



32 EARTH

CONSERVANCY DRIVE

32 EARTH CONSERVANCY DR, WILKES-BARRE, PA
SUITE 2

±44,274

AVAILABLE Q1 2025



CONTACT

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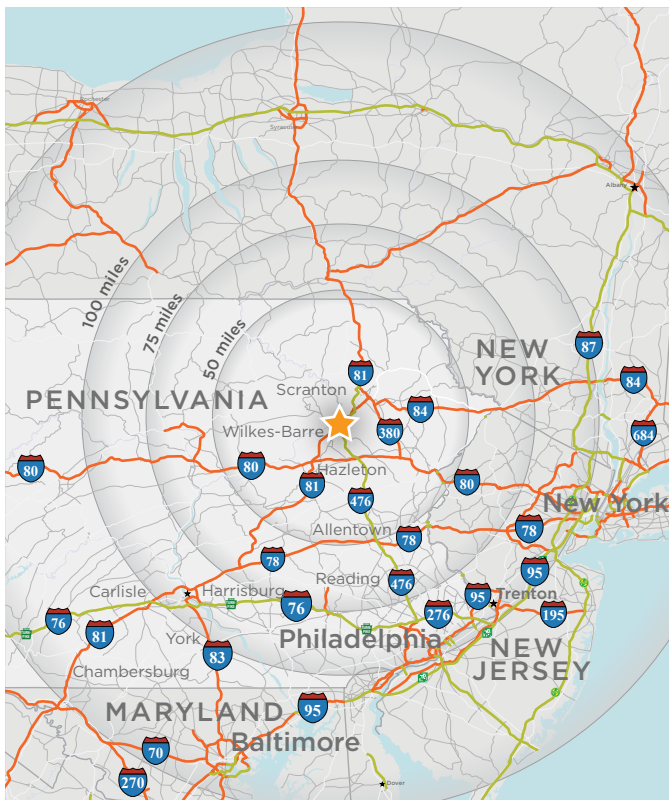
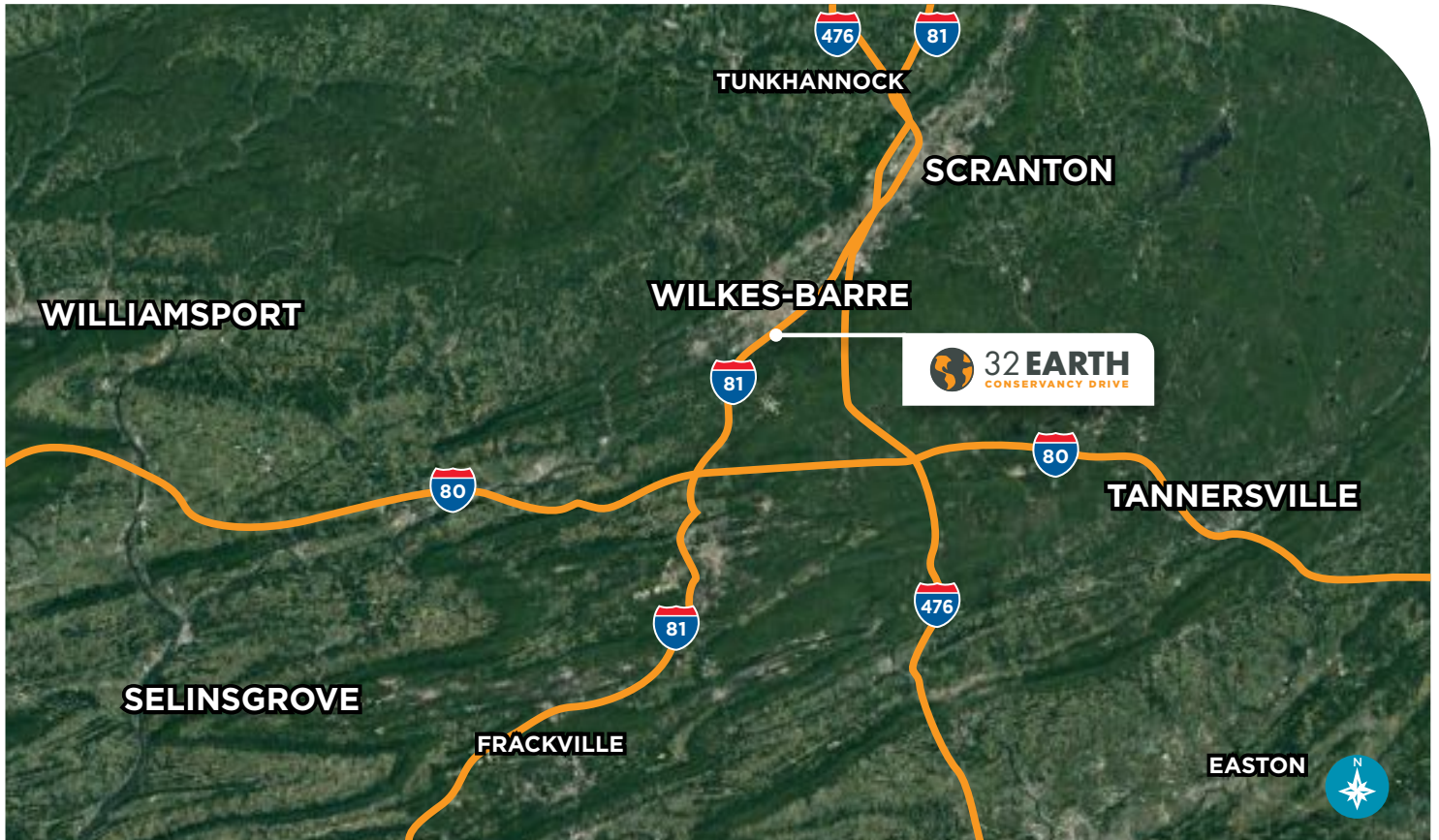


LOCATION



32 EARTH
CONSERVANCY DRIVE

32 EARTH CONSERVANCY DR, WILKES-BARRE, PA



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

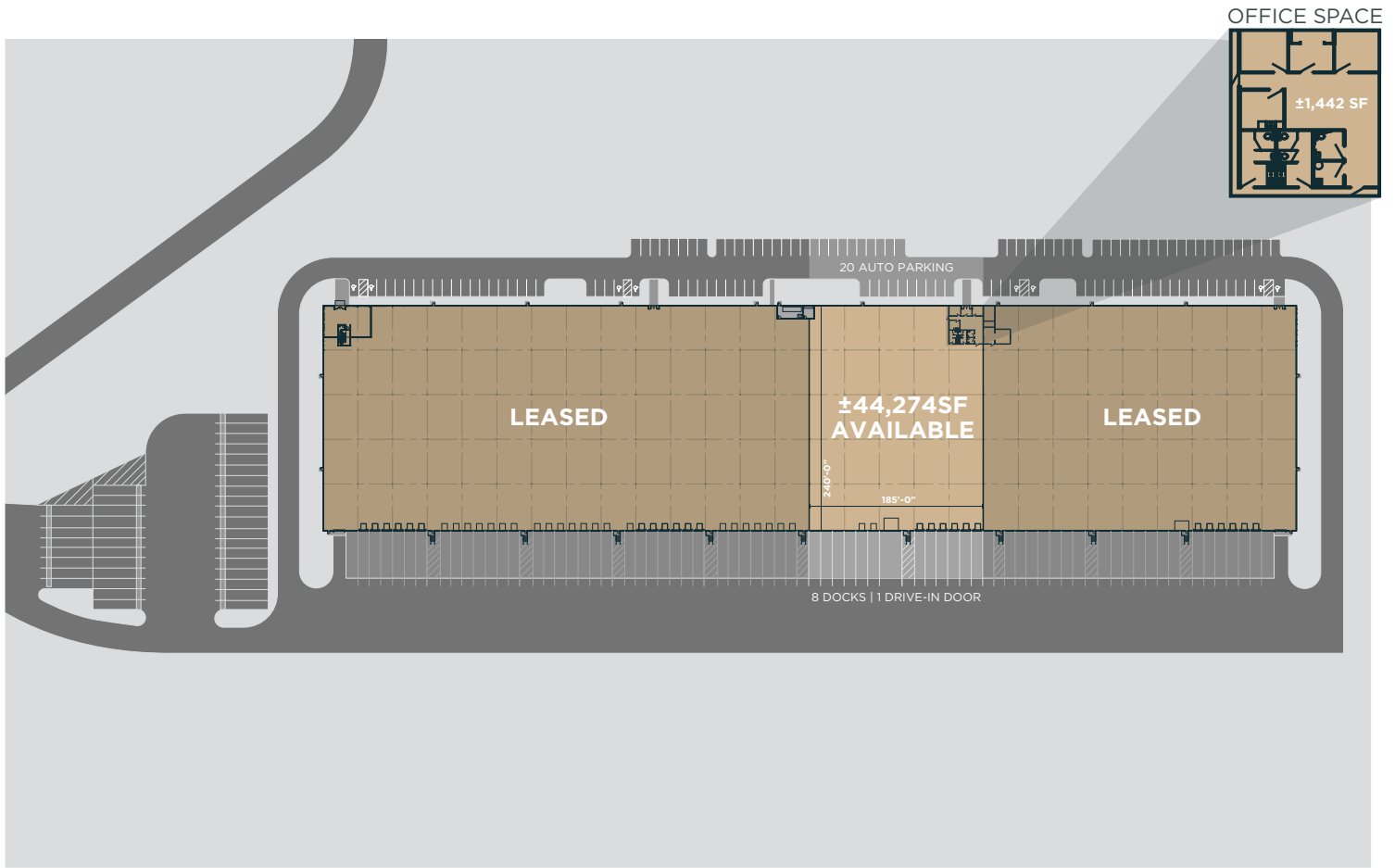
NORTHPOINT DEVELOPMENT

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



32 EARTH CONSERVANCY DR, WILKES-BARRE, PA



±44,274 SQUARE FEET **8** DOCK DOORS **1** DRIVE-IN DOOR **±30'** CLEAR HEIGHT **±20** CAR PARKING

Building Area	±248,491 SF
Building Dimensions	1037'x240'
Available Area	±44,274 SF
Available Dimensions	185' x 240'
Office Space	±1,442 SF
Dock Doors	±8 Dock Doors (9' x 10') (4 Future Docks)
Drive-in	1 Drive-in door
Truck Court	130'
Clear Height	30'

Car Parking	±20 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
Lighting	T-5
Fire Protection	ESFR

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