

RC

RAUSCH CREEK

LOGISTICS CENTER

CLASS A DISTRIBUTION CENTERS
PA I-78/I-81 INDUSTRIAL CORRIDOR

BUILDING 1: ±1,346,755 SF
BUILDING 2: ±1,040,740 SF

DELIVERING 3Q 2022



BUILDING SPECIFICATIONS

BUILDING #1

PROPOSED AREA	1,346,755± SF	PARKING	321± trailer drops 503± car parks
BUILDING DIMENSIONS	TBD	LOADING	253
LOADING CONFIGURATION	cross dock (full circulation)	FLOOR	7" thick reinforced concrete slab
CLEAR HEIGHT	40'	LIGHTING	LED
COLUMN SPACING	TBD	FIRE PROTECTION	ESFR
TRUCK COURT	190' minimum	ELECTRICAL	TBD

SITE PLAN

BUILDING #2

PROPOSED AREA	1,040,540± SF	PARKING	230± trailer drops 380± car parks
BUILDING DIMENSIONS	TBD	LOADING	177
LOADING CONFIGURATION	cross dock (full circulation)	FLOOR	7" thick reinforced concrete slab
CLEAR HEIGHT	40'	LIGHTING	LED
COLUMN SPACING	TBD	FIRE PROTECTION	ESFR
TRUCK COURT	190' minimum	ELECTRICAL	TBD



Job Creation & Local Economic Revitalization Tax Assistance (LERTA) Tax Abatement Program with a tax credit is approved for 75% for each of the first 10 taxable years.



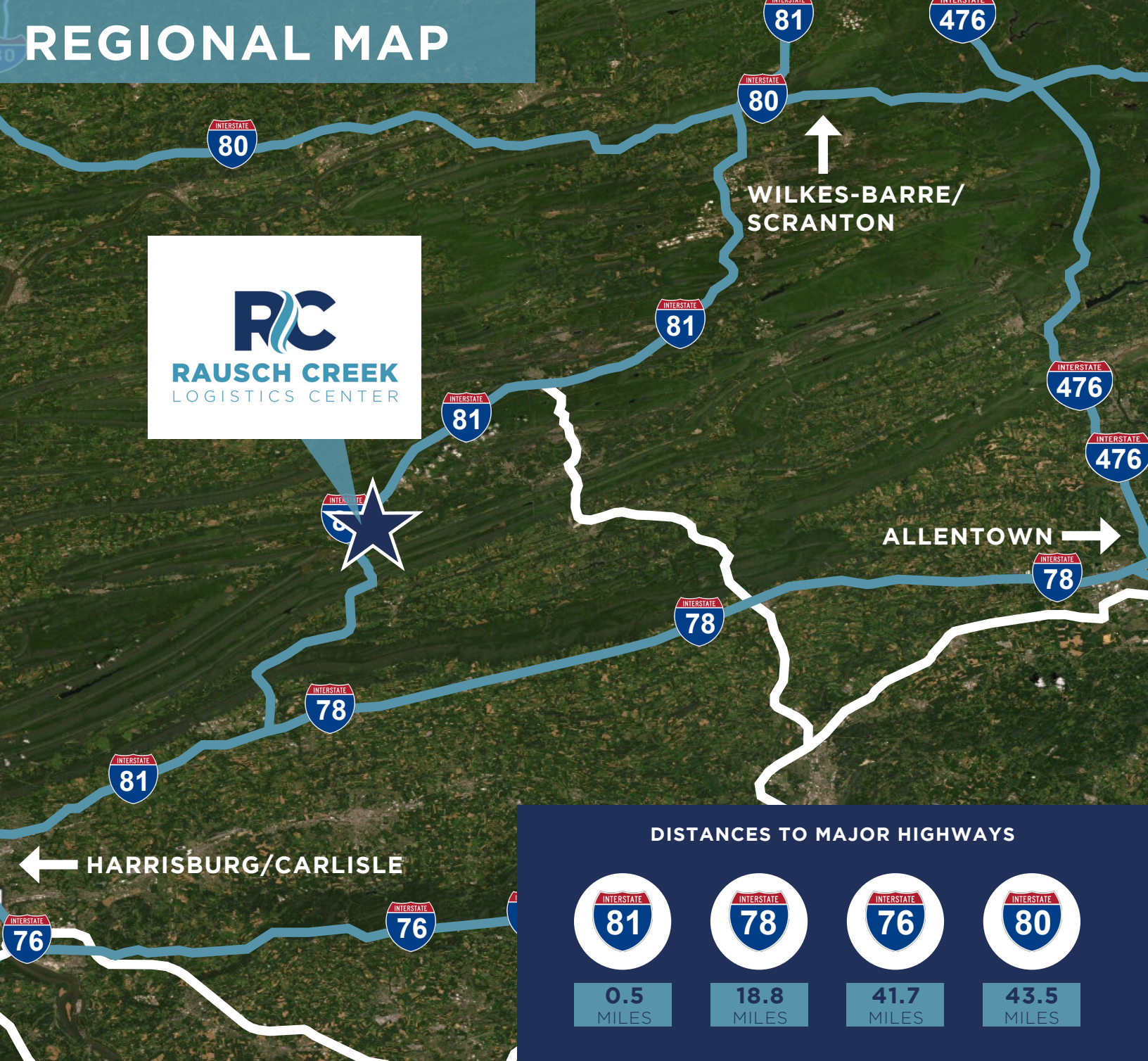
Strategic infill location situated along the dynamic I-81 & I-78 Corridors with immediate access to Interstate 81. Excellent visibility and the opportunity to acquire prime industrial land in a market where demand for industrial remains high and vacancy is limited.



Healthy labor pool in close proximity to the site



REGIONAL MAP



CONTACTS

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