

305,000 SF AVAILABLE  
FOR SALE / LEASE  
COOLBAUGH TOWNSHIP, PA  
RAIL SERVED

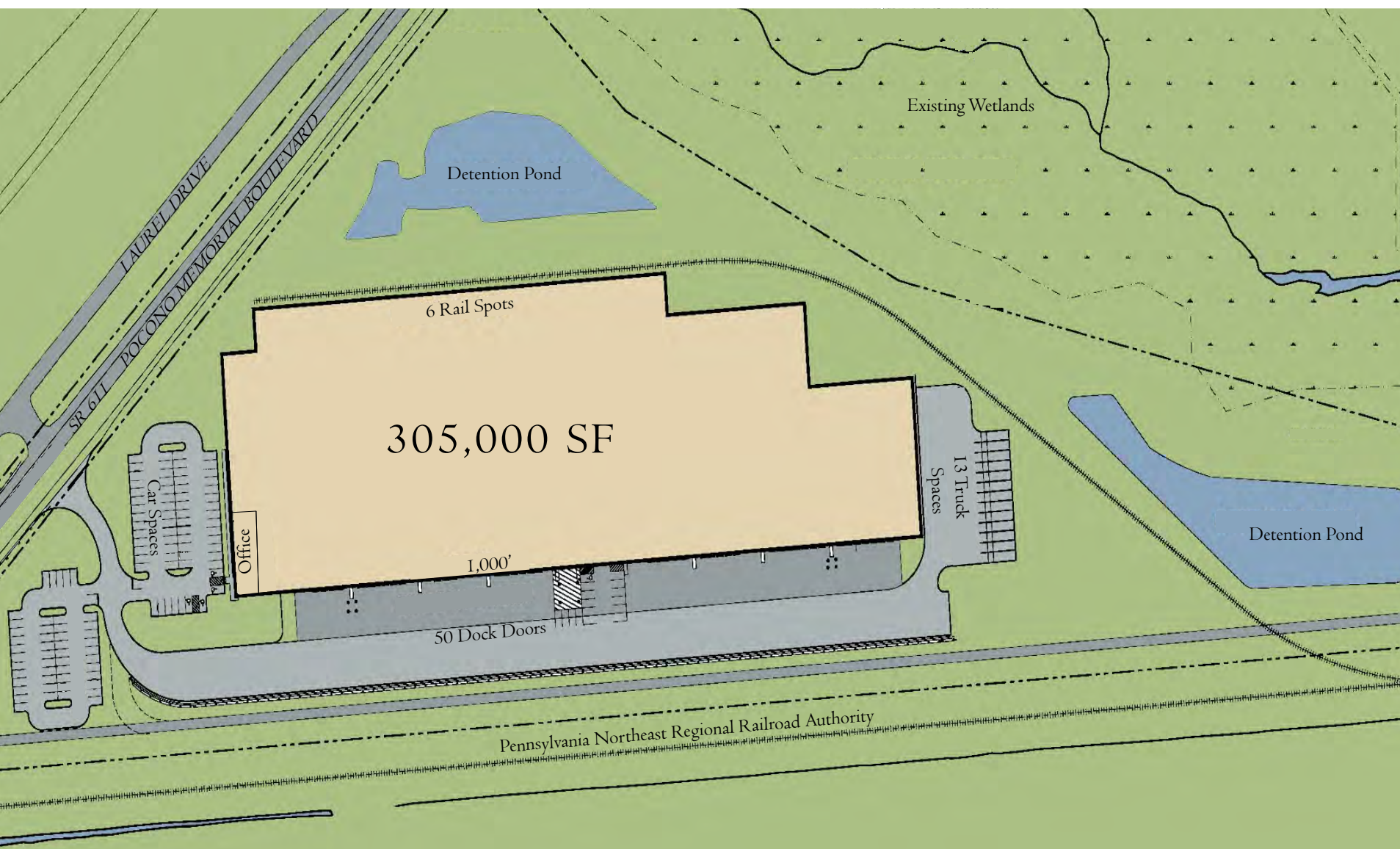
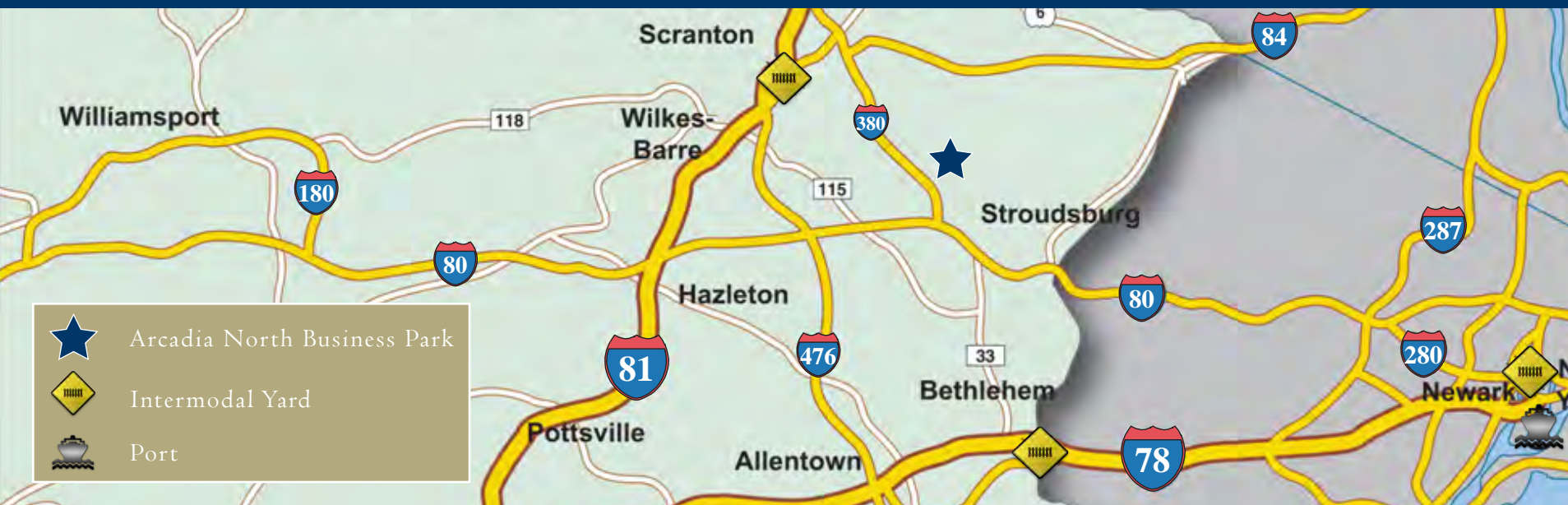


DRIVING DISTANCES FROM ARCADIA NORTH BUSINESS PARK	
PA I-380	2 miles
PA I-80	5 miles
PA I-84	18 miles
Pennsylvania Turnpike	21 miles
Philadelphia, PA	81 miles
New York, NY	92 miles



**CUSHMAN & WAKEFIELD**  
Global Real Estate Solutions <sup>SM</sup>





## NORTH PHASE LOT I PROPOSED BUILDING SPECIFICATIONS

AVAILABLE SF	305,000
SUITE OFFICE SIZE	To suit
LOT SIZE	26.3 acres
CEILING HEIGHT	60' maximum
LOADING	50 - 8' x 10' dock doors with levelers
CAR PARKING	151 spaces total
TRAILER PARKING	13 stalls total
TRUCK COURT	120' with 60' concrete
COLUMN SPACING	50' x 50'
FIRE PROTECTION	ESFR
WAREHOUSE LIGHTING	T-5 lighting
GAS	UGI 8"
WATER	Pennsylvania American Water
SEWER	Pocono Mountain Industrial Park Authority
ELECTRIC	PP&L
RAIL	6 rail doors : Pennsylvania Northeast Regional Railroad Authority