

# Office and Industrial Buildings and Sites



- 1** 24,000 SF, Allentown, Lehigh County, Pa.  
A prime downtown location in Allentown's digital district. This six-story facility features a pre-wired, fiberoptic and wireless communication network, significant broadband capacity, competitive telephone access and underground utilities. The location offers a tax-free KOZ, public transportation and close proximity to restaurants, hotels and cultural arts destinations.  
**CB2586** Lease



- 2** 52,800 SF, Lancaster, Lancaster County, Pa.  
Located just off U.S. Route 30 and 2.5 miles from U.S. Route 222. This warehouse features a 3,911 SF office, 20' ceiling heights and 40' x 40' column spacing. Building offers 53 parking spaces, compressed air, 8 docks and 1 drive-in door. Only 7 miles from Lancaster Airport. Harrisburg International is 33 miles distant.  
**IB02997** Lease



- 3** 18,000 SF, McElhattan, Clinton County, Pa.  
Located on 20.83 acres off U.S. Route 220. Space is divisible from 800 SF to 7,000 SF. Parking is available for up to 2,500 users.  
**CB01895** Sale/Lease



- 4** 62 Acres, Spring Township, Berks County, Pa.  
A master planned community offering mixed use office, retail and research/development sites. The sites are located on high ground, offering good highway visibility. Center city Reading is 3 miles away.  
**CS00439** Sale

PPL has transferred the data from its Available Property Locator to the Commonwealth's new GIS enabled database - PA SiteSearch. In a single Web site you can find all of the best properties throughout the Commonwealth of PA. We know you will find the site as valuable as we do!

PA SiteSearch has powerful new mapping capabilities, enhanced demographic and workforce data and customizable reporting tools. Pennsylvania new site launched June 18. Check out <http://www.pasitesearch.com> for more information on the properties in this issue and others that will work for your projects!



**5** 51,560 SF, Drums, Luzerne County, Pa.  
 Beautiful and "green" facility designed under LEED-certified standards of the U.S. Green Building Council. The facility features a tax-free KOZ, a parking ratio of 5 per 1,000 and a location in a high-profile SelectSites Park. Electric service is 21,000 volts with 2 lines of independent supply and auto switching to deliver superior electric service. Telecommunications are state-of-the-art. Location is adjacent to state Route 309, 0.5 miles from Interstate 80, 2 miles from the junction of Interstates 80 and 81, and 35 miles via interstate to an international airport. Building can be subdivided.  
**CB02397** Lease



**6** 58,169 SF, Lancaster, Lancaster County, Pa.  
 At the northwest corner of Marietta Avenue and Corporate Boulevard. This facility is an anchor location for Stony Battery Corporate Center. Available space is noncontiguous and ranges in size from 6,520 to 45,640 SF. Ceiling heights are 24' and column spacing is 40' x 40'.  
**IB02743** Lease



**7** 71 Acres, Lehigh, Carbon County, Pa.  
 Located in Lehigh and Mahoning Township, Carbon County, about 2 miles west of the Northeast Extension of the Pennsylvania Turnpike. This site features level, cleared industrial land. Active rail lines traverse the entire site.  
**IS00139** Sale



**8** 164,600 SF, Camp Hill, Cumberland County, Pa.  
 With flexible lease terms and below-market rental rates, this facility offers outside storage and deep truck courts ranging from 120' to 170'. This rail-served facility has many neighboring LTL and truck-load carriers within 5 miles. Located on Capital Beltway between transportation corridors of Interstates 81 and 83.  
**IB01966** Sale/Lease



**9** 750,767 SF, Harrisburg, Dauphin County, Pa.  
 Freezer space! 88,000 SF racked 40 degrees to -10 degrees and 95,797 SF racked 10 degrees to -20 degrees. Truck maintenance and truck wash drive-through. Four drive-through service bays and 2 drive-through fueling bays. Dedicated office and support areas. Fifty-six docks and one drive-in door. An intermodal terminal is adjacent to the facility.  
**IB03087** Lease



**10** 57,190 SF, Breinigsville, Lehigh County, Pa.  
 57,190 SF of mission critical bio-pharma space ideal for pharmaceutical, R&D, clinical manufacturing, packaging and commercialized pharmaceutical manufacturing. Facility comprises four adjacent sections of 12,500 SF pods complete with lab/clean rooms, private offices and conference rooms. Processed cooling system, 125 PSIG steam service, multiple 30,000 CFM air-handling units and high-purity nitrogen. Just off U.S. Route 22 and 3 miles to Interstate 78.  
**CB02848** Lease



**11** 187,600 SF, Fogelsville, Lehigh County, Pa.  
 Steel-frame w/ precast concrete panel construction. This facility features 30' ceiling heights, 50' x 53' column spacing and 113 parking spaces. Located on 11.9 acres, the building has a 150' truck court with 60' concrete apron. There are 14 docks and 1 drive-in door with 14 additional knock out panels for docks and doors. Only 0.5 miles from state Route 100 and 2 miles from Interstate 78.  
**IB03126** **Sale/Lease**



**12** 615,000 SF, Mount, Pocono, Monroe County, Pa.  
 Prime industrial distribution space with 38' ceilings, fencing and compressed air. Parking for 575 vehicles. There are 52 docks and 3 drive-in doors. Located near Interstates 80 and 380.  
**IB03024** **Sale/Lease**



**13** 319 Acres, Greeley, Pike County, Pa.  
 This is the first business park in Pike County, the fastest growing county in Pennsylvania. Interstate 84 access is nearby. The park is served by a recycling tertiary treatment plant. Nearby amenities include golf, skiing, shopping and other outdoor activities.  
**IS02403** **Sale**



**14** 84,339 SF, Mountaintop, Luzerne County, Pa.  
 Ideal for manufacturing. This expandable building features 17 cranes, 15 drive-in doors and 2 docks. Ceiling heights are 16' and column spacing is 25' x 40'. Facility is on a 22.8-acre site in an established industrial park.  
**IB03054** **Lease**



**15** 167,000 SF, Lancaster, Lancaster County, Pa.  
 127,000 SF prime first-floor manufacturing/flex space. Uses include warehouse, R&D, manufacturing, distribution and office. The second building provides 40,000 SF of raw, second-floor space ideal for custom private offices. Facility features on-site management and 24-hour security personnel, full-service café, all tenant conference rooms, garden courtyards and walking trails. Hundreds of parking spaces.  
**IB03127** **Lease**



**16** 28 Acres, Mifflintown, Juniata County, Pa.  
 Situated 1.5 miles east of Mifflintown in Fermanagh Township. This park has level to moderate slope. Highway access is good and exposure is excellent. U.S. Route 322 is within 0.5 miles and Harrisburg International Airport is 55 miles distant.  
**IS00194** **Sale**

