



32 EARTH

CONSERVANCY DRIVE

32 EARTH CONSERVANCY DR, WILKES-BARRE, PA

±168,299



CONTACT

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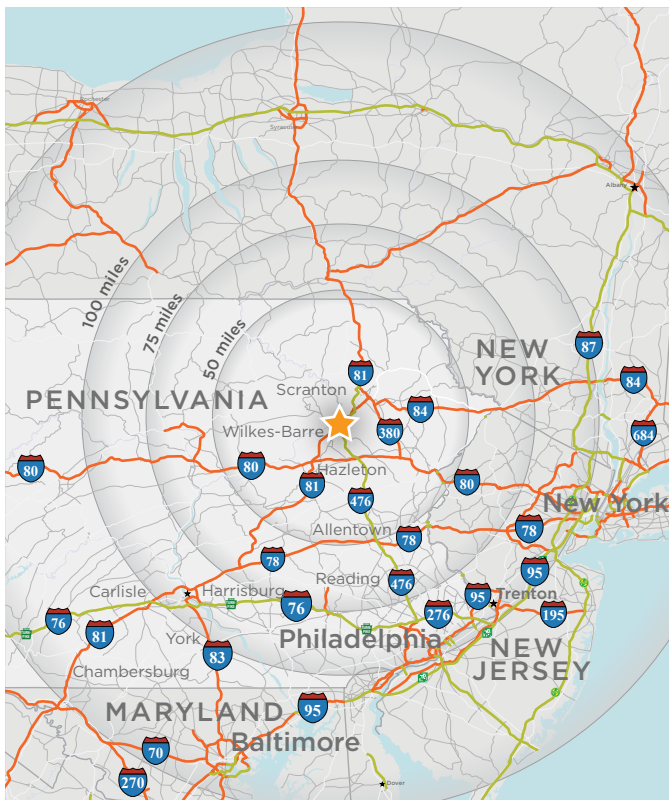
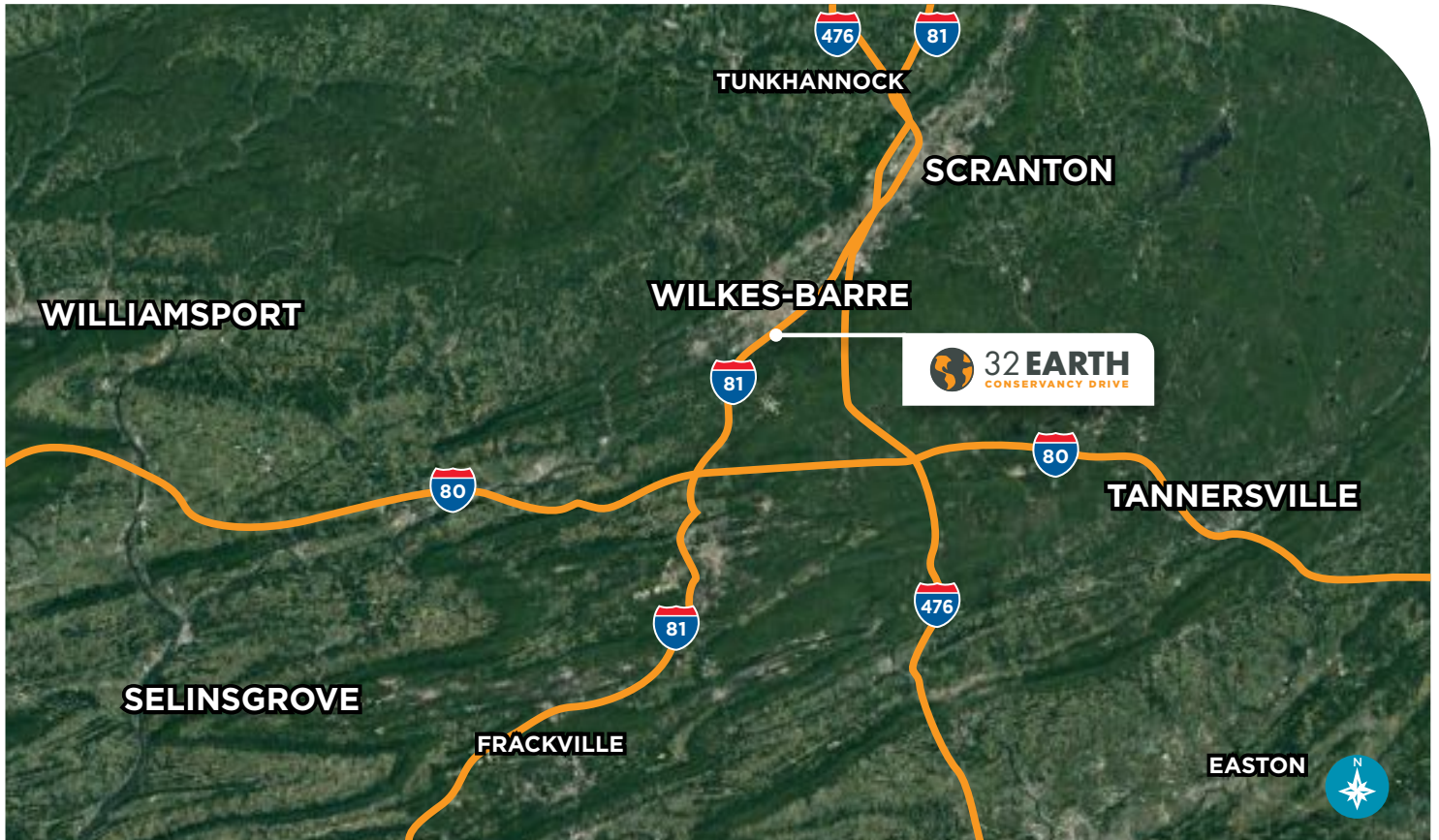


LOCATION



32 EARTH
CONSERVANCY DRIVE

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LOCATION ADVANTAGES

- Adjacent to I-81 and convenient access to PA Route 29
- 15 Minutes from I-476
- 18 Minutes from I-80
- 36 Minutes from I-84

ALLENTOWN, PA
65 MILES

PHILADELPHIA, PA
116 MILES

HARRISBURG, PA
103 MILES

NEW YORK, NY
125 MILES

LOCAL TENANTS



SITE ADVANTAGES



PRIME LOCATION directly off Exit 164 of I-81 and adjacent to PA Route 29



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



SIZABLE LABOR MARKET characterized by a skilled and diverse workforce. The region's strategic location and excellent transportation infrastructure make it a prime choice for industrial operations, ensuring a steady supply of qualified employees.

ABOUT THE DEVELOPERS

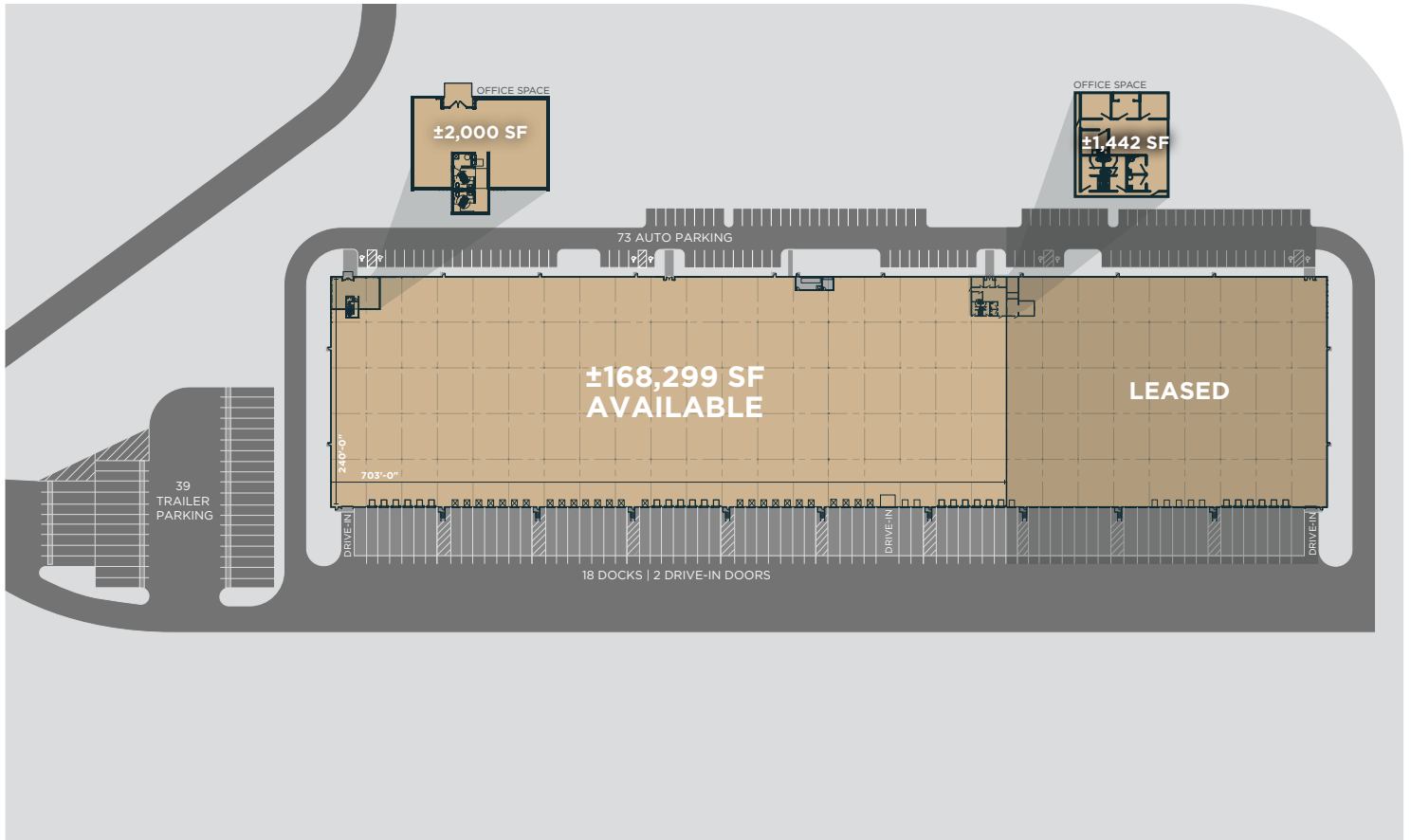
NORTHPOINT DEVELOPMENT

Highly experienced landlord and developer with extensive in-house resources. Founded in 2012, NorthPoint has developed over 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

SITE PLAN & SPECS



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$\pm 168,299$ SQUARE FEET **18 DOCK DOORS** **2 DRIVE-IN DOORS** **$\pm 30'$ CLEAR HEIGHT** **± 73 CAR PARKING**

Building Area	$\pm 248,491$ SF
Building Dimensions	1037' x 240'
Available Area	$\pm 168,299$ SF
Available Dimensions	703' x 240'
Office Space	$\pm 3,442$ SF
Dock Doors	± 18 Dock Doors (9' x 10') (30 Future Docks)
Drive-ins	2 Drive-in doors
Truck Court	130'
Clear Height	30'

Car Parking	± 73 Total Spaces
Trailer Parking	± 39 Total Spaces
Construction	Metal Panel and Split-Faced Block
Configuration	Single-side Load
Roof	Insulated R-19 Metal Roof
Floor	6" Fiber Reinforced Concrete Slab at 3500 psi
Power	800 AMPS expandable
Lighting	T-5
Fire Protection	ESFR

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