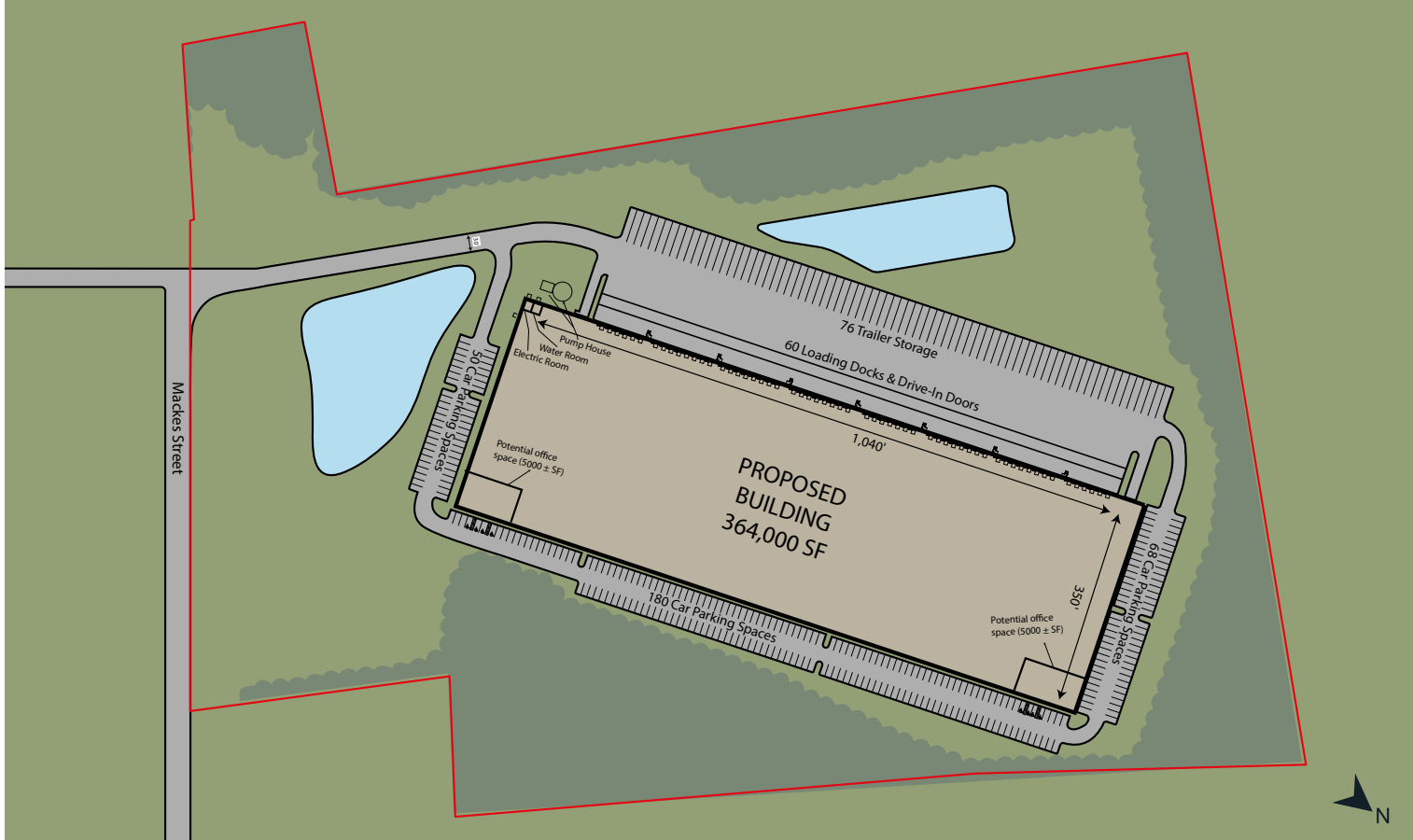


I-80 COMMERCE CENTER

364,000 SF AVAILABLE FOR LEASE OR SALE





State-of-the-Art Industrial Development

I-80 Commerce Center is a state-of-the-art **364,000 SF** industrial development located in Tobyhanna Township, PA, offering 36' clear height and immediate proximity to Exit 284 with exceptional access to I-80. Strategically positioned within the emerging I-80/I-380 corridor, the Class A distribution center features 60 loading doors, 76 trailer stalls, and is only 95 miles from Port NY/NJ, making it ideal for servicing New Jersey and New York consumer markets.

Building Specifications

Land Area	40.46 Acres	Drive-In Doors	Two (2) 12' x 14' electric operated drive-in doors
Building Area	364,000 SF	Car Parking	298 spaces
Construction	Exterior Walls: Pre-cast structural load bearing concrete wall panels Structure: Conventional structural steel framing system	Trailer Parking	76 dedicated stalls
Dimensions	1,040'w x 350'd	Truck Court	190' depth
Roof	60-mil fully adhered roofing system	Clear Height	36' clear at first column line
Floor	7" thick, unreinforced concrete, 4,000 PSI	Column Spacing	50' x 52' with 60' speed bay
Loading Configuration	Single-side load	Lighting	LED high bay fixture lighting with occupancy sensors
Dock Doors	Sixty (60) 9' x 10' loading doors	Sprinkler System	ESFR system
		Power	3,000 AMP electrical service
		HVAC	Rooftop mounted hot air rotation units

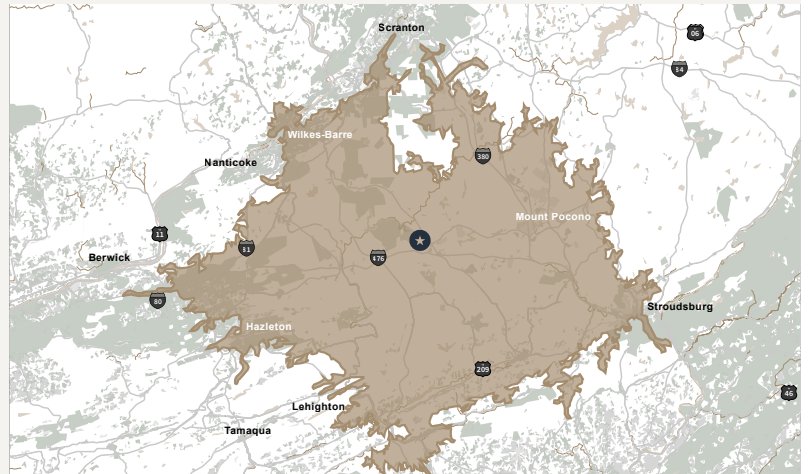
Location Overview

95 miles from Port NY & NJ, the most active port along the eastern seaboard, and New York City, the most populous city in the United States.

Immediate proximity to Exit 284 offering exceptional highway access to I-80 leading directly into New York City and the Ports of New Jersey.

Strategically located within a 45-minute drivetime to FedEx, UPS, and USPS hubs.

The I-80/I-380 corridor has continued to emerge as a viable industrial location focused on servicing the New Jersey and New York consumer bases.



40 Minute - drive time

418,381

Total Population



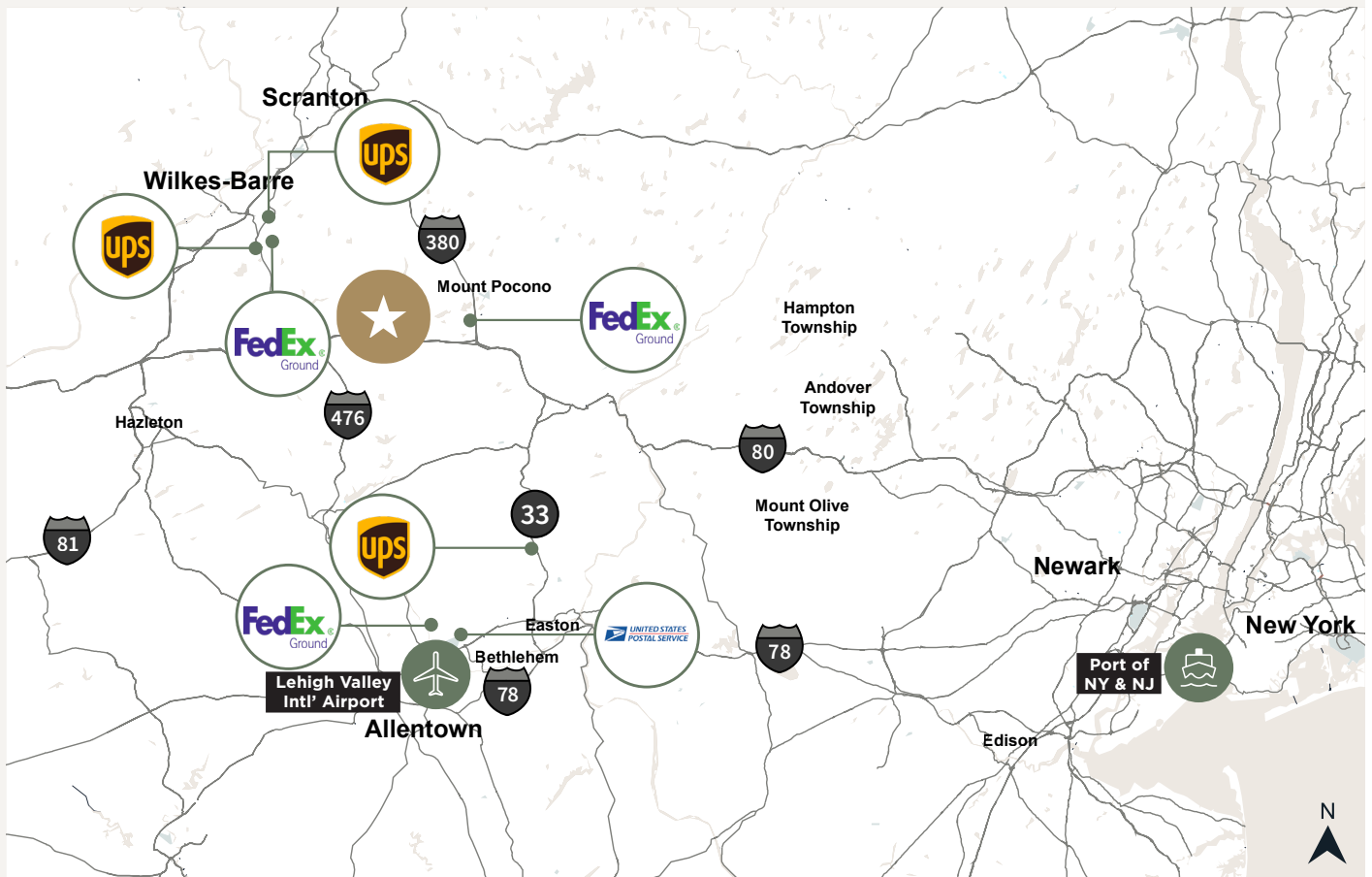
213,828

Total Labor Force



27%

Blue Collar





DISTANCE TO MAJOR CITIES

	Distance (mi)	Drive Time (hrs)
Allentown, PA	48 miles	1 hr.
Newark, NJ	90 miles	1 hr. 35 min.
Philadelphia, PA	96 miles	1 hr. 51 min.
New York City, NY	100 miles	1 hr. 56 min.
Harrisburg, PA	112 miles	1 hr. 46 min.
Baltimore, MD	192 miles	3 hr. 7 min.
Hartford, CT	196 miles	3 hr. 37 min.
Washington, DC	234 miles	4 hr. 13 min.

About Newland Capital Group

Newland Capital Group is an investor, developer, and asset manager of properties designed to service the next generation of e-commerce, omnichannel and distribution companies across the United States. We pride ourselves on integrating advanced technology and sustainability while providing Class-A industrial properties that support the future of distribution. Our properties are strategically located within the major U.S. port markets and with state-of-the-art building specs for occupiers focused on expanding their e-commerce and omnichannel experience for their customers.

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