

# 25 KEYSTONE BOULEVARD PAD READY SITE WITH PERMITS

10 YEAR REAL ESTATE TAX ABATEMENT THROUGH LERTA

AVAILABLE



Pottsville, Pennsylvania

A DEVELOPMENT OF  **ProLogis**

 **CUSHMAN &  
WAKEFIELD**  
INDUSTRIAL



# PROPERTY OVERVIEW

Existing – 455,000 SF;  
expandable to 1,305,850 SF,  
or 693,550 SF second  
free standing building

51.33 acres – expansion pad

Located directly off Exit 116  
of I-81

Existing building built in 2001

Zoned I

Manufacturing Distribution

10 year LERTA



## EXPANSION of EXISTING BUILDING



## FREE STANDING BUILDING



# BUILDING SPECIFICATIONS & UTILITIES

	EXPANSION BUILDING	FREE STANDING BUILDING
Building Size	850,550 SF	693,550 SF
Building Dimensions	650' x 1,308'	650' x 1,067'
Ceiling Heights	36'	36'
No. of Dock Doors	192 dock doors; 4 drive-in doors	164 dock doors; 4 drive-in doors
No. of Trailer Parking Spaces	203	172
Car Parking Spaces	142	142
Gas	PPL gas utilities	
Electric	3,000 amps. 480 v/277 3 phase – service provided by PP&L	
Water / Sewer	Schuylkill County Municipal Authority (SCMA)	
Real Estate Tax	\$0.32 PSF – 10 year 50% LERTA	





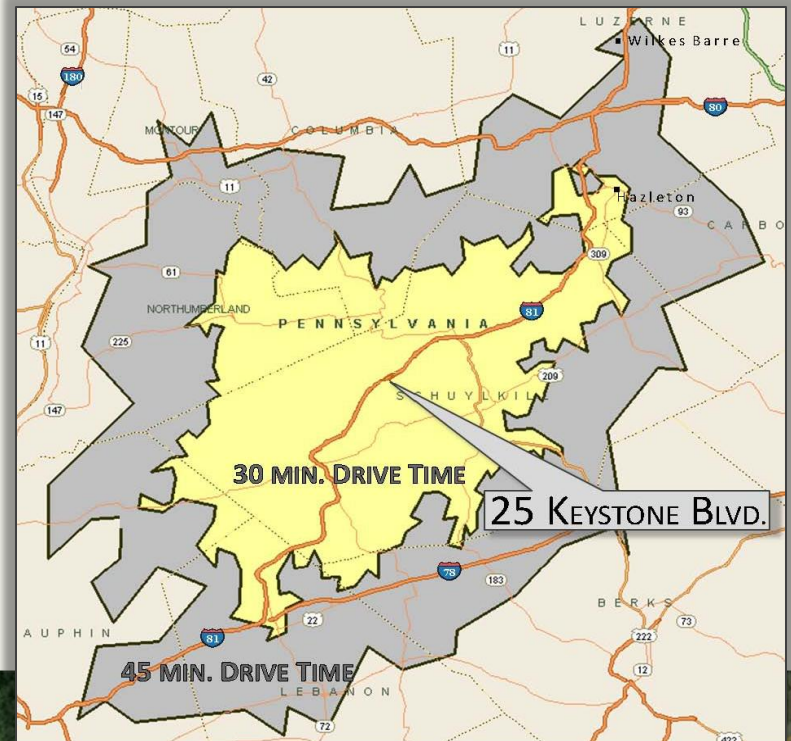
# 25 KEYSTONE BOULEVARD

PAD READY SITE WITH PERMITS

## LOCATION OVERVIEW

25 Keystone Boulevard is strategically located off of Exit 116 of I-81 in Schuylkill County, PA. The building is located in the Schuylkill Highridge Business Park, a 2,000 acre planned development by SEDCO (Schuylkill Economic Development Corporation). The existing building of 455,000 SF is expandable by another 850,850 SF, for a total building size of 1,305,850 SF. The expansion pad is in place with all the necessary State and Local permits to begin construction of a building. A stand alone building option is also available at 693,550 SF.

The site is ideally situated off of I-81 to take advantage of Schuylkill County's civilian labor force which amounts to 74,500 workers. With a total county population of 147,447 and a 83% high school graduation rate, the area is well aligned for distribution and manufacturing work.



## 25 Keystone Boulevard, Pottsville, PA



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