



TRIBORO
INDUSTRIAL PARK

OLYPHANT, PA



10 YEAR LERTA Tax Abatement

+4,522,880 MSF

4 BUILDINGS AVAILABLE



REGIONAL

LOCATION

MAJOR CITIES

	MILES	MINUTES
SCRANTON, PA	11	6
ALLENTOWN, PA	80	82
NEW YORK, NY	128	131
HARRISBURG, PA	129	148
PHILADELPHIA, PA	132	127
BALTIMORE, MD	209	199
WASHINGTON, DC	249	251

PARCEL/INTERMODAL

	MILES	MINUTES
NORFOLK SOUTHERN Taylor, PA	13.9	20
UPS GROUND Taylor, PA	15.5	23
FEDEX GROUND Pittston, PA	18	23
FEDEX SMARTPOST Pittston, PA	18	24

AIRPORTS

	MILES	MINUTES
W-B/SCRANTON	16	19
LEHIGH VALLEY	73	70
NEWARK	117	117
HARRISBURG	132	123
PHILADELPHIA	140	129

SEA PORTS

	MILES	MINUTES
PORT OF NEWARK	121	6
PHILAPORT	137	133



REACH

WITHIN ONE DAY DRIVE

60% OF THE US POPULATION
40% OF THE CANADIAN POPULATION

LOCAL

MAP

amazon



EXIT 3



6

BAKKAVOR

CARDINAL
Glass Industries

chewy

CP
CANPACK

LENNOX

freedom
FOREVER

FUTURE RETAIL &
HOSPITALITY AMENITIES
FOR CDL DRIVERS

MCLANE

amazon

EXIT 1

247

Valley View Business Park
Professional Plaza
Future Development

NEIGHBORING TENANTS



kane
is able, Inc.

THE
BLK
TUX

amazon



Neiman Marcus



FedEx

LOWE'S



81

84

ACCESS

MAP

6

EXIT 3

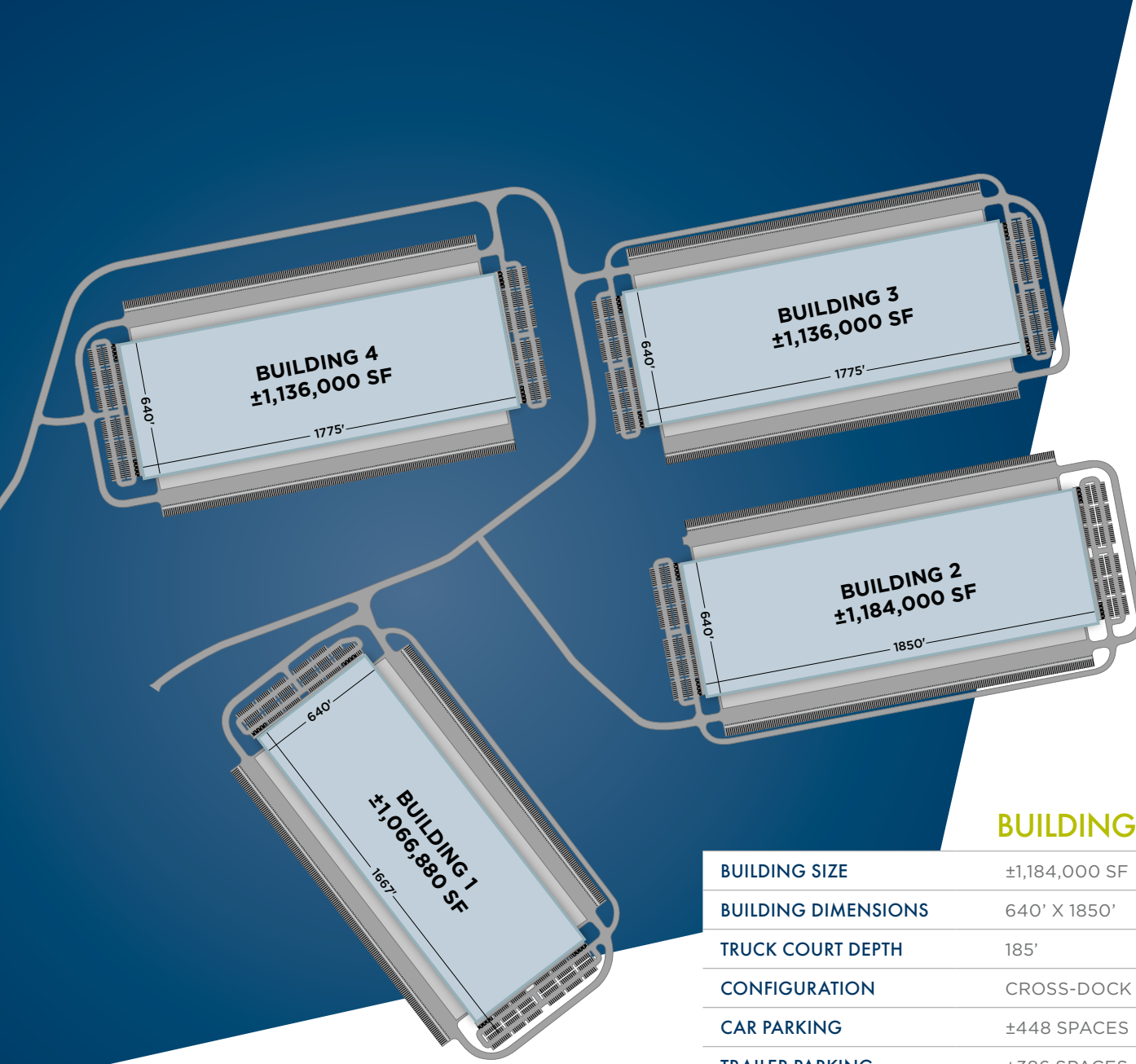
EXIT 1

0.9 MILES

3.2 MILES



BUILDING SPECS



BUILDING 1

BUILDING SIZE	±1,066,880 SF
BUILDING DIMENSIONS	640' X 1667'
TRUCK COURT DEPTH	185'
CONFIGURATION	CROSS-DOCK
CAR PARKING	±438 SPACES
TRAILER PARKING	±346 SPACES
CLEAR HEIGHT	40'
LIGHTING	LED
POWER	TBD
SPRINKLERS	ESFR

BUILDING 2

BUILDING 3

BUILDING 4

	BUILDING 2	BUILDING 3	BUILDING 4
BUILDING SIZE	±1,184,000 SF	±1,136,000 SF	±1,136,000 SF
BUILDING DIMENSIONS	640' X 1850'	640' X 1775'	640' X 1775'
TRUCK COURT DEPTH	185'	185'	185'
CONFIGURATION	CROSS-DOCK	CROSS-DOCK	CROSS-DOCK
CAR PARKING	±448 SPACES	±448 SPACES	±448 SPACES
TRAILER PARKING	±386 SPACES	±368 SPACES	±368 SPACES
CLEAR HEIGHT	40'	40'	40'
LIGHTING	LED	LED	LED
POWER	TBD	TBD	TBD
SPRINKLERS	ESFR	ESFR	ESFR

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GERRY BLINEBURY
Executive Vice Chair
+1 717 231 7291
gerry.blinebury@cushwake.com

COLLIN POTTER
Director
+1 717 231 7460
collin.potter@cushwake.com

ALEX WENGER
Director
+1 717 572 0229
alexandra.wenger@cushwake.com