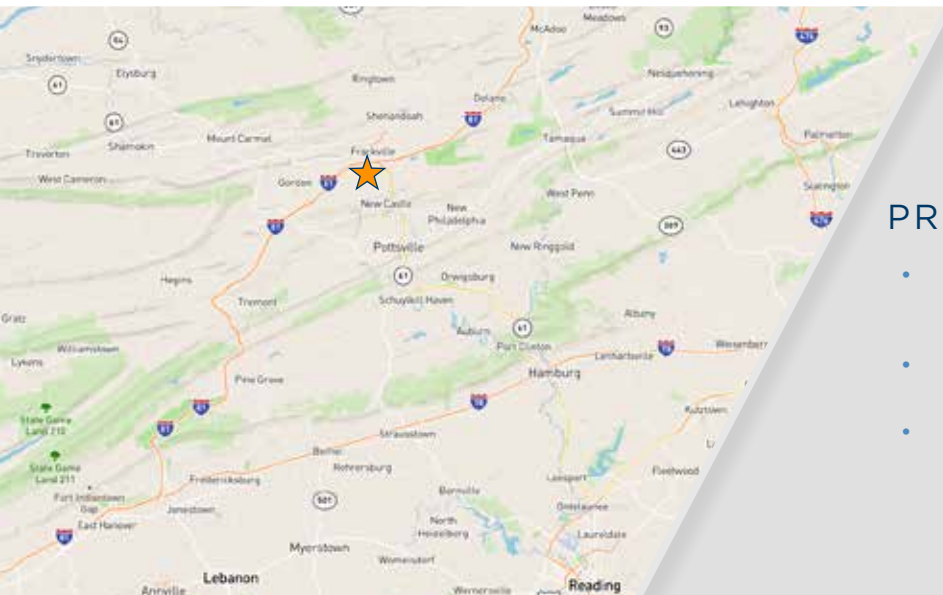


TradePort 124 Frackville, Pennsylvania

890,000 SF & 354,000 SF Available
Industrial/Warehouse Facility



FOR LEASE



PROPERTY HIGHLIGHTS

- Class A Distribution Center located within the I-81/I-78 Distribution Corridor
- LERTA Designated
- Direct Highway Access to Interstate 81 at Exit 124

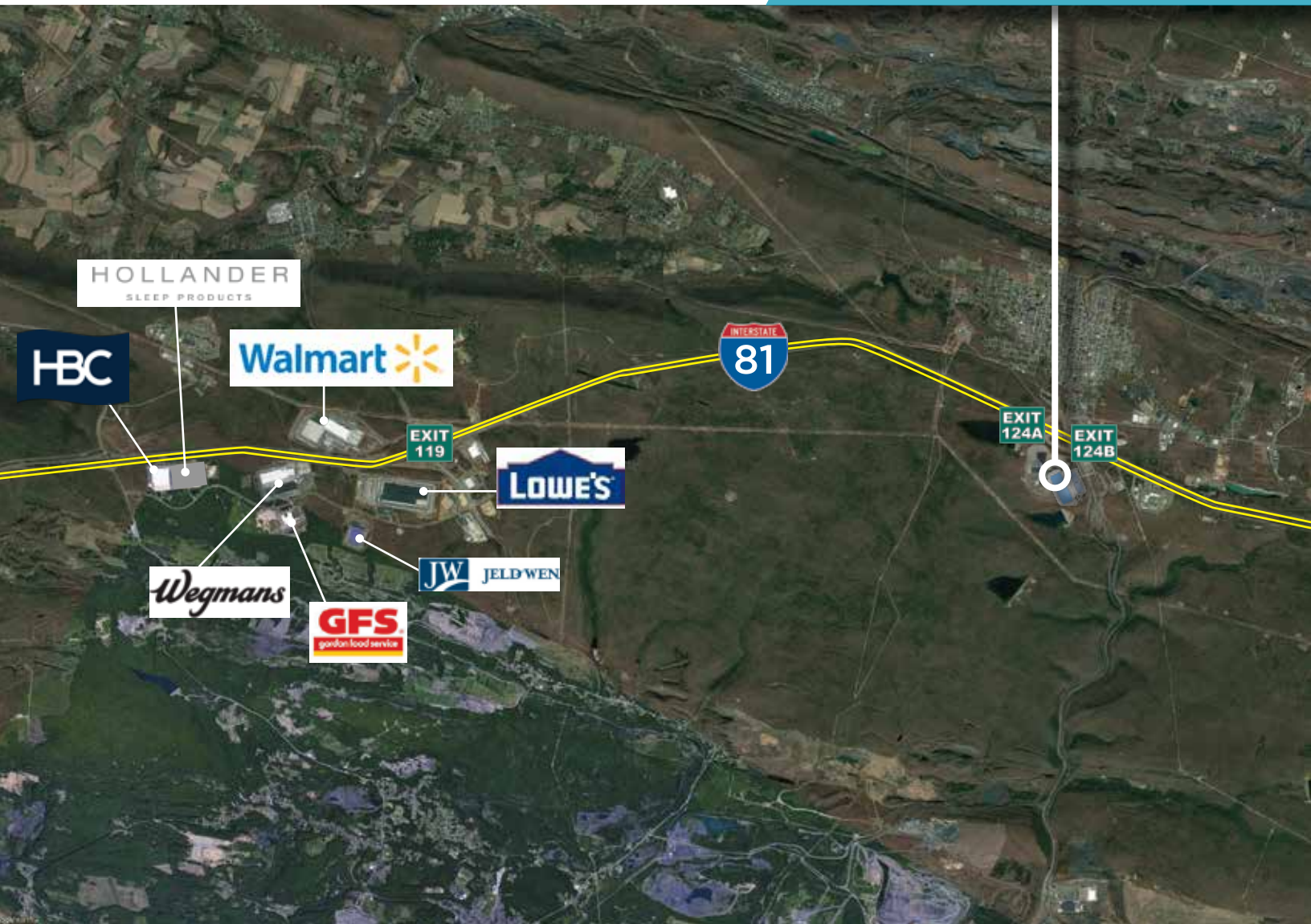


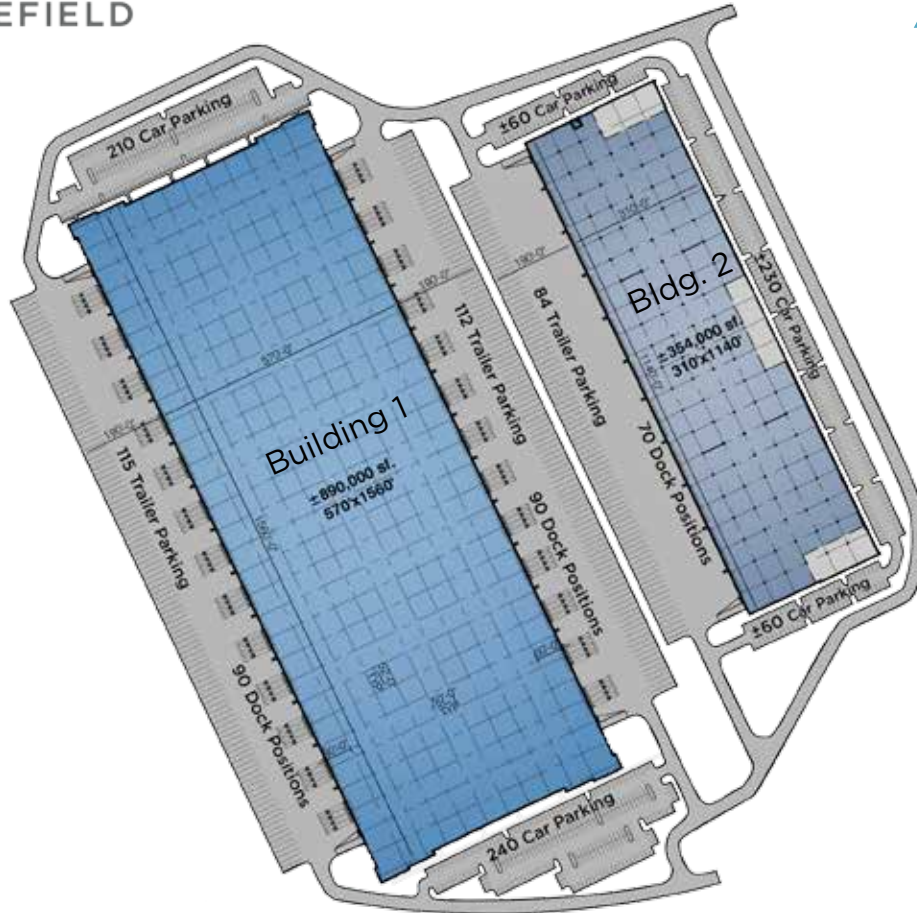


SITE FEATURES

	Building 1	Building 2
Total Building SF	±890,000 SF	±354,000 SF
Car Parking	±450 spaces	±350 spaces
Trailer Parking	227 spaces	84 spaces
Truck Court	190'	190'
Utilities	Public	Public

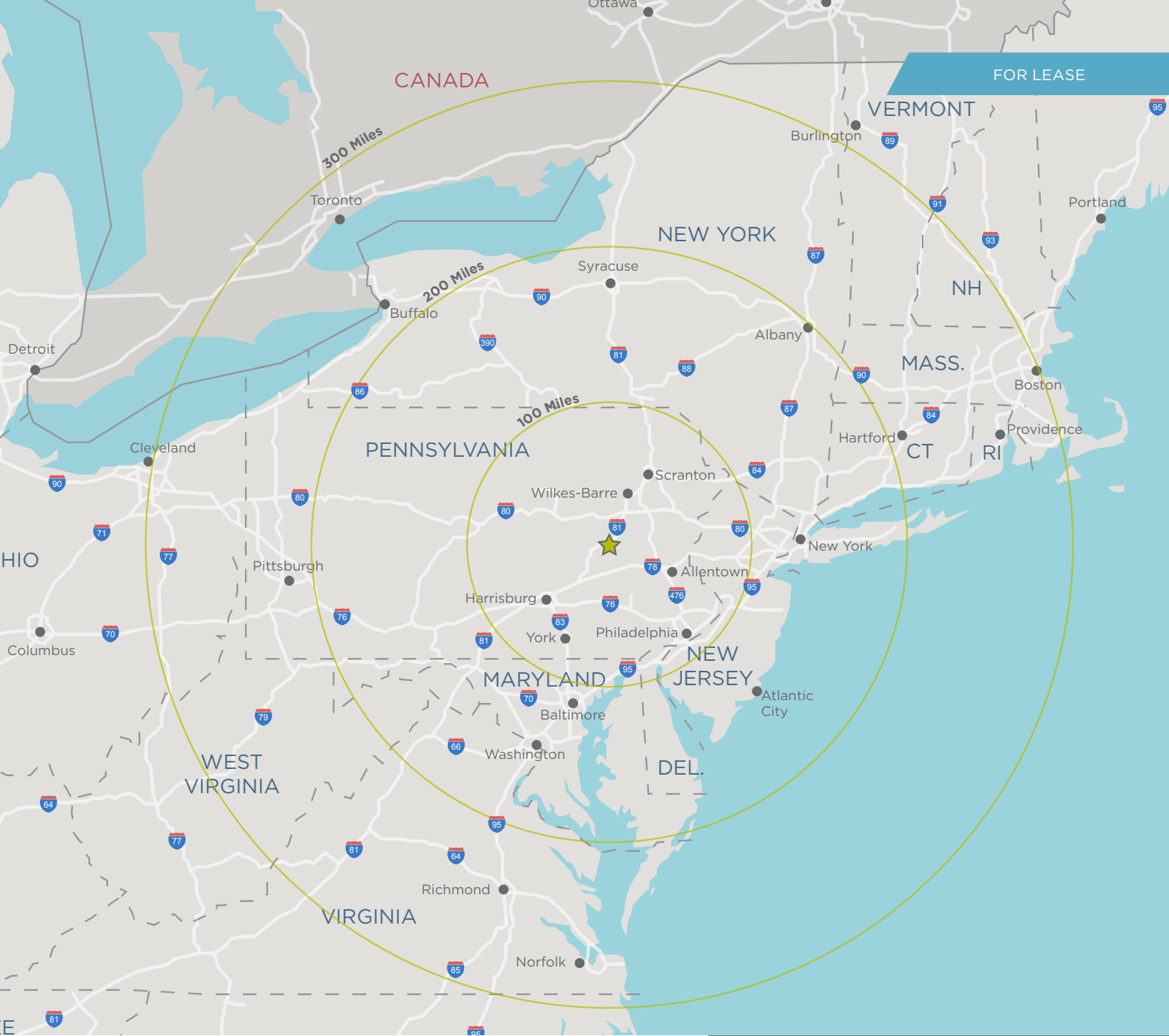
TradePort 124





BUILDING FEATURES

	Building 1	Building 2
Square Footage Available	±890,000 SF	±354,000 SF
Building Dimensions	570' x 1560'	310' x 1140'
Office Space	Built To Suit	Built to Suit
Column Spacing	52' x 50' with 60' Speed Bay	52' x 50' with 60' Speed Bay
Docks	up to 180 (9'x 10')	up to 70 (9' x 10')
Drive-In Doors	4 (12' x 14')	2 (12' x 14')
Dock Packages	Mechanical Levelers, Insulated Doors, Seals, Bumpers, Chocks, LED Flex-Arm Dock Lights	Mechanical Levelers, Insulated Doors, Seals, Bumpers, Chocks, LED Flex-Arm Dock Lights
Clear Height	36'	36'
Construction	Insulated Precast R-12	Insulated Precast R-12
Fire Protection	ESFR Sprinkler System	ESFR Sprinkler System
Floor	7" thick unreinforced concrete slab	7" thick unreinforced concrete slab
Roof	White TPO Roof	White TPO Roof
Warehouse Lighting	LED Lighting	LED Lighting
HVAC	Rooftop MAUs	Rooftop MAUs
Power	2,000 amps, expandable	2,000 amps, expandable
Air Exchanges / Hour	To code	To code



FOR LEASE

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