

MOUNTAIN VALLEY LOGISTICS CENTER

2166 BURMA RD, BARNESVILLE, PA

±667,539



BUILDING 1

CONTACT — **Adam Campbell**
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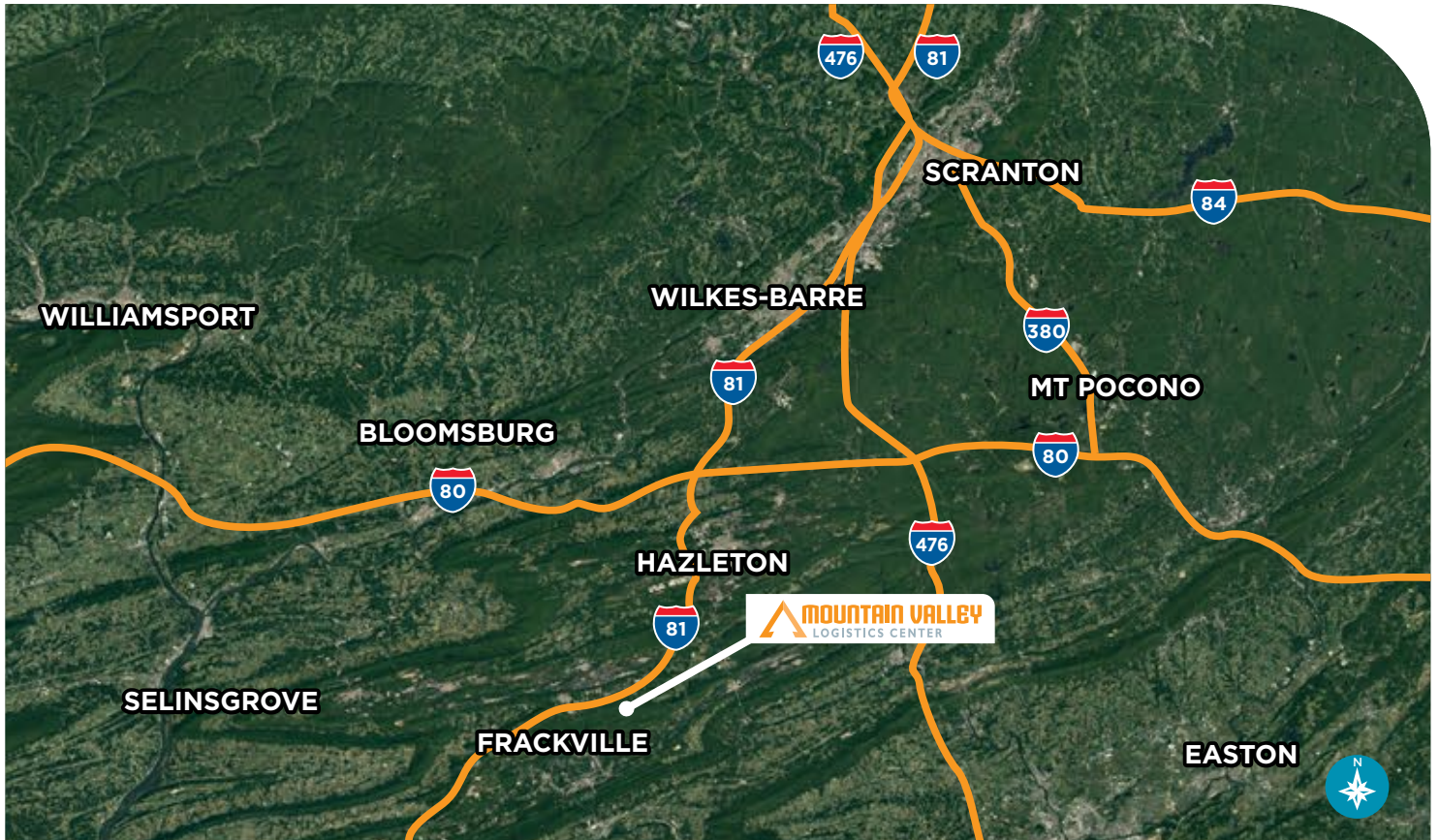
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LOCATION



2166 BURMA RD, BARNESVILLE, PA



LOCATION ADVANTAGES



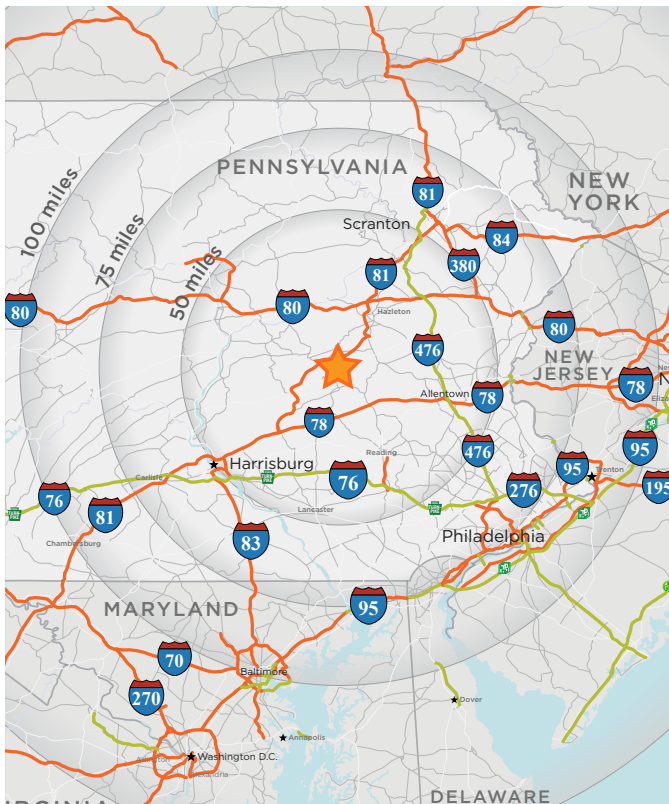
Adjacent to I-81



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



2166 BURMA RD, BARNESVILLE, PA



NEARBY TENANTS

Walmart

LOWE'S

Tyson

Wegmans

FASTENAL




JELD-WEN

clearly clean

Saks Fifth Avenue

MBA METAL FRAMING

SITE ADVANTAGES

-  **PRIME LOCATION** adjacent to I-81 with direct access to Exit 131
-  **TAX SAVINGS** Keystone Opportunity Zone through 2025 and LERTA
-  **STATE-OF-THE-ART, CLASS A** distribution center built to the highest industrial standards

ABOUT THE DEVELOPERS

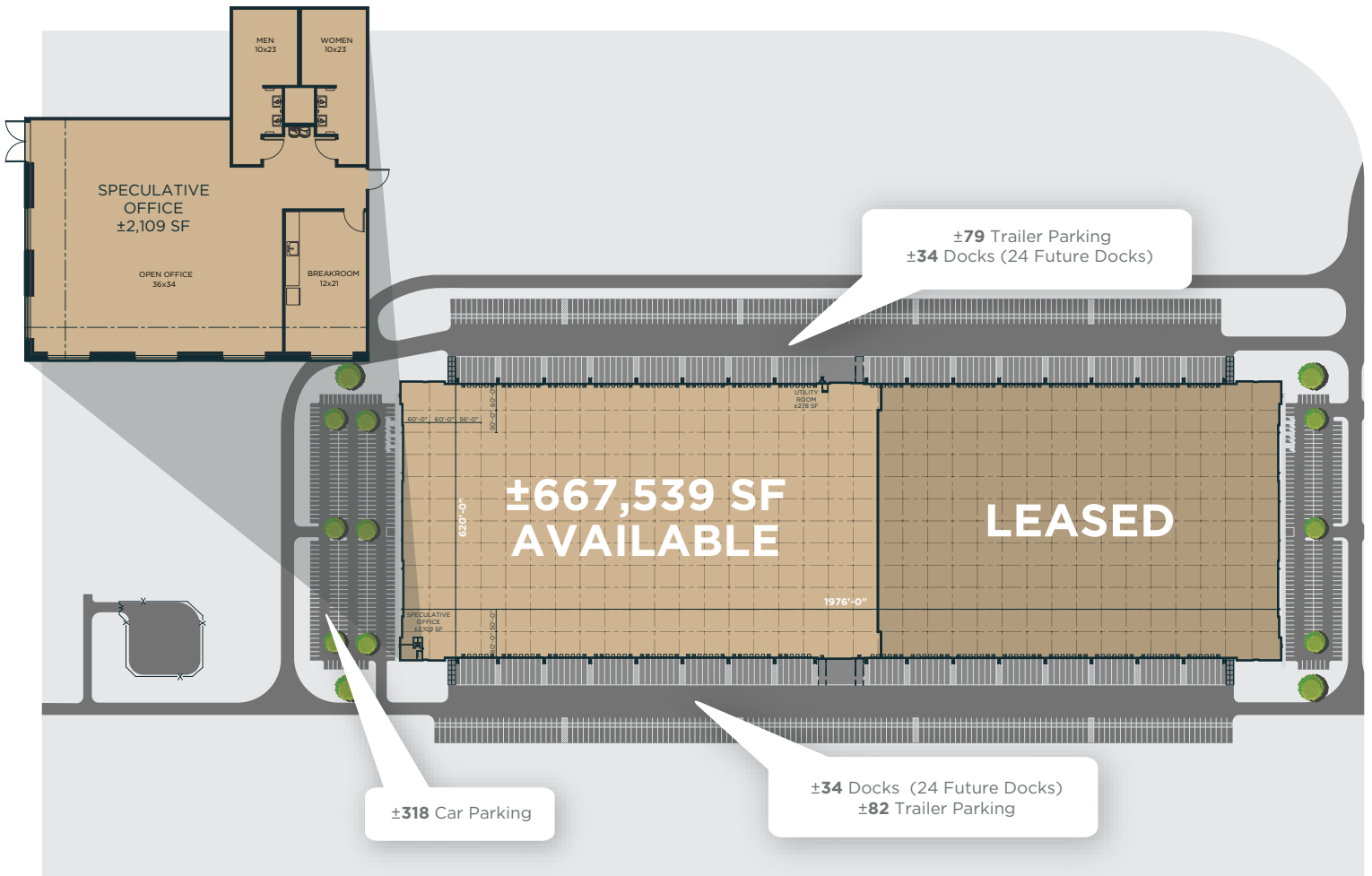
NORTHPOINT DEVELOPMENT

Highly experienced landlord and developer with extensive in-house resources. Founded in 2012, NorthPoint has developed over ±149.9 Million SF in more than 26 states for tenants such as Chewy, Home Depot, Amazon, GE, Lowes, UPS, Adidas, Hostess, Ford and General Motors

BUILDING SPECS



2166 BURMA RD, BARNESVILLE, PA



±667,539 SQUARE FEET **±68** DOCK DOORS **40'** CLEAR HEIGHT **±2** DRIVE INS **±318** CAR PARKING **±161** TRAILER PARKING

Building Area	±667,539 SF
Building Dimensions	620' x 1976'
Clear Height	40'
Column Spacing	56' Wide x 50' Depth
Dock Doors	±68 Doors (48 Future)
Truck Court	190' Concrete/Asphalt
Trailer Parking	±161 Parking Spaces

Car Parking	±318 Parking Spaces
Construction	Insulated Precast
Configuration	Cross Dock
Floor	7" Non-Reinforced Concrete Slab at 4000 PSI
Electrical	3000 AMP, 480V, 3-PHASE
Lighting	LED with 30 FC at 36" AFF
Fire Protection	ESFR

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