

TRADEPORT 124

FRACKVILLE, PENNSYLVANIA



71 MALL ROAD
BUILDING 1

±1,014,490 SF
AVAILABLE

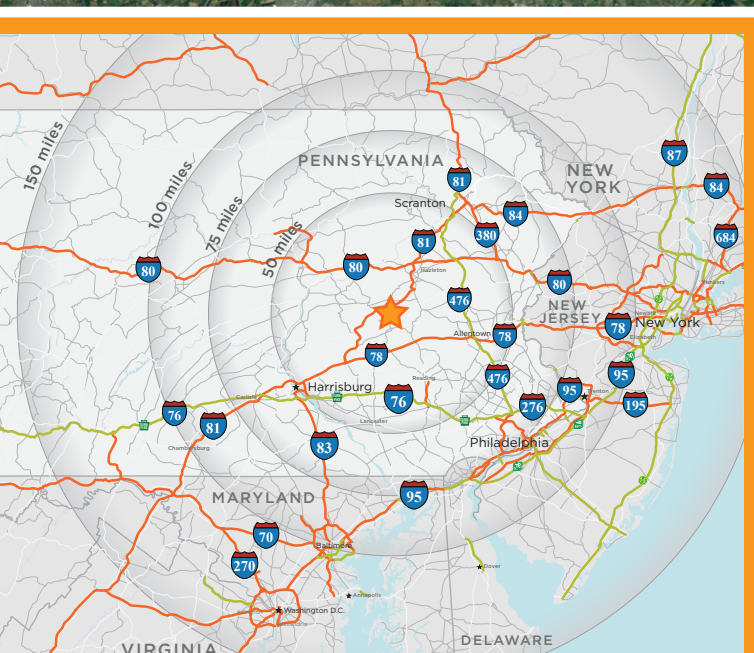
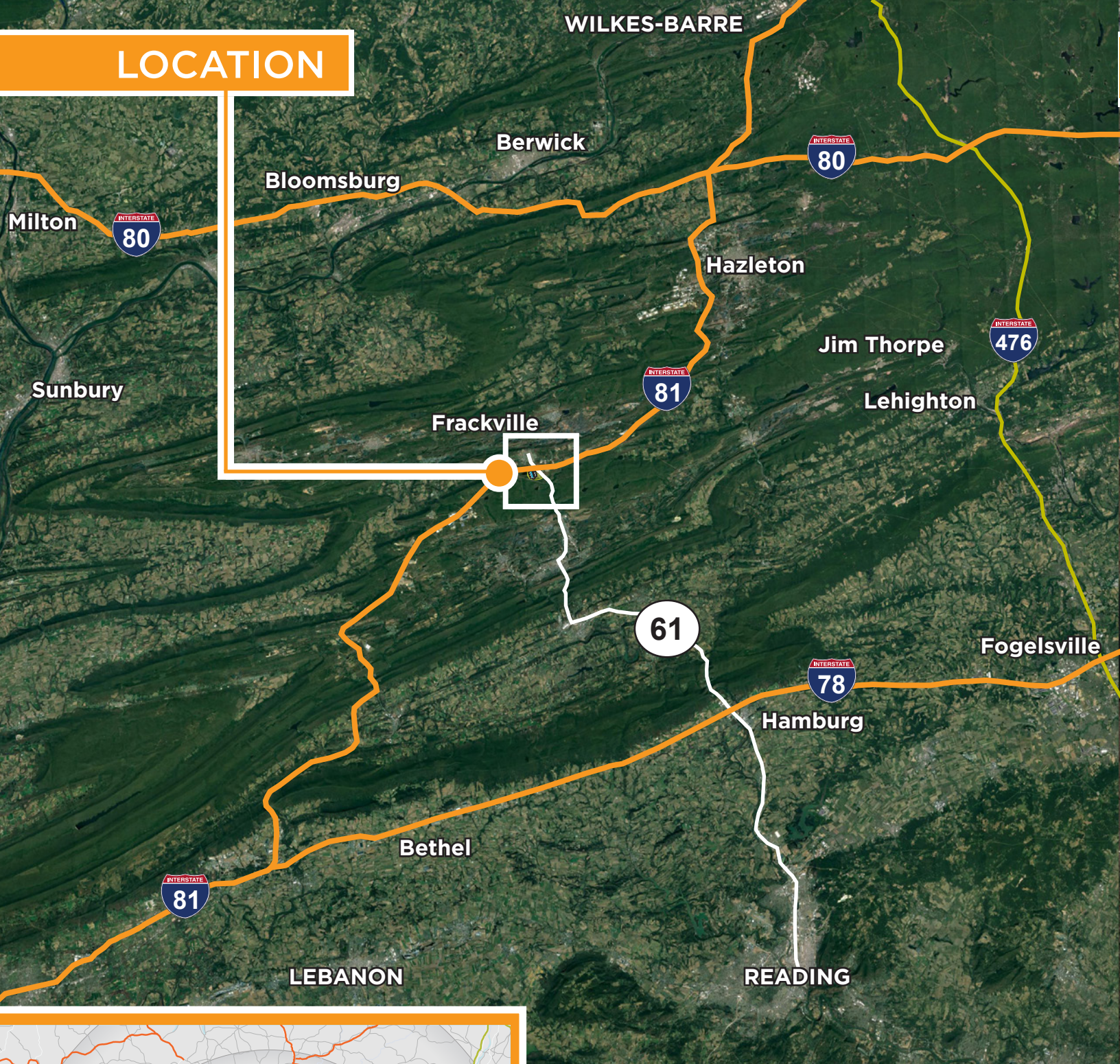
Adam D. Campbell
Executive Managing Director
+1 717 231 7292
adam.campbell@cushwake.com

Daniel J. Walsh
Director
+1 570 575 0319
daniel.walsh@cushwake.com



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LOCATION



LOCATION ADVANTAGES



Adjacent to I-81 and convenient access to PA Route 61



30 Minutes from I-80



40 Minutes from I-78

PHILADELPHIA, PA

104 MILES

NEW YORK, NY

142 MILES

BALTIMORE, MD

141 MILES

WASHINGTON, DC

181 MILES

SITE PLAN

Frackville



PRIME LOCATION directly off Exit 124 of I-81 and immediate access to PA Route 61



STATE-OF-THE-ART, Class A distribution center built to the highest industrial standards



TAX SAVINGS with a LERTA Property Tax Abatement of 50% for 10 years



HIGHLY EXPERIENCED landlord and developer with extensive in-house resources. Founded in 2012, NorthPoint has developed ±70 Million SF for tenants such as Chewy.com, Home Depot, Amazon, GE, Staples, Lowes, UPS, Adidas, Ford and General Motors

BUILDING SPECS



±1,014,490 SQUARE FEET
 ±191 DOCK DOORS
 36' CLEAR HEIGHT
 ±318 AUTO PARKING
 ±227 TRAILER PARKING (up to 750)

BUILDING AREA	±1,014,490 SF	CLEAR HEIGHT	36'
BUILDING DIMENSIONS	620'x1642'	DOCK DOORS	±191 (9'X10')
AVAILABLE AREA	±1,014,490 SF	DRIVE-IN DOORS	4 (12'X14') DRIVE-IN
AVAILABLE DIMENSIONS	620'x1642'	TRAILER PARKING	±227 TOTAL SPACES (Expandable up to 750)
COLUMN SPACING	50' X 52' WITH 60' SPEED BAYS	AUTO PARKING	±318 TOTAL SPACES (Expandable as needed)
CONFIGURATION	CROSS-DOCK	TRUCK COURT	135', 190' Overall
FLOOR	7" UNREINFORCED CONCRETE SLAB AT 4000 psi	FIRE PROTECTION	ESFR
ROOF	45-mil, WHITE TPO ROOF	LIGHTING	LED with Motion Sensors
CONSTRUCTION	TILT PANEL WITH CLERESTORY WINDOWS	POWER	2 - 3,000 AMP

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