

# MOUNTAIN VALLEY LOGISTICS CENTER

MAHANOY & RYAN TOWNSHIPS, PENNSYLVANIA



## BUILDING 1

**±1,229,136 SF**  
**AVAILABLE**  
**40' CLEAR HEIGHT**

**Adam D. Campbell**

Vice Chairman

+1 717 231 7292

[adam.campbell@cushwake.com](mailto:adam.campbell@cushwake.com)

**Daniel J. Walsh**

Senior Director

+1 570 575 0319

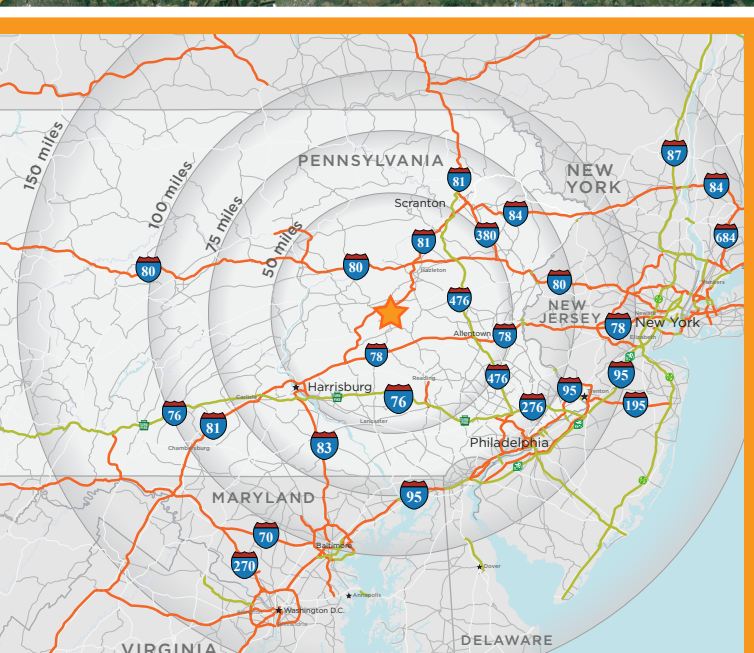
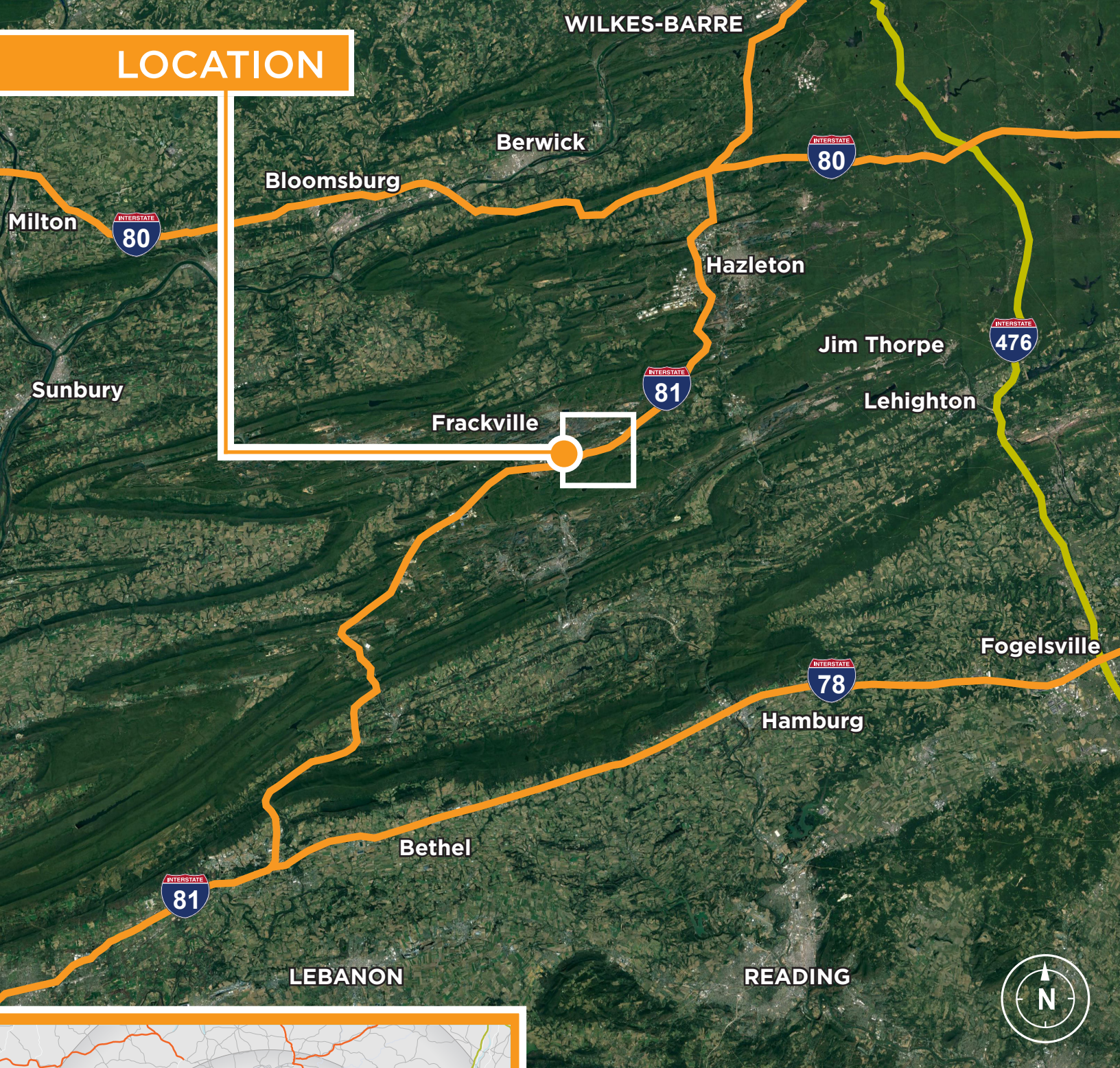
[daniel.walsh@cushwake.com](mailto:daniel.walsh@cushwake.com)



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## LOCATION



## LOCATION ADVANTAGES



Adjacent to I-81



24 Minutes from I-80



40 Minutes from I-78

**PHILADELPHIA, PA**

95 MILES

**NEW YORK, NY**

133 MILES

**BALTIMORE, MD**

150 MILES

**WASHINGTON, DC**

192 MILES



## SITE PLAN



**PRIME LOCATION** adjacent to I-81 with direct access to Exit 131



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



**TAX SAVINGS** KOZ (Keystone Opportunity Zone) through 2025



**WELL CAPITALIZED**, and highly experienced landlord/developer with extensive in-house engineering expertise. Founded in 2012, NorthPoint has developed  $\pm 113.5$  MSF in more than 24 states for tenants such as Chewy, Home Depot, Amazon, GE, Lowes, UPS, Adidas, Hostess, Ford and General Motors



# BUILDING SPECS



**±1,229,136** SQUARE FEET    **±128** DOCK DOORS    **40'** CLEAR HEIGHT    **±530** AUTO PARKING    **±287** TRAILER PARKING

BUILDING AREA	±1,229,136 SF	CLEAR HEIGHT	40'
BUILDING DIMENSIONS	620' x 1976'	DOCK DOORS	±128
AVAILABLE AREA	±1,229,136 SF	DRIVE-IN DOORS	4 DRIVE-IN DOORS
AVAILABLE DIMENSIONS	620' x 1976'	TRAILER PARKING	±287 TRAILER SPACES
COLUMN SPACING	56' x 50'	AUTO PARKING	±530 AUTO SPACES
CONFIGURATION	CROSS-DOCK	TRUCK COURT	190' CONCRETE/ASPHALT
FLOOR	7" UNREINFORCED CONCRETE SLAB AT 4000 psi	FIRE PROTECTION	ESFR
ROOF	ADHERED 45-mil, WHITE TPO ROOF	LIGHTING	LED with 30 FC at 36" AFF
CONSTRUCTION	INSULATED PRECAST	POWER	(2) 3000 AMP, 480V, 3-PHASE

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