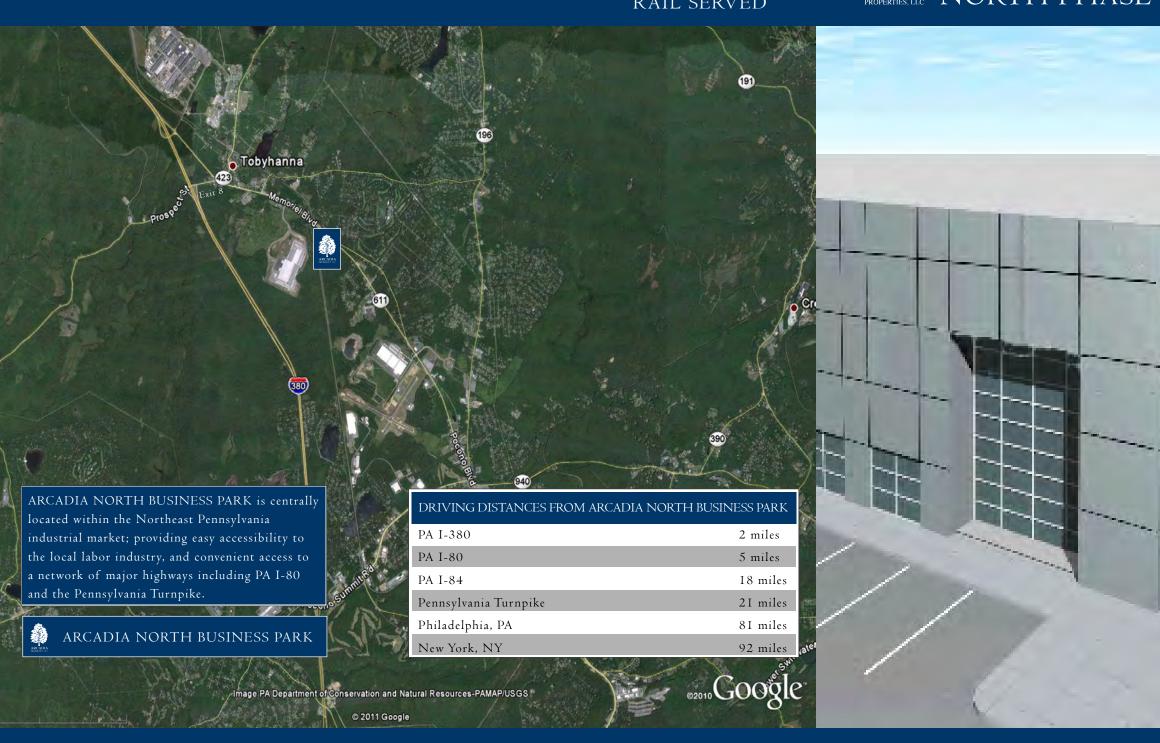
305,000 SF AVAILABLE
FOR SALE / LEASE
COOLBAUGH TOWNSHIP, PA
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CUSHMAN & WAKEFIELD ®
Global Real Estate Solutions SV

ARCADIA NORTH BUSINESS PARK is a 600 acre, zoned industrial park located minutes from I-380 and I-80 in Monroe County, Pennsylvania. North Phase Lot I of Arcadia North Business Park offers 305,000 SF of build to suit space within a Keystone Opportunity Zone (KOZ) extension, I0 years from project completion.





## 305,000 SF AVAILABLE FOR SALE / LEASE RAIL SERVED KEYSTONE OPPORTUNITY ZONE





## 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

