

TRADEPORT124

71 MALL ROAD, FRACKVILLE, PA

±1,014,913



CONTACT — **Adam C. Campbell**
Executive Vice Chair
717.231.7292 • adam.campbell@cushwake.com

Alex Wenger
Senior Associate
717.231.7298 • alexandra.wenger@cushwake.com



LOCATION

TRADEPORT124

71 MALL ROAD, FRACKVILLE, PA



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

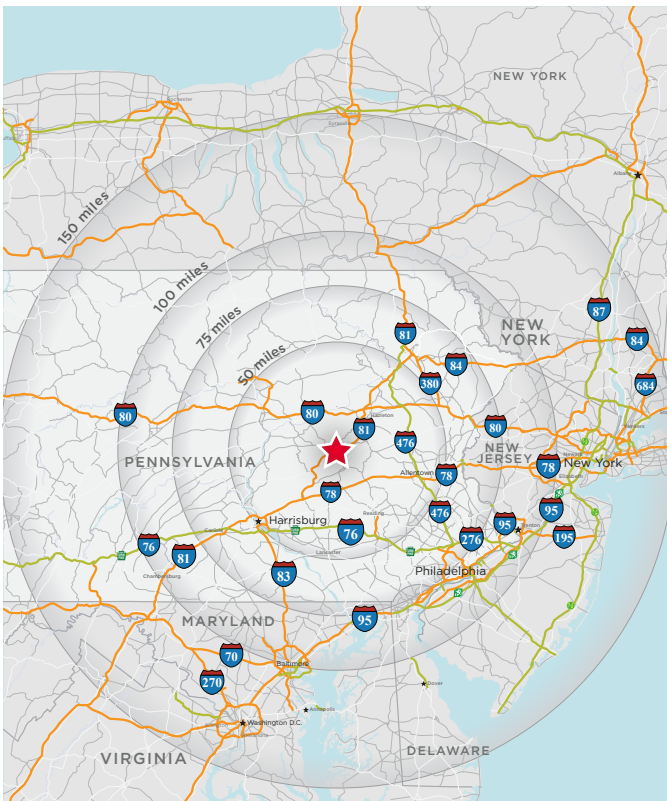
142 Miles

BALTIMORE, MD

141 Miles

WASHINGTON, DC

181 Miles



LOCAL TENANTS

TRADEPORT124

71 MALL ROAD, FRACKVILLE, PA



SITE ADVANTAGES



STRATEGICALLY LOCATED directly off Exit 124 of I-81 and immediate access to PA Route 61



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



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



ABOUT THE DEVELOPERS

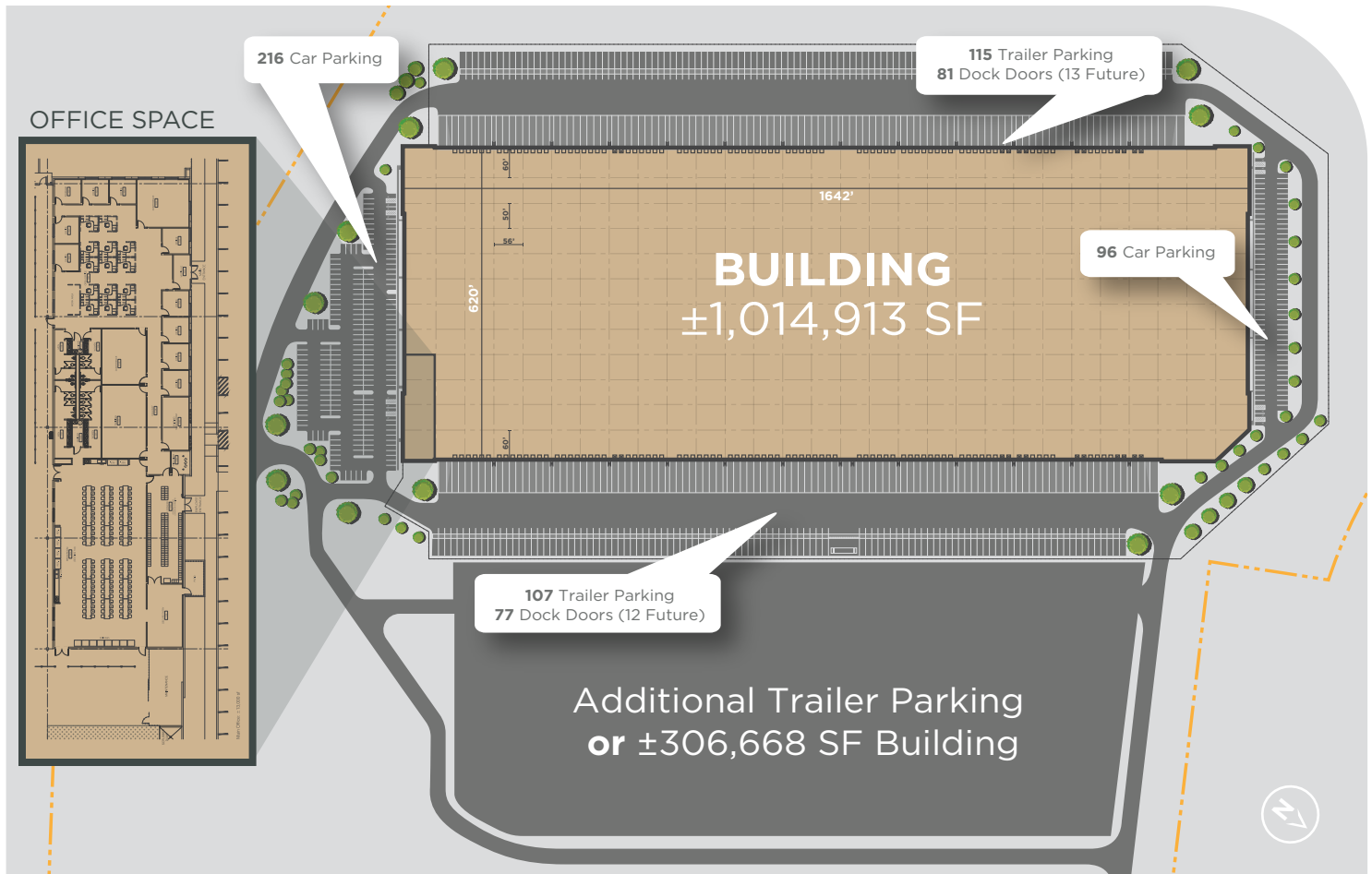
NORTHPOINT DEVELOPMENT

Highly experienced landlord and developer with extensive in-house resources. Founded in 2012, NorthPoint has developed over 141.7 Million SF in more than 26 states for tenants such as Chewy, Home Depot, Amazon, GE, Lowes, UPS, Adidas, Hostess, Ford and General Motors

SITE PLAN & SPECS

TRADEPORT124

71 MALL ROAD, FRACKVILLE, PA



±1,014,913 SQUARE FEET **±158** DOCK DOORS **±4** DRIVE INS **±312** CAR PARKING **±222** TRAILER PARKING

Building Area	±1,014,913 SF
Building Dimensions	1642' x 620'
Clear Height	36'
Column Spacing	50' Wide x 56' Depth 56' Wide x 60' Depth
Dock Doors	±158 Doors (25 future) ±4 Drive-in Doors
Speed Bay Size	56' Wide x 60' Depth
Truck Court	135' Depth, 190' Overall

Trailer Parking	±222 Parking Spaces
Car Parking	±312 Parking Spaces
Construction	Tilt Panel with Clerestory Windows
Configuration	Cross Dock
Floor	7" Non-Reinforced Concrete 4000 PSI
Electrical	2 - 3000 AMP
Lighting	LED with Motion Sensors
Fire Protection	ESFR

CONTACT — **Adam C. Campbell**
Executive Vice Chair
717.231.7292 • adam.campbell@cushwake.com

Alex Wenger
Senior Associate
717.231.7298 • alexandra.wenger@cushwake.com

