

# Class A Distribution Center

PA I-78/I-81 INDUSTRIAL CORRIDOR



**FALL 2024  
DELIVERY**

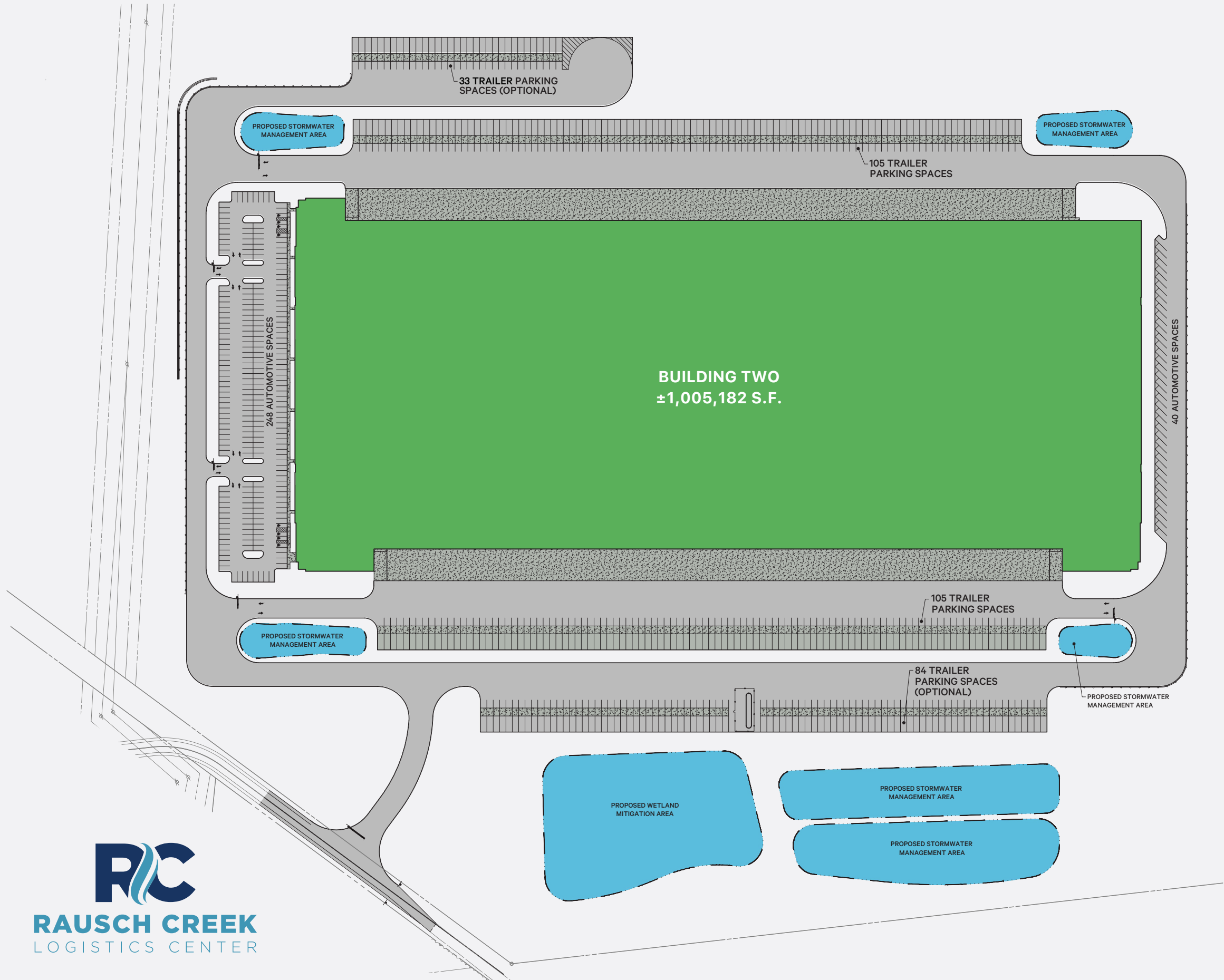















**RAUSCH CREEK**  
LOGISTICS CENTER

251 WESTWOOD HILL ROAD  
TREMONT, PA

 PANATTONI®  
**CBRE**

# Site Plan



|   |                              |  |
|---|------------------------------|--|
|    | <b>Building Area</b>         | ± 1,005,182 RSF  |
|    | <b>Building Dimensions</b>   | 620' x 1652'   |
|    | <b>Loading Configuration</b> | Cross Dock (full circulation)  |
|    | <b>Clear Height</b>          | 40'  |
|    | <b>Column Spacing</b>        | 50' x 54' typical<br>60' x 54' speed bays  |
|    | <b>Truck Court</b>           | 190' minimum   |
|    | <b>Parking</b>               | ± 288 car parking<br>± 210 trailer   |
|    | <b>Loading</b>               | 177 dock positions equipped with dock seals, bumpers and Nordock 45,000 lbs mechanical levelers; 4 drive-ins |
|   | <b>Floor</b>                 | 7" thick reinforced concrete slab  |
|  | <b>Lighting</b>              | LED  |
|  | <b>Fire Protection</b>       | ESFR   |
|  | <b>Electrical</b>            | 6000 AMPS (expandable)   |
|  | <b>HVAC</b>                  | Roof mounted, Cambridge, Gas-fired unit heaters  |



# LERTA Tax Savings

| "Size:<br>1,005,060 SF" | Taxes (No<br>Abatement) | Taxes (No<br>Abatement) | Taxes<br>(LERTA)<br>\$/SF/Year | Annual Taxes<br>(LERTA) | Savings<br>(\$/SF/Year) | Annual Savings |
|-------------------------|-------------------------|-------------------------|--------------------------------|-------------------------|-------------------------|----------------|
| Year 1                  | \$1.13                  | \$1,135,717.80          | \$0.28                         | \$281,416.80            | \$0.85                  | \$854,301.00   |
| Year 2                  | \$1.13                  | \$1,135,717.80          | \$0.28                         | \$281,416.80            | \$0.85                  | \$854,301.00   |
| Year 3                  | \$1.13                  | \$1,135,717.80          | \$0.28                         | \$281,416.80            | \$0.85                  | \$854,301.00   |
| Year 4                  | \$1.13                  | \$1,135,717.80          | \$0.28                         | \$281,416.80            | \$0.85                  | \$854,301.00   |
| Year 5                  | \$1.13                  | \$1,135,717.80          | \$0.28                         | \$281,416.80            | \$0.85                  | \$854,301.00   |
| Year 6                  | \$1.13                  | \$1,135,717.80          | \$0.28                         | \$281,416.80            | \$0.85                  | \$854,301.00   |
| Year 7                  | \$1.13                  | \$1,135,717.80          | \$0.28                         | \$281,416.80            | \$0.85                  | \$854,301.00   |
| Year 8                  | \$1.13                  | \$1,135,717.80          | \$0.28                         | \$281,416.80            | \$0.85                  | \$854,301.00   |
| Year 9                  | \$1.13                  | \$1,135,717.80          | \$0.28                         | \$281,416.80            | \$0.85                  | \$854,301.00   |
| Year 10                 | \$1.13                  | \$1,135,717.80          | \$0.28                         | \$281,416.80            | \$0.85                  | \$854,301.00   |

TOTAL 10-Year SAVINGS: \$8,543,010.00

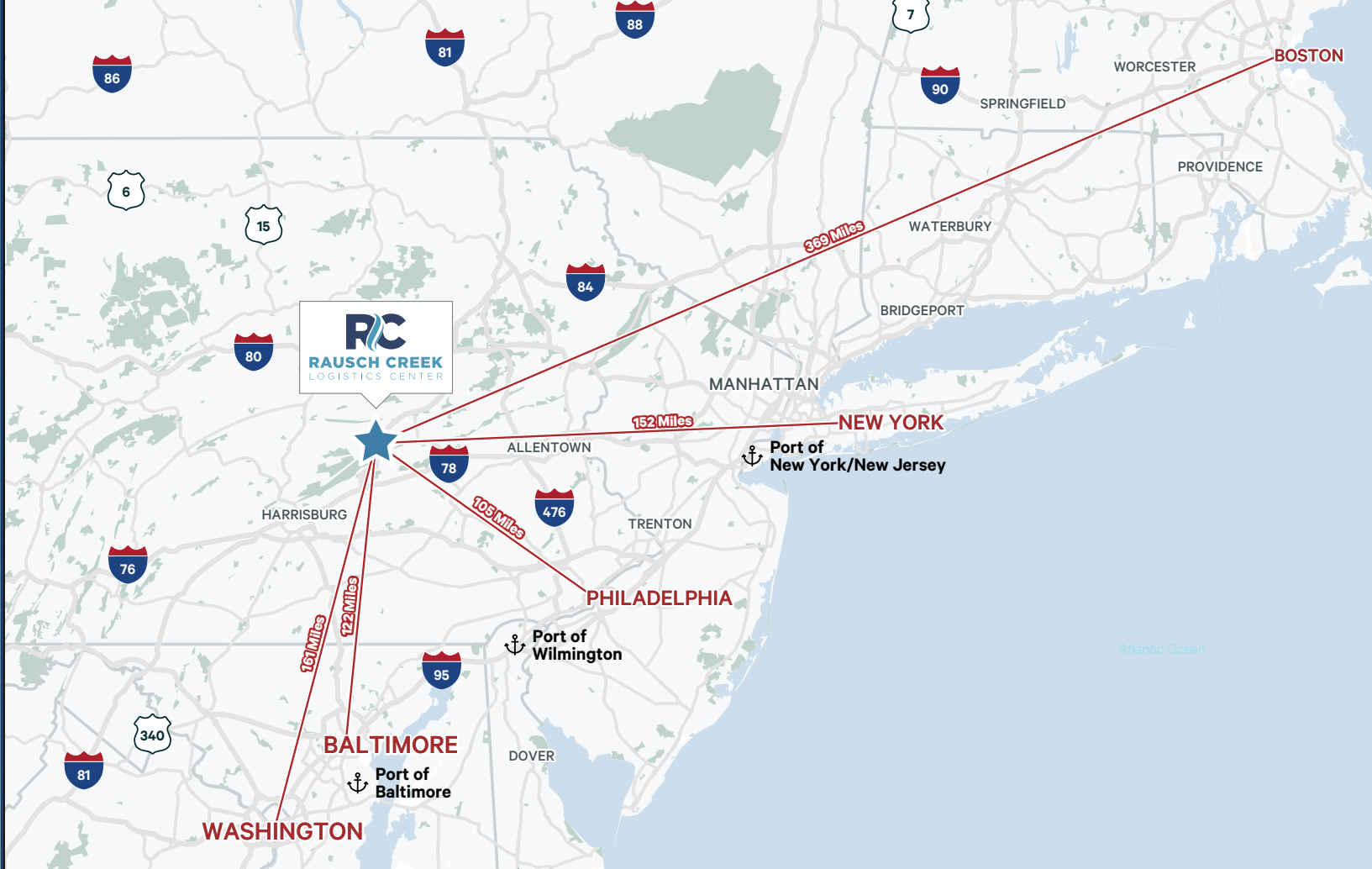
The project has secured a ten-year Local Economic Revitalization Tax Assistance Act ("LERTA") 75% abatement from Schuylkill County, Frailey Township and Pine Grove School District. This abatement reduces the tenant's real estate taxes on the increased value/assessment from the new development.



# Excellent Access to I-81

Strategically-located within the greater I-78/I-81 Industrial Corridor.

## NEARBY ACCESS POINTS



**BUILDING TWO**  
±1,005,182 SF AVAILABLE



Exit 107  
Tremont

**BUILDING ONE**  
LEASED

**BUILDING TWO**  
**±1,005,182 SF AVAILABLE**



## Contact Us

**Michael Hess, SIOR**  
Executive Vice President  
+1 717 540 2705  
michael.hess@cbre.com

**Bart D. Anderson**  
Executive Vice President  
+1 717 540 2706  
bart.anderson@cbre.com

**CBRE, Inc.**  
5 Capital Drive, Suite 201  
Harrisburg, PA 17110  
T +1 717 540 2700

**Michael Pietropola**  
Senior Associate  
+1 717 540 2713  
michael.pietropola@cbre.com

**Nicholas Sather**  
Associate  
+1 717 540 2709  
nicholas.sather@cbre.com

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