

Industrial | Available For Sale or For Lease

CBRE

# TREMONT

## LOGISTICS CENTER

PA's I-78/I-81 Industrial Corridor

Route 209  
Schuylkill County  
[www.cbre.com/harrisburg](http://www.cbre.com/harrisburg)

426,910± SF Proposed Warehouse/ Distribution Center

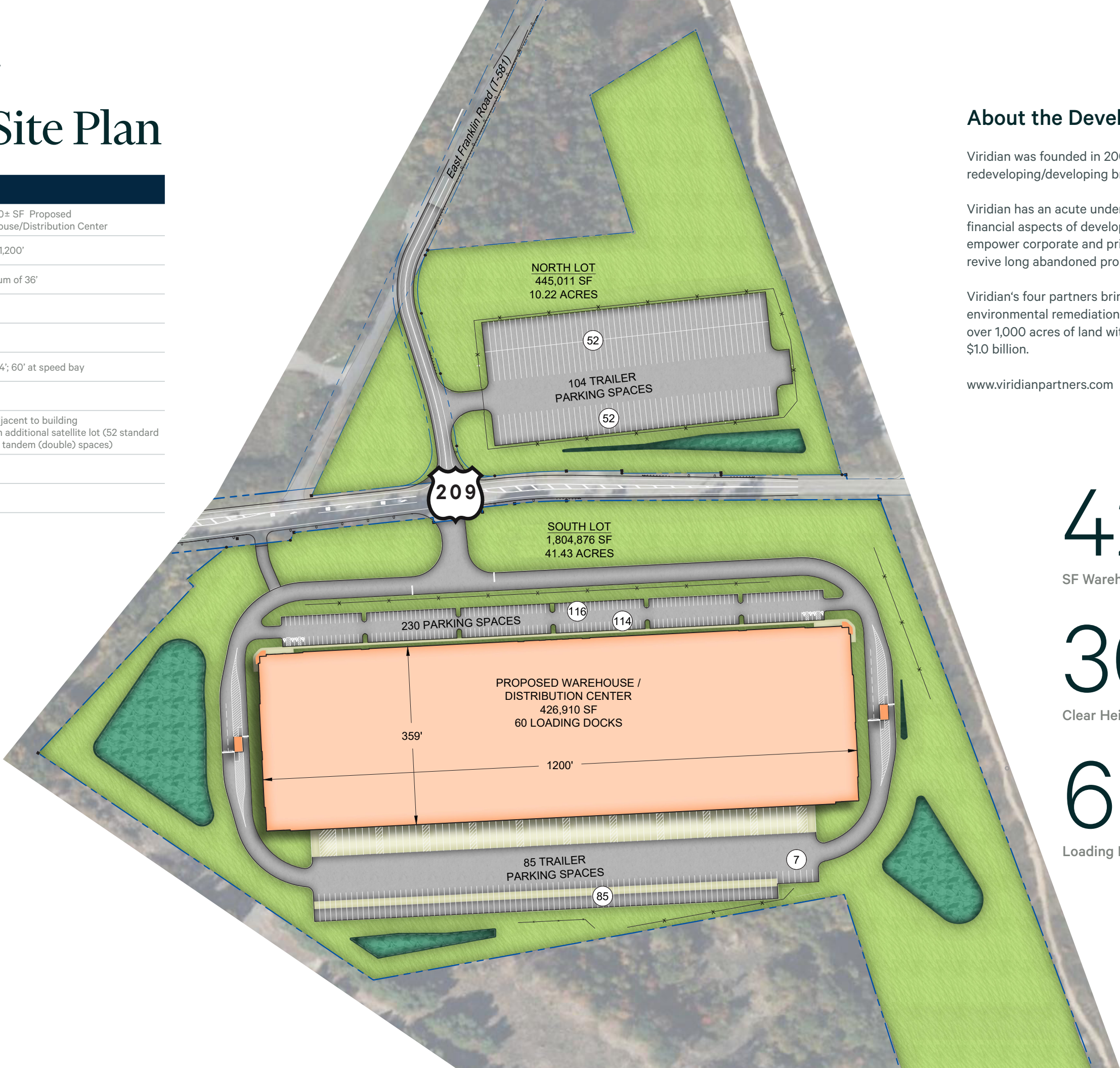


Viridian



# Proposed Site Plan

Property Specifications	
Size	426,910± SF Proposed Warehouse/Distribution Center
Building Dimensions	359' x 1,200'
Clear Height	Minimum of 36'
Dock Doors	60±
Drive-in Doors	2
Column Spacing	50' x 54'; 60' at speed bay
Employee Parking Spaces	230±
Trailer Storage Spaces	85± adjacent to building 104± in additional satellite lot (52 standard and 52 tandem (double) spaces)
Truck Court	190'
Sprinkler System	ESFR



## About the Development Team

Viridian was founded in 2003 to deliver a seamless path for redeveloping/developing brownfield and greenfield properties.

Viridian has an acute understanding of the technical, regulatory and financial aspects of developments. Their knowledge and experience empower corporate and private property owners and communities to revive long abandoned properties.

Viridian's four partners bring over a century of experience in CRE and environmental remediation. Since its formation, Viridian has developed over 1,000 acres of land with an aggregate project value in excess of \$1.0 billion.

[www.viridianpartners.com](http://www.viridianpartners.com)

427K±

SF Warehouse/Distribution

36'+

Clear Height

60±

Loading Doors



## Access Map

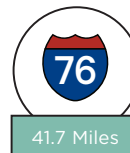
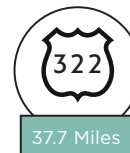
### Ideal Location

- + Immediate Access
  - Exit 107 of Interstate 81 & located at the confluence of Route 209
- + Excellent Highway Visibility
  - Along Interstate 81
- + Proximity to Major Cities
  - 38 miles to Hazleton
  - 42 miles to Harrisburg
  - 110 miles to Philadelphia
  - 122 miles to Baltimore, MD
  - 149 miles to New York, NY
  - 165 miles to Washington D.C.
  - 369 miles to Boston, MA



### Labor

- + Strong Labor Pool
  - 317,063 labor force in a 45- minute drive-time



## Contact Us

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