

± 357,500 SQUARE FEET INDUSTRIAL CLASS A SPACE FOR SUBLEASE

67 KEYSTONE BOULEVARD
POTTSVILLE, PA

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

SUBLEASE RATE REDUCED



Less Than 1 Mile to I-81 via Rt. 901



PROPERTY OVERVIEW

AVAILABLE UNIT 2:	±357,500 SF
MAIN OFFICE & BREAKROOM:	±8,687 SF
SHIPPING OFFICES:	±500 SF & 475 SF
CLEAR HEIGHT:	36'
LOADING DOCKS:	40, expandable to 92
AUTO PARKING:	148
TRAILER PARKING:	104 (89 off-wall and 15 on-wall)
TRUCK COURT	185'

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

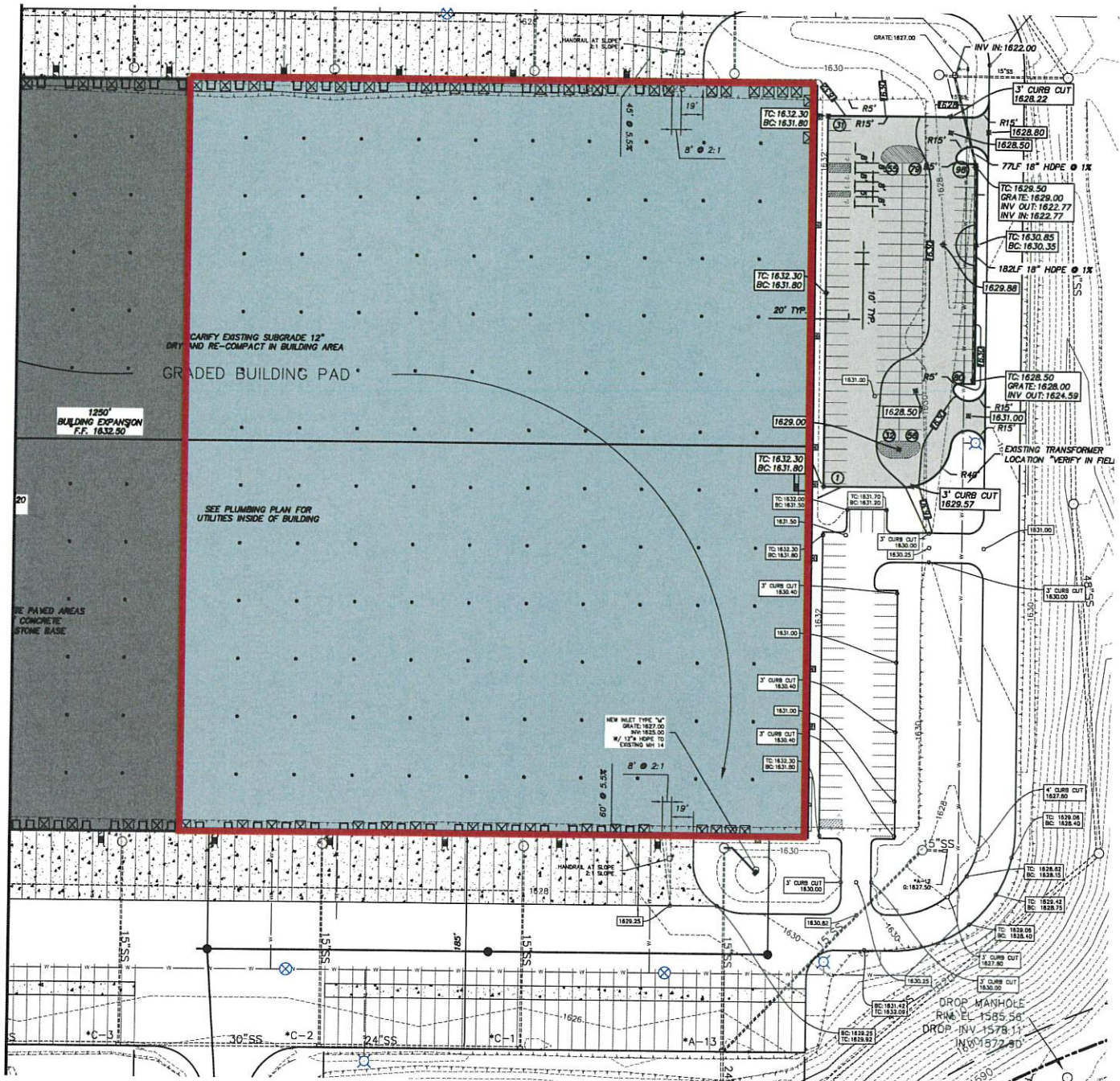
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SITE PLAN



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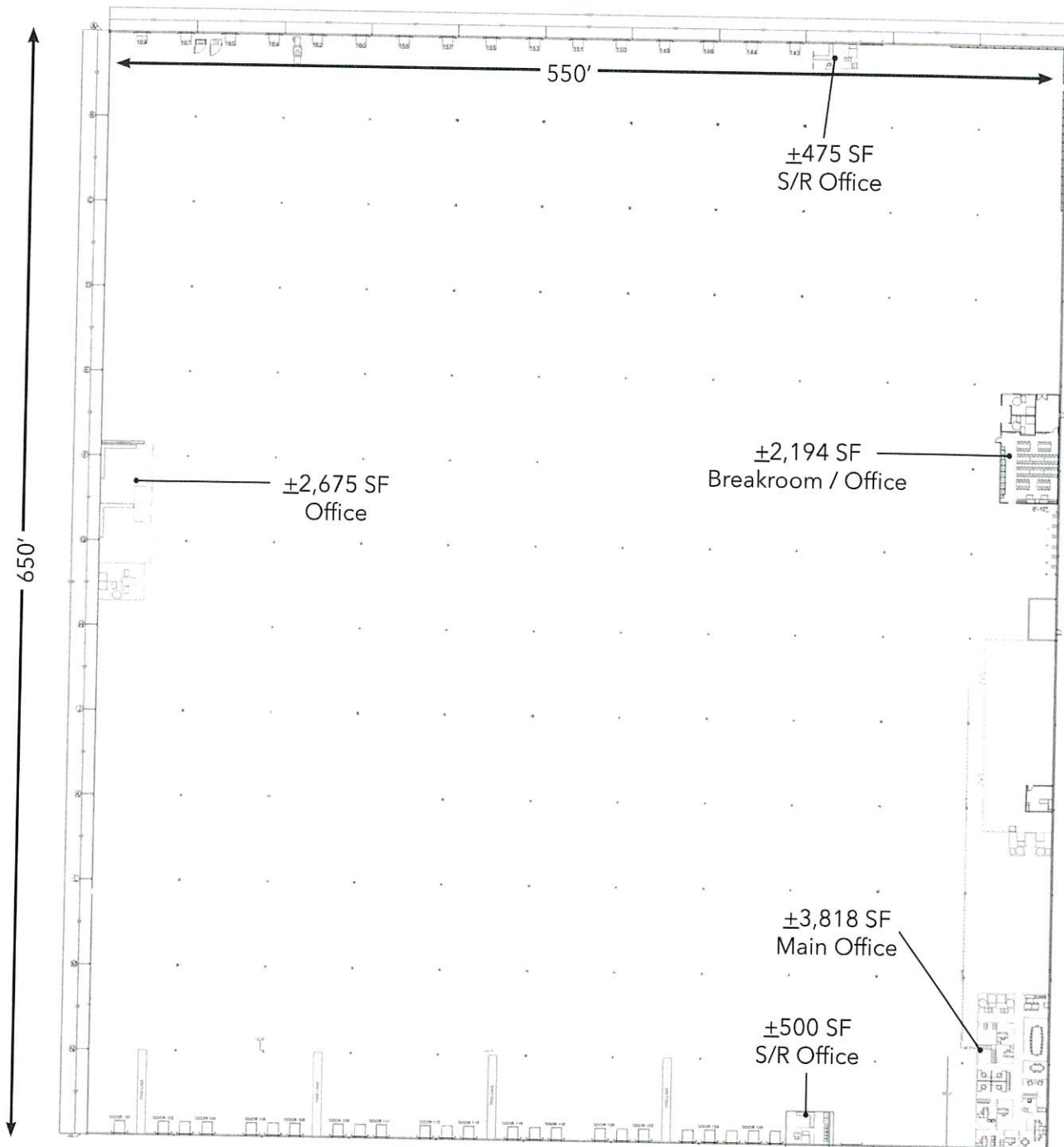
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FLOOR PLAN



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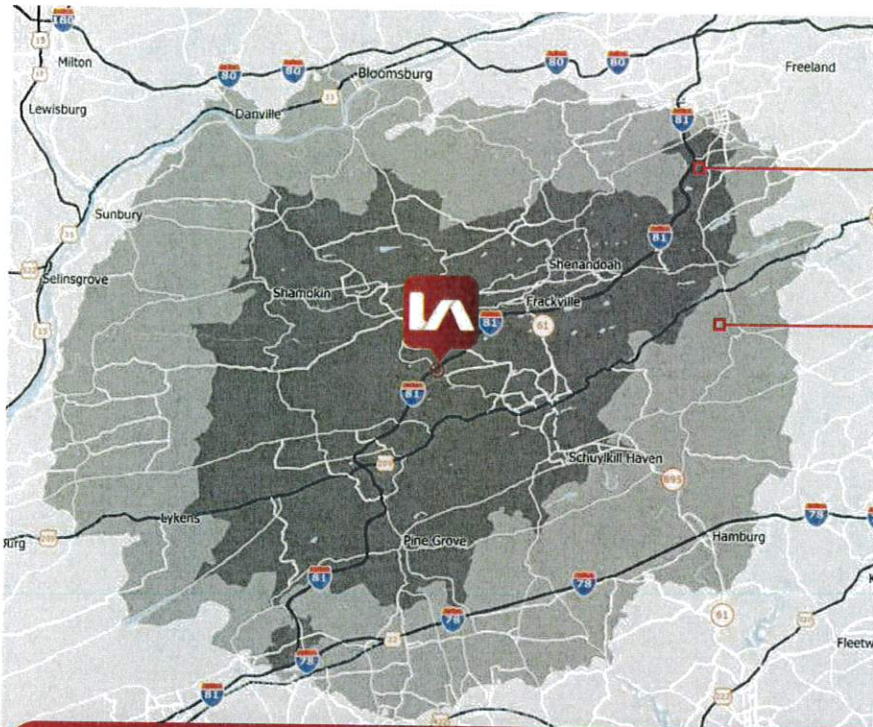
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30 MINUTE DRIVE

Population 154,419

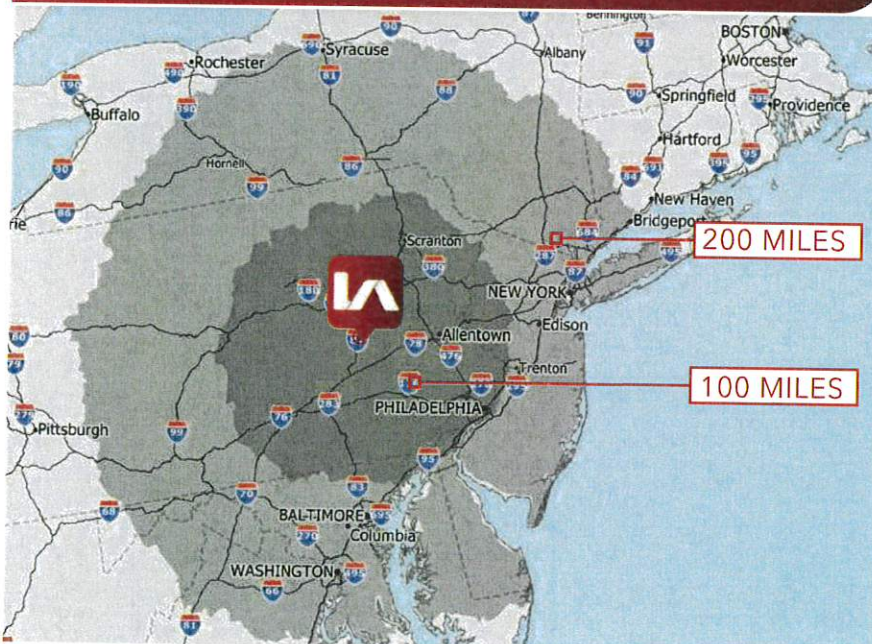
Age 18+ 124,422

30 MILE DRIVE

Population 315,289

Age 18+ 251,307

WITHIN ONE DAYS DRIVE TO 40% OF THE US POPULATION
AND 50% OF THE CANADIAN POPULATION



MARKET ACCESS AND INFRASTRUCTURE

	LOCATION	MILES	MINUTES
SAME DAY DELIVERY	Philadelphia	106	125
	New York City	158	166
	Washington DC	173	180
	Baltimore	133	131
PORTS	Port of NY/NJ (Newark)	136	156
	Port of Philadelphia	111	131
	Port of Baltimore	134	138
	Philadelphia (PHL)	113	129
AIRPORTS	Lehigh Valley International (ABE)	59	77
	Harrisburg International (MDT)	59	62
	Newark Liberty International	134	148
MAJOR PARCEL FACILITIES	LOCATION	MILES	MINUTES
	FedEx Ground Hub Northampton, PA	60	83
	FedEx Ground Middletown, PA	57	61
	UPS Middletown, PA	59	62
	UPS Easton, PA	73	93
	FedEx Ground Breinigsville, PA	50	71
	USPS Harrisburg, PA	51	55

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