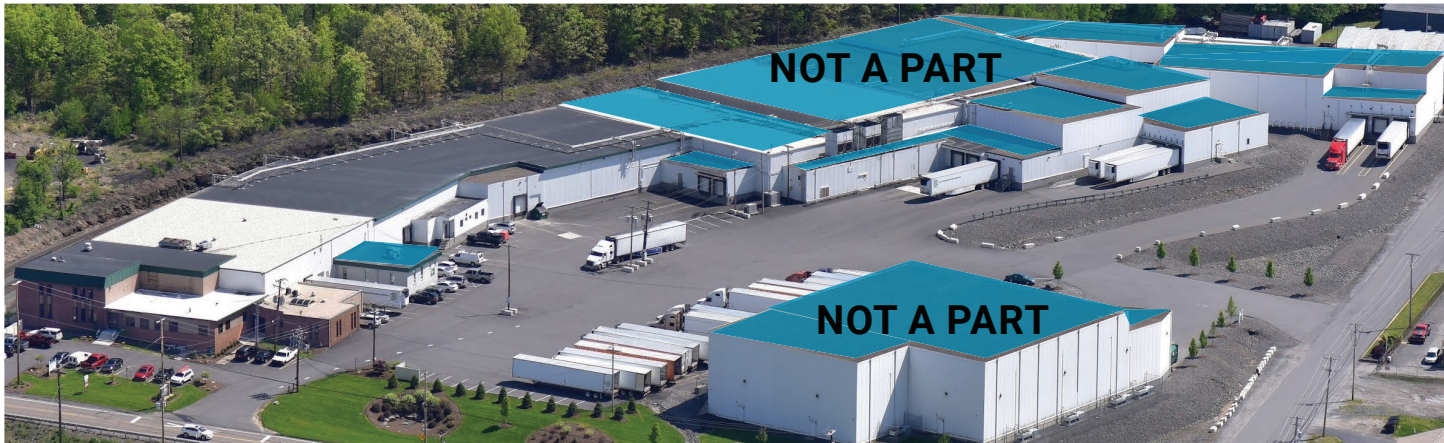


FOR LEASE

LEHIGH VALLEY FREEZER WAREHOUSE ~+/-46,103 Square Feet

Divisible ~Fully-Racked~ Immediate I-81 & I-476 Access

1075 Oak Street, Pittston, Pennsylvania



BUILDING SUMMARY

- Total Building: +/-46,103 Square Feet
- Primarily Frozen-Capable Storage
- Fully-Racked
- 7 Dock Doors
- Potentially Divisible
- Landlord to Maintain Building
- 130 Miles to New York City
- Near I-81 & I-476

SQUARE FOOTAGE ITEMIZATION

- Total Building: +/-46,103 Square Feet
- Freezer: +/-28,157 Square Feet
 - 20'-22 Ceiling
 - Convertible to Cooler
- Cooler: +/-4,771 Square Feet
 - 18' Ceiling
- Refrigerated Dock: +/-2,679 Square Feet
- Dry Warehouse/Dock: +/-4,012 Square Feet
- Office/Welfare Facilities: +/-6,484 Square Feet



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RACKING

- Fully-racked.
- Configuration. Mixture of 3-5 high and single to 5 deep.
- Structural steel.

CONSTRUCTION

- Insulated metal panel and concrete block construction.
- Underfloor air vent system.
- Roof. EPDM with rock ballast.
- LED motion-sensor lighting in all storage areas.
- Ammonia system. Central engine room.



LEASE STRUCTURE

- Landlord to maintain the roof membrane, exterior concrete/asphalt, fire life safety, and the refrigeration system. Tenant to reimburse landlord monthly for said services based upon tenant's pro-rata share occupancy of the total building.
- Landlord to maintain the building structural integrity at its sole cost and expense, without reimbursement from tenant.

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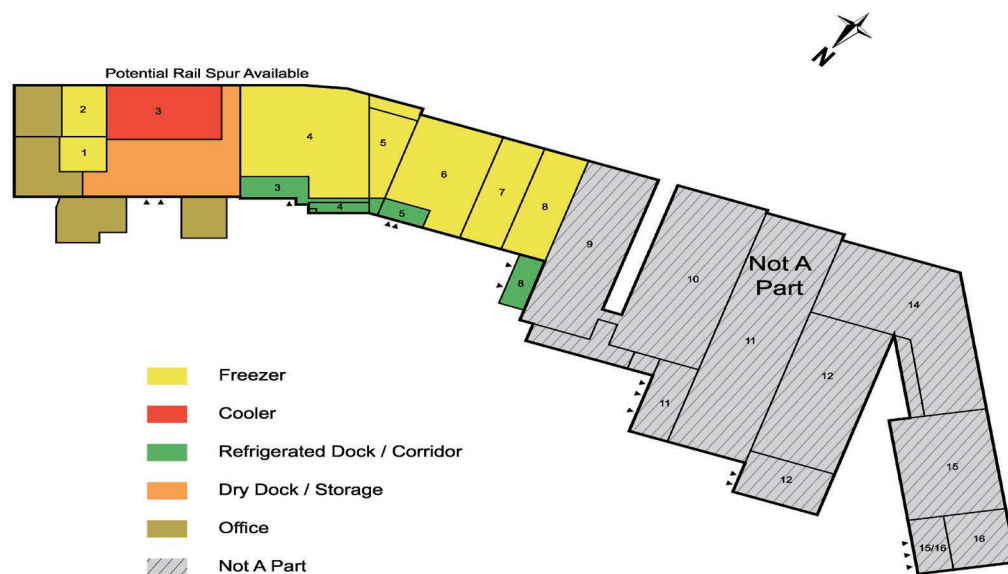
LEHIGH VALLEY FREEZER WAREHOUSE ~+/-46,103 Square Feet

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1075 Oak Street, Pittston, Pennsylvania

DOCK AREA		
Room	Square Feet	Depth
3	709	56
4	920	20
5	1,050	21
8	960	-
Dry Dock	4,012	56
TOTAL	7,651	

COLD STORAGE AREA		
Room	Square Feet	Ceiling Height
1	1,190	22
2	2,041	22
3	4,771	18
4	9,950	20
5	2,224	20
6	6,362	20
7	2,605	20
8	3,785	20
TOTAL	32,928	



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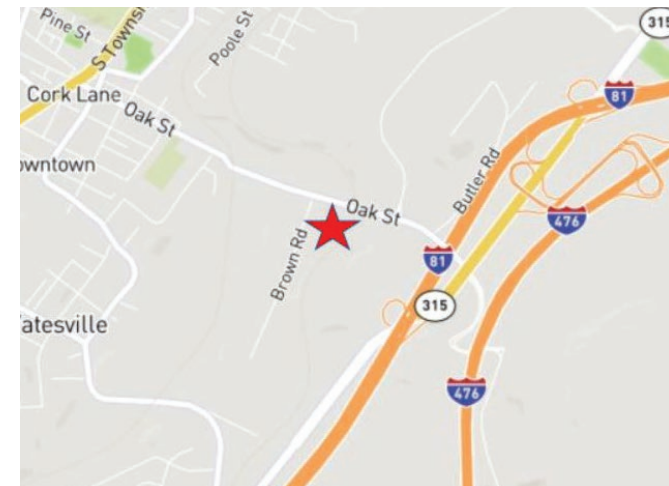
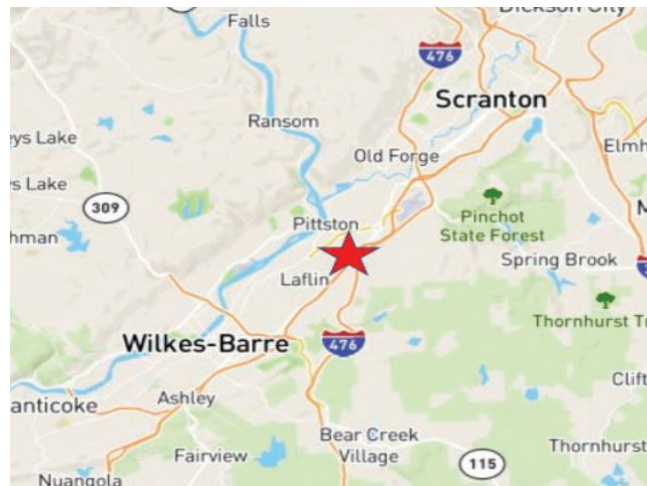
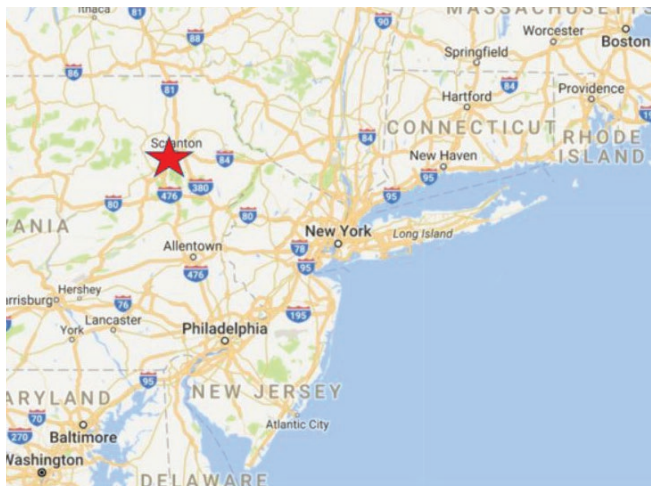
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OTHER

- Building owner can provide additional 3rd party warehousing and/or transportation services.
- Rail possible thru Reading Northern Railroad.



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