

FOR LEASE

1901 CORPORATE CENTER DRIVE EAST

Tobyhanna, PA 18466



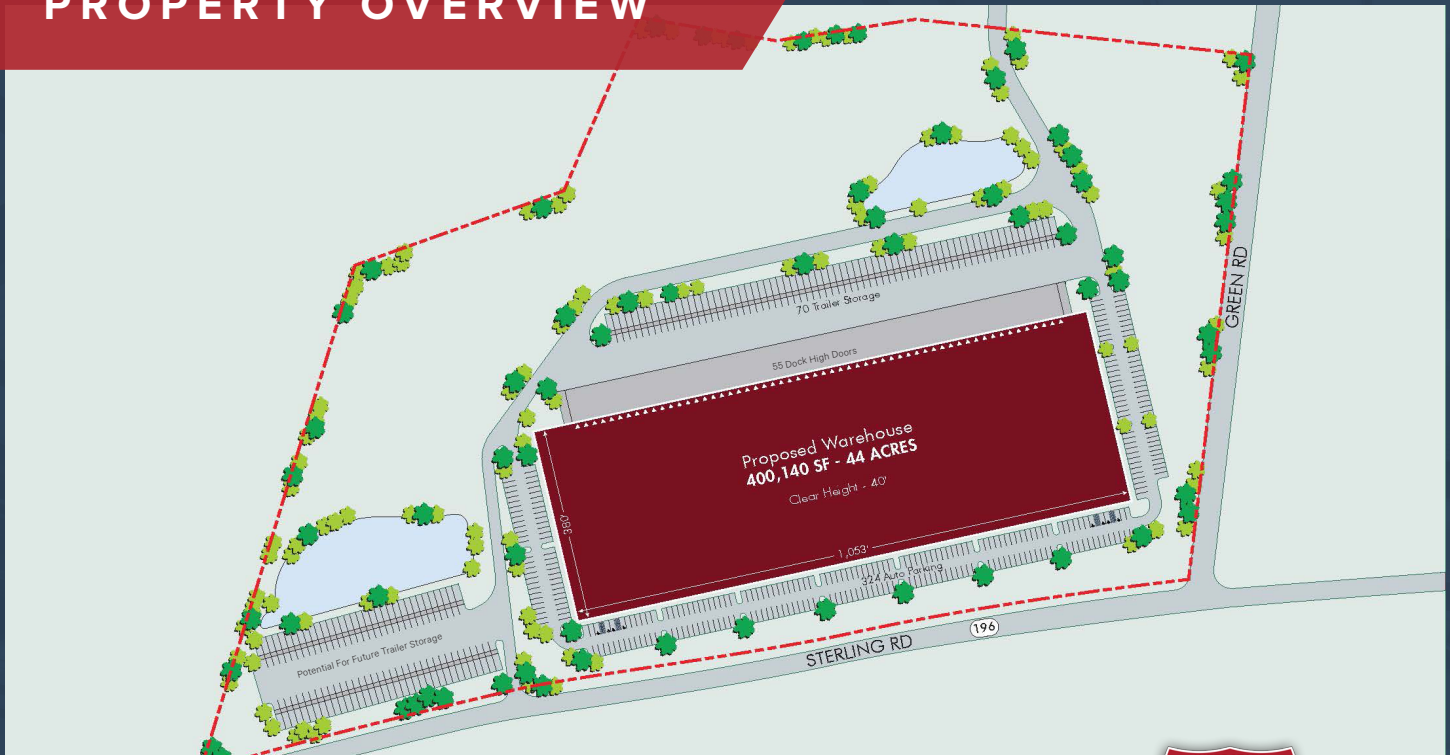
Q2 2023 DELIVERY

PROPERTY HIGHLIGHTS

- ± 400,140 SF
- ± 44 acre site
- Immediate I-380 access
- Rear loading configuration
- 40' clear height
- 324 car parking spaces
- 70 trailer parking spaces
- 40 dock doors
- 7" thick, unreinforced concrete slab
- 2 drive-in doors
- 3,000 amp service
- LED lighting



PROPERTY OVERVIEW

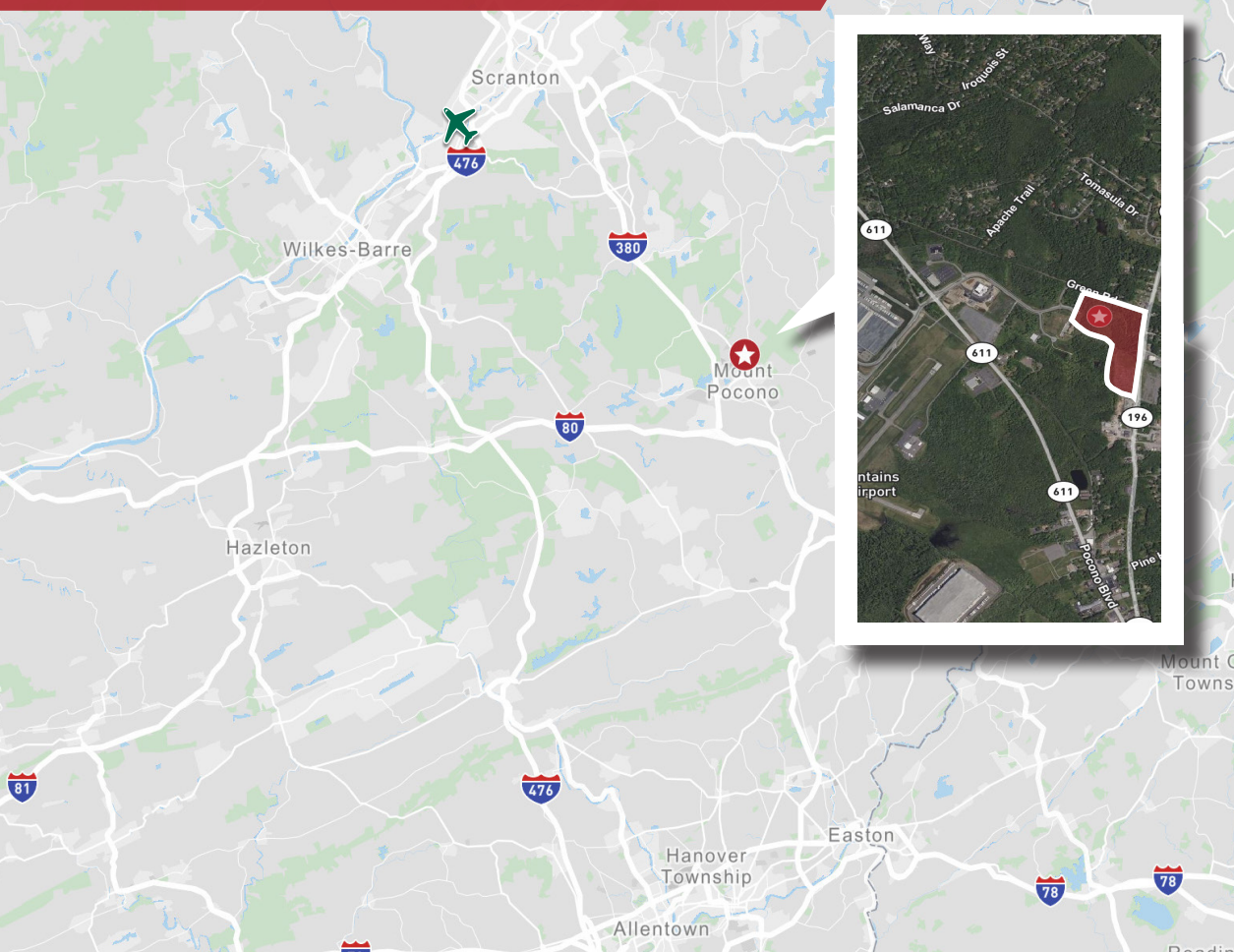


IMMEDIATE ACCESS TO I-380



Available Space	± 400,140 SF	Electric	3,000 amp service
Office Area	Not Applicable	Roof	Fully adhered .60 mil white TPO roofing system with R-20. 15-yr NDL warranty
Construction	Concrete tilt-up (380' X 1,053')	Truck Court	185' deep
Clear Height	40'	Car Parking	324 spaces
Fire Suppression	ESFR	Trailer Parking	70 spaces
Dock Doors	(40) 9' X 10' manual overhead doors at docks	Slab	7" unreinforced concrete
Drive-In Doors	(2) 12' X 14' electronically operated drive-in doors	Jurisdiction	Monroe County, City of Tobyhanna, PA
Dock Equipment	(20) 7' x 8', 35,000 lb., includes dock seals and bumpers	Zoning	C-I (Commercial Industrial)
Bay Sizes	Dock Bays - 54' x 60' Interior Bays - 54' x 54'	Utilities	Sewer: City of Tobyhanna
Lighting	LED fixtures installed one per bay with 15' long whip		Water: PA American Water Company
HVAC	Gas-fired RTU's		Electric: PECO Energy

ACCESS MAP

2.2
MILES7.1
MILES16.1
MILES20.8
MILES30
MILES

PLEASE CONTACT:

SEAN BLEILER

Executive Vice President

+1 610 398 3409

+1 610 417 5360

sean.bleiler@cbre.com

JAKE TERKANIAN

Senior Vice President

+1 610 727 5906

+1 610 348 6147

jake.terkanian@cbre.com

JOHN LA PRISE

Associate

+1 484 567 3351

+1 610 247 9323

john.laprise@cbre.com

©2022 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio_April2021