

ARCHBALD

LOGISTICS CENTER

ARCHBALD, PENNSYLVANIA



**±150,259 SF
AVAILABLE**

Adam Campbell

Executive Vice Chair

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Alex Wenger

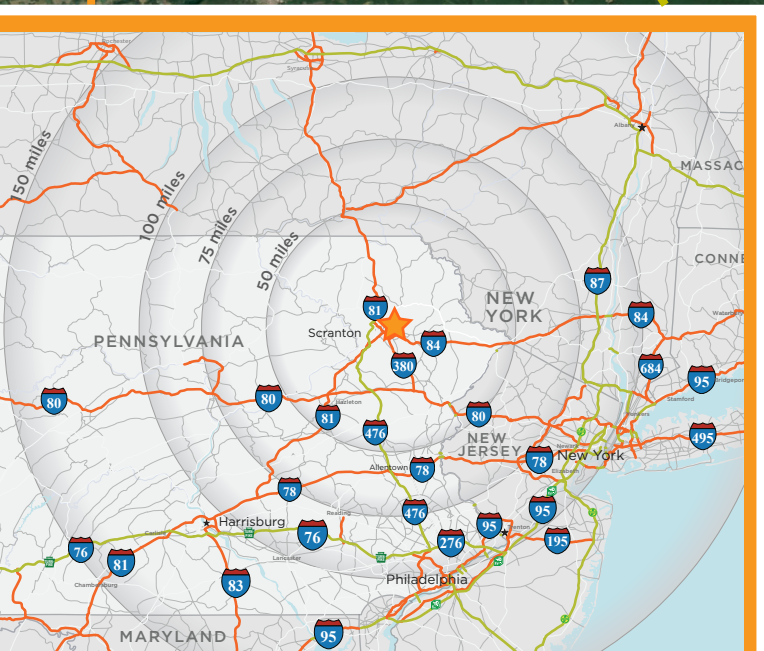
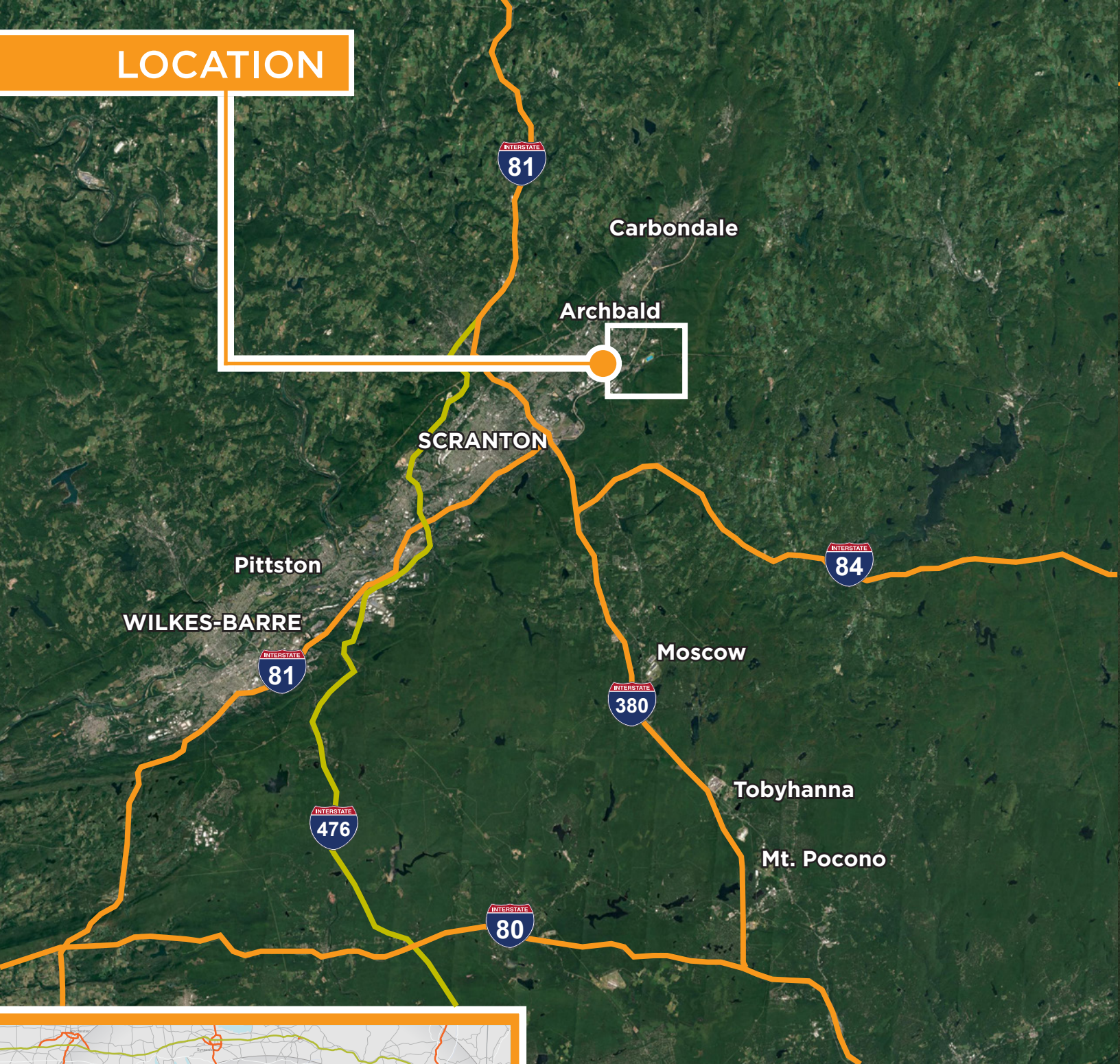
Director

+1 717 231 7298

alexandra.wenger@cushwake.com



LOCATION



LOCATION ADVANTAGES



Nearby access to I-81/I-84 interchange from US Route 6



12 Minutes from I-380



29 Minutes from I-476



37 Minutes from I-80

NEW YORK, NY

124 MILES

PHILADELPHIA, PA

134 MILES

BALTIMORE, MD

210 MILES

BOSTON, MA

287 MILES



SITE PLAN

ARCHBALD

LOGISTICS CENTER



PRIME LOCATION convenient access to US Route 6, and minutes from the I-81/I-84 Interchange

STATE-OF-THE-ART, Class A distribution center built to the highest industrial standards

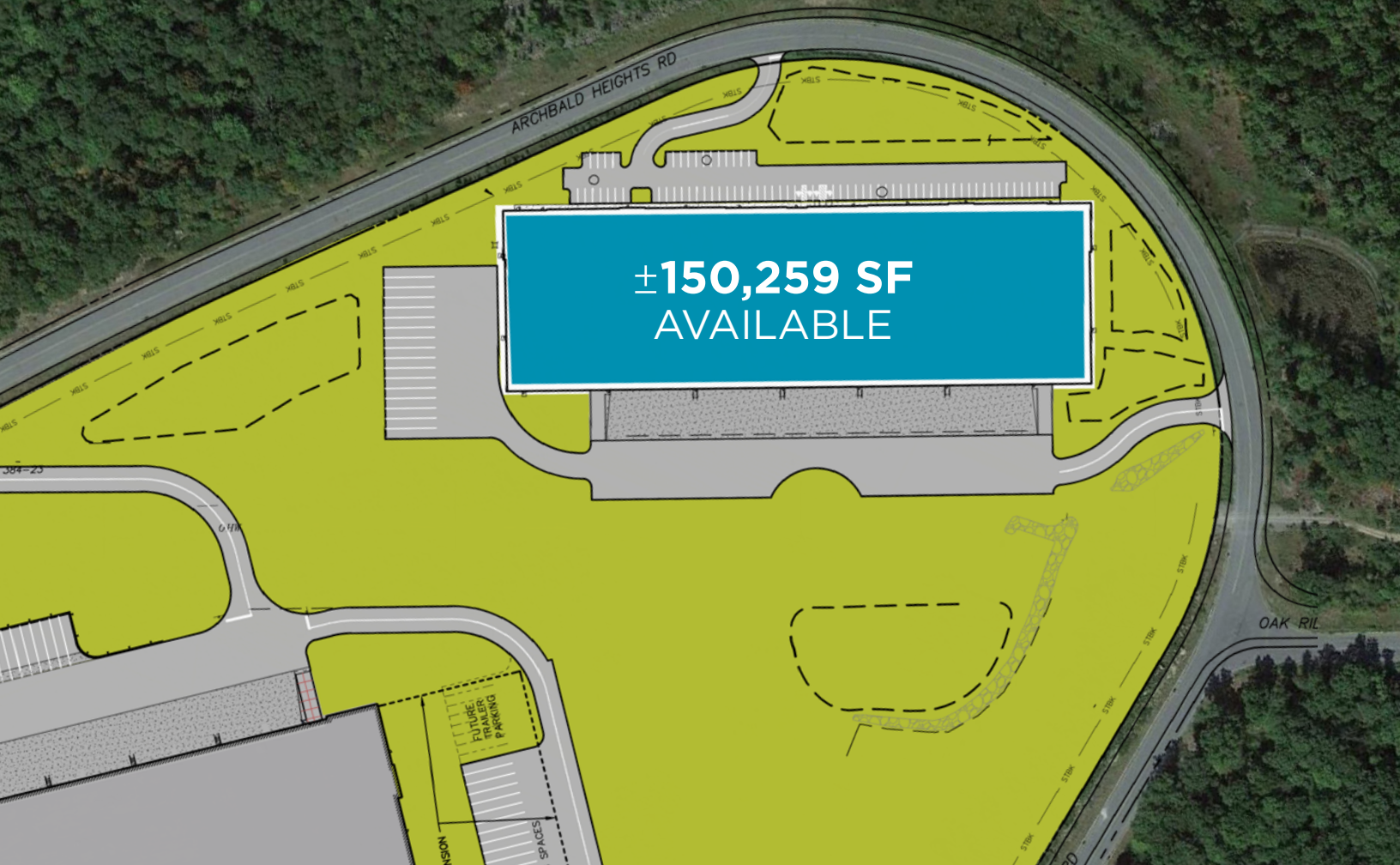


TAX SAVINGS LERTA Property Tax Abatement, 100% real estate tax abatement for 7 full years, 90% in year 8, 80% in year 9 and 70% in year 10



WELL CAPITALIZED, and highly experienced landlord/developer with extensive in-house engineering expertise. Founded in 2012, NorthPoint has developed ±149.9 Million SF in more than 26 states for tenants such as Chewy, Home Depot, Amazon, GE, Lowes, UPS, Adidas, Hostess, Ford and General Motors

BUILDING SPECS



±150,259 SQUARE FEET
 ±38 DOCK DOORS
 36' CLEAR HEIGHT
 ±80 AUTO PARKING
 ±17 TRAILER PARKING

BUILDING SIZE	±150,259 SF	CLEAR HEIGHT	36'
BLDG DIMENSIONS	694'x214'	DOCK DOORS	38 (9'X10') Expandable to 56
AVAILABLE AREA	±150,259 SF	DRIVE-IN DOORS	4 (12'X14') DRIVE-IN
OFFICE	BUILD TO SUIT	TRAILER PARKING	17 TOTAL SPACES
COLUMN SPACING	50' X 51'8" WITH 60' SPEED BAYS	AUTO PARKING	80 TOTAL SPACES
CONFIGURATION	CROSS-DOCK	TRUCK COURT	185'
FLOOR	7" UNREINFORCED CONCRETE SLAB AT 4000 psi	FIRE PROTECTION	ESFR
ROOF	ADHERED 45-mil, WHITE TPO ROOF	LIGHTING	LED
CONSTRUCTION	INSULATED PRECAST R-12	POWER	2,000 AMPS, 480V 3 PHASE

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