manufacturing facilities across five states. Twenty seven of the properties received LEED Certifications.

BOB KIEL MANAGING PRINCIPAL

bkiel@kielgroupllc.com
610.442.5901



THE KEITH CORPORATION

The Keith Corporation is a privately held, full-service commercial real estate firm. Headquartered in Charlotte, N.C., TKC has projects in 39 states, Mexico, Australia, Canada, and the United Kingdom. Developing over \$5.6 billion worth of commercial real estate over the course of more than 450 projects, totaling in excess of 52 million square feet for a highly diverse clientele, The Keith Corporation has developed a reputation based on expertise, accountability, and total client satisfaction on projects.

R. ALAN LEWIS MANAGING PARTNER, INDUSTRIAL

alan@thekeithcorp.com
704.319.8140