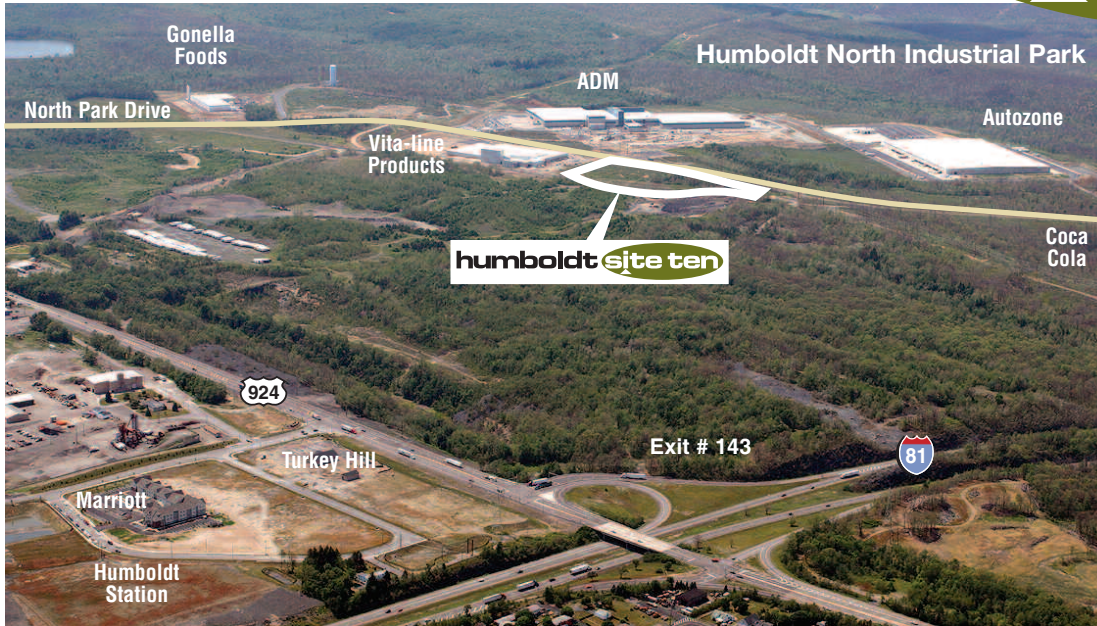


humboldt site ten



LOCATION

Site Ten of Humboldt North Industrial Park includes 180,000 square feet of proposed multi-purpose industrial space in the newest section of Humboldt Industrial Park, Hazleton, Luzerne County, PA. Humboldt is a mature three thousand acre industrial park near the crossroads of I-81 and I-80 in Northeast Pennsylvania. This desirable location is within 250 miles of most major markets in the Northeast and Mid-Atlantic regions.

ACCESS

Located just 3 miles from the interchange of I-81 and State Route 924, this location offers excellent transportation links to interstate highways. The intersection of I-80 and I-81 is located just 10.5 miles to the north of Site Ten. Highly traveled I-78 intersects with I-81 just 57 miles south of Site Ten. Rail at the building allows for nationwide access through several freight carriers.

DESIGN

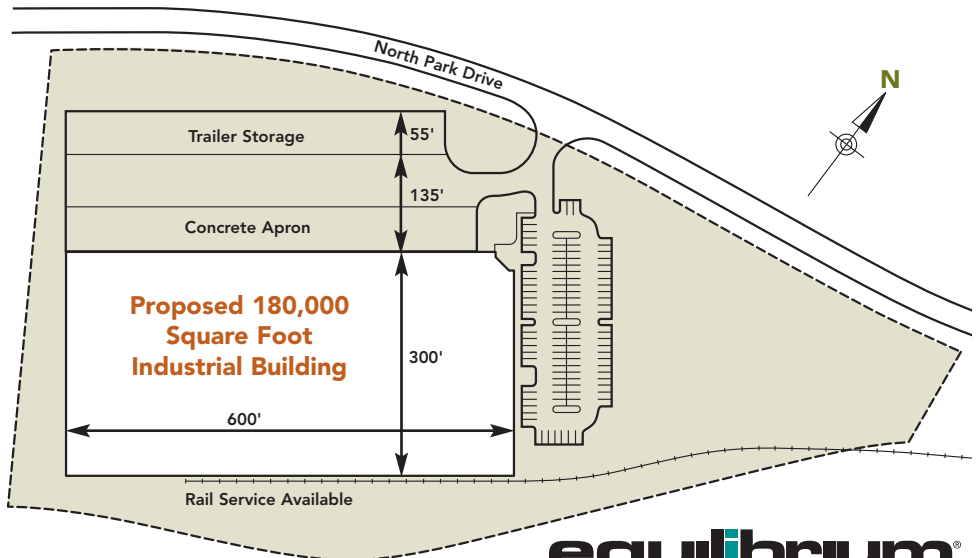
The building design includes features expected in a Class-A industrial building. Specifications include tilt-up concrete construction with a thirty-two foot clear height and ESFR sprinkler system. There is ample car parking and additional room for storing 46 trailers.

INCENTIVES

The site has the added benefit of being designated a Keystone Opportunity Zone (KOZ). Keystone Opportunity Zones are defined-parcel-specific areas with greatly reduced or no tax burden for property owners, residents and businesses. KOZ's have been designated by local communities and approved by the state - a true partnership between each community and region among state and local taxing bodies, school districts, economic development agencies and community-based organizations.

Building Specifications

Square Feet:	180,000
Dimensions:	300' x 600'
Site Size:	13.7 Acres
Clear Height:	32' at eave
Car Parking:	104 Spaces (expandable to 176)
Truck Court Depth:	135'
Loading Doors:	18 - 9'0" x 10'0" 1-14'x16' Knockouts for additional
Dock Equipment:	45,000 lb. Hydraulic Levelers, Dock Seals and Bumpers
Additional Trailer Storage:	46 Spaces
Rail Service:	Available at Customer Request
Electric Service:	1200 AMP 277/480 Volt, 3 Phase, 4 wire
HVAC:	Direct Fired Roof Mounted Gas Units
Utilities:	Public
Tax Incentives:	KOZ - Keystone Opportunity Zone



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