

Modern Cross-Dock Distribution Space



For Lease

144,000 SF Available Immediately

Location Highlights

- ±1.5 miles from the Exit 175 interchange of I-81 & ±2.5 miles from Exit 115 on I-476
- Excellent access to primary distribution corridors that service the Northeast US including I-81, I-476, I-80, and I-78
- 374,000 workforce population within a 30-minute drive
- Close proximity to both FedEx and UPS parcel operations

Ownership Group:

LBALogistics 

Listing Agent:



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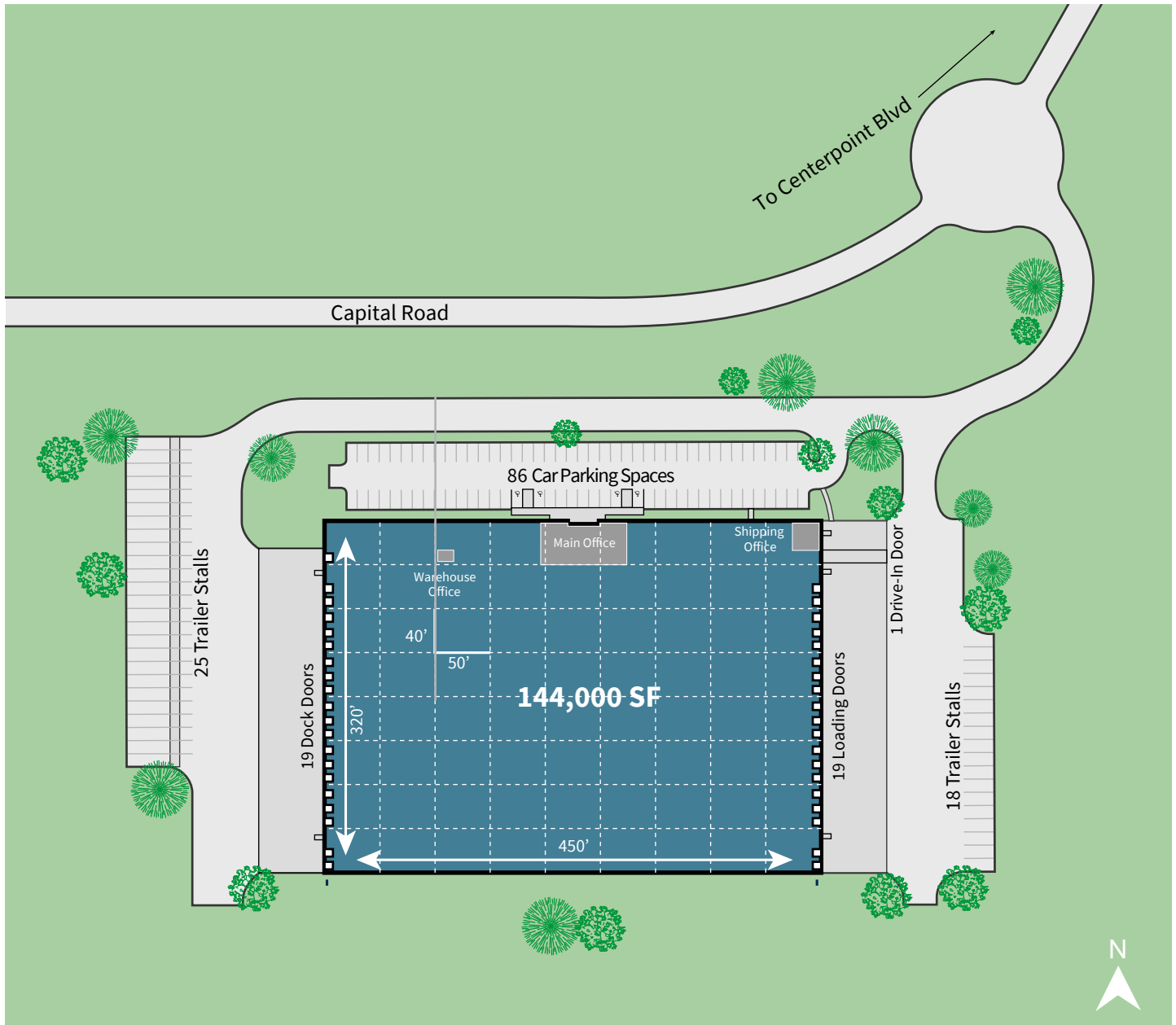
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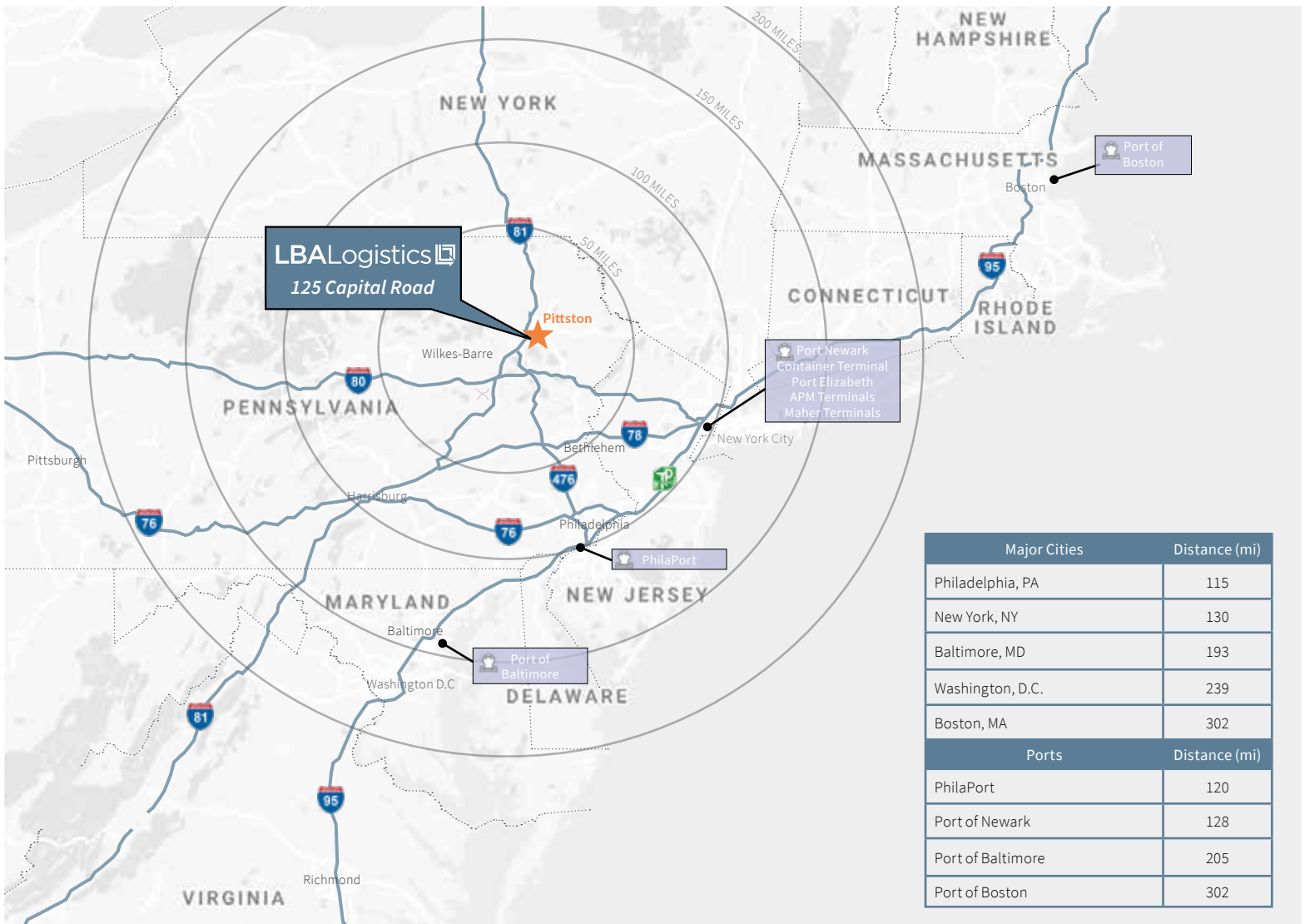
Building Specifications

Land Area	13.59 acres	Trailer Parking	25 trailer spaces
Building Size	144,000 SF	Car Parking	96 car parking spaces (4 ADA spaces)
Building Dimensions	320' depth x 450' width	Drive-In Doors	One (1) drive-in door with concrete ramp
Office Space	3,772 SF Two shipping/receiving offices with restrooms	Column Spacing	40' x 50'
Building Configuration	Cross-dock distribution	Fire Protection	ESFR high density system
Clear Height	32' inside the first column line	Lighting	LED lighting
Dock Positions	(38) 9' x 10' equipped with levelers, seals, lights and truck restraints		



Availability Highlights

- Occupancy ready with office, restrooms, lighting and dock equipment
- Site is fully secured with electric gate and fencing
- Cross-dock loading format
- 32' inside the first column line
- 96 car parking spaces (4 ADA spaces)
- 25 dedicated trailer stalls



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