

ARCADIA NEW VENTURES

LOTS 100 & 110
BLAKESLEE, PENNSYLVANIA

ARCADIA NEW VENTURES

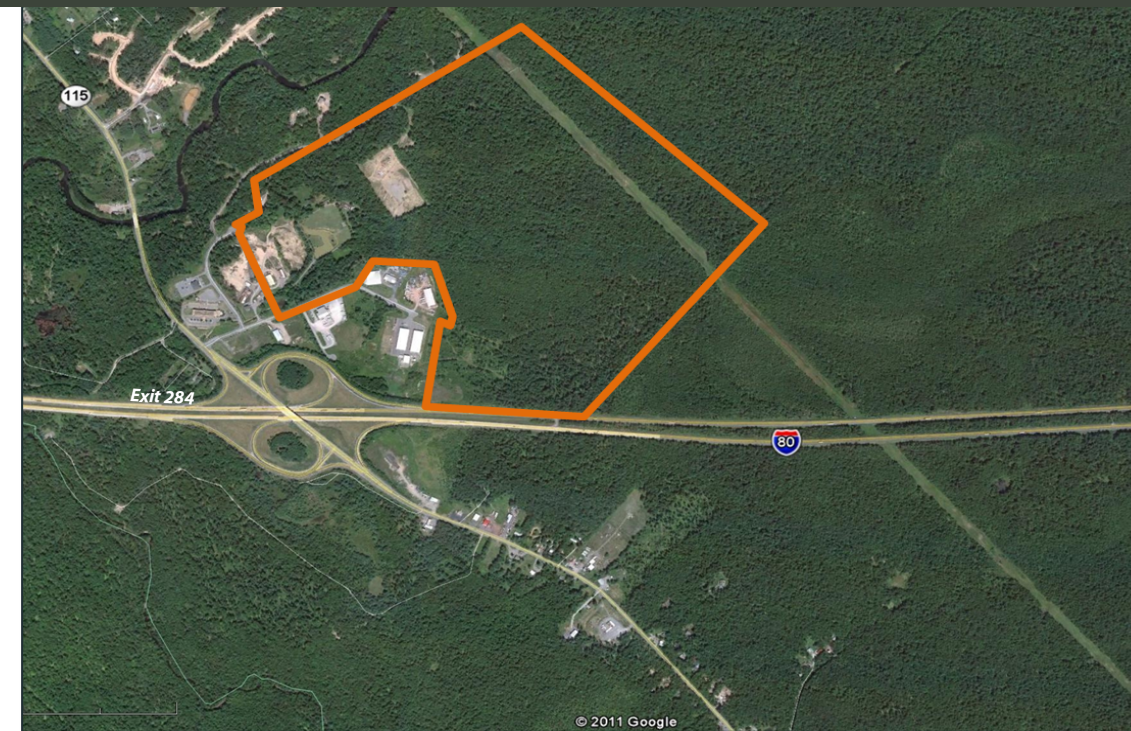
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BLAKESLEE, PENNSYLVANIA



A DEVELOPMENT OF



EXCLUSIVE
FEATURES



LOCATED JUST OFF EXIT 284 OF PENNSYLVANIA I-80

- 275 acre, zoned industrial site
- Maintains Keystone Opportunity Zone (KOZ) status through 2019
- Easily accessible to Pennsylvania I-80, the principal East-West transportation corridor in the region
- Fully approved development plan; All permits in place
- Attractive special financing options available

**FOR ADDITIONAL
INFORMATION
PLEASE CONTACT**

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ARCADIA NEW VENTURES PROPERTY OVERVIEW

KOZ STATUS
CENTRALIZED LOCATION
FULL ENTITLEMENTS

ARCADIA NEW VENTURES, a 275 acre site located in Tobyhanna Township, Monroe County, has Keystone Opportunity Zone (KOZ) status through 2019. The fully entitled proposed buildings are located directly off of Route 115, at Exit 284 of I-80, the primary East-West transportation corridor in the region. Arcadia New Ventures is situated in Northeast Pennsylvania, which is home to numerous significant companies including:

- Wal-Mart
- Johnson & Johnson
- Sears Logistics
- Lowe's Companies
- Sanofi Pasteur
- TJ Maxx

- UTILITY SERVICE PROVIDERS**
- Gas: UGI Utilities, Inc.
 - Electric: PPL Electric Utilities Corp.
 - Water: On-site
 - Sewer: Tobyhanna Township Sewer Authority



LOT 100
PROPOSED BUILDING SPECIFICATIONS

- 1,500,000 SF
- 620' x 2,419' Building Dimensions
- 36' Minimum Clear Height
- 50' x 50' Bays
- Concrete Tilt-up Wall Panels
- 319 Dock Doors
- 740 Trailer Parking Stalls
- ESFR Sprinkler System

LOT 110
PROPOSED BUILDING SPECIFICATIONS

- Up to 619,500 SF
- 420' x 1,475' Building Dimensions
- 36' Minimum Clear Height
- 50' x 50' Bays
- Concrete Tilt-up Wall Panels
- ESFR Sprinkler System
- 92 Dock Doors
- 187 Trailer Parking Stalls