



HAZLETON 424 INDUSTRIAL CENTER

An Industrial Development Located along I-81 in Hazleton, Pennsylvania



1 BUILDING
AVAILABLE
FOR LEASE

620,000 SF
Q4 2022
PROPOSED DELIVERY

DIRECT ACCESS TO



EXPANDABLE TO +/- 1,000,000 SF

Matthew Marshall, Principal
D +1 610 557 0502
M +1 610 574 4286
matthew.marshall@avisonyoung.com

Jim Scott, Principal
D +1 610 557 0511
M +1 215 932 1157
jim.scott@avisonyoung.com

Avison Young - Philadelphia
300 Barr Harbor Drive, Suite 150
West Conshohocken, PA 19428
+1 610 276 1080



**AVISON
YOUNG**



ALLENTOWN
45 MILES



HARRISBURG
80 MILES



PHILADELPHIA
95 MILES



NEWARK
115 MILES



WILMINGTON
115 MILES



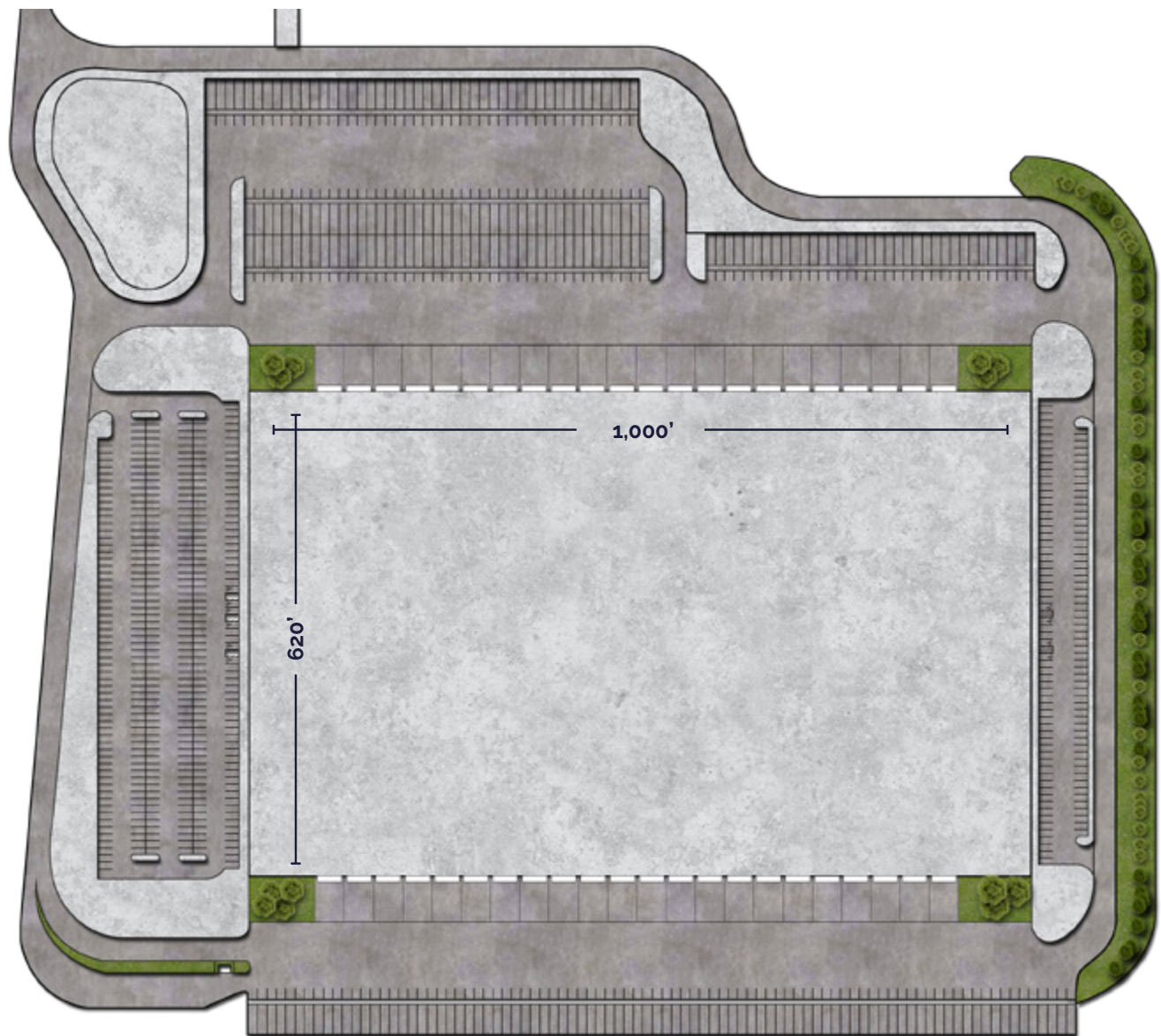
BALTIMORE
160 MILES



Wilkes-Barre Scranton Int'l Airport	33 miles
Philaport	104 miles
Philadelphia Int'l Airport	105 miles
Port of Wilmington	114 miles
Newark Liberty Airport	123 miles
Port of Newark/Elizabeth	125 miles
LaGuardia Airport	139 miles
John F. Kennedy Airport	148 miles
Port of Baltimore	157 miles

PROPERTY SPECIFICATIONS

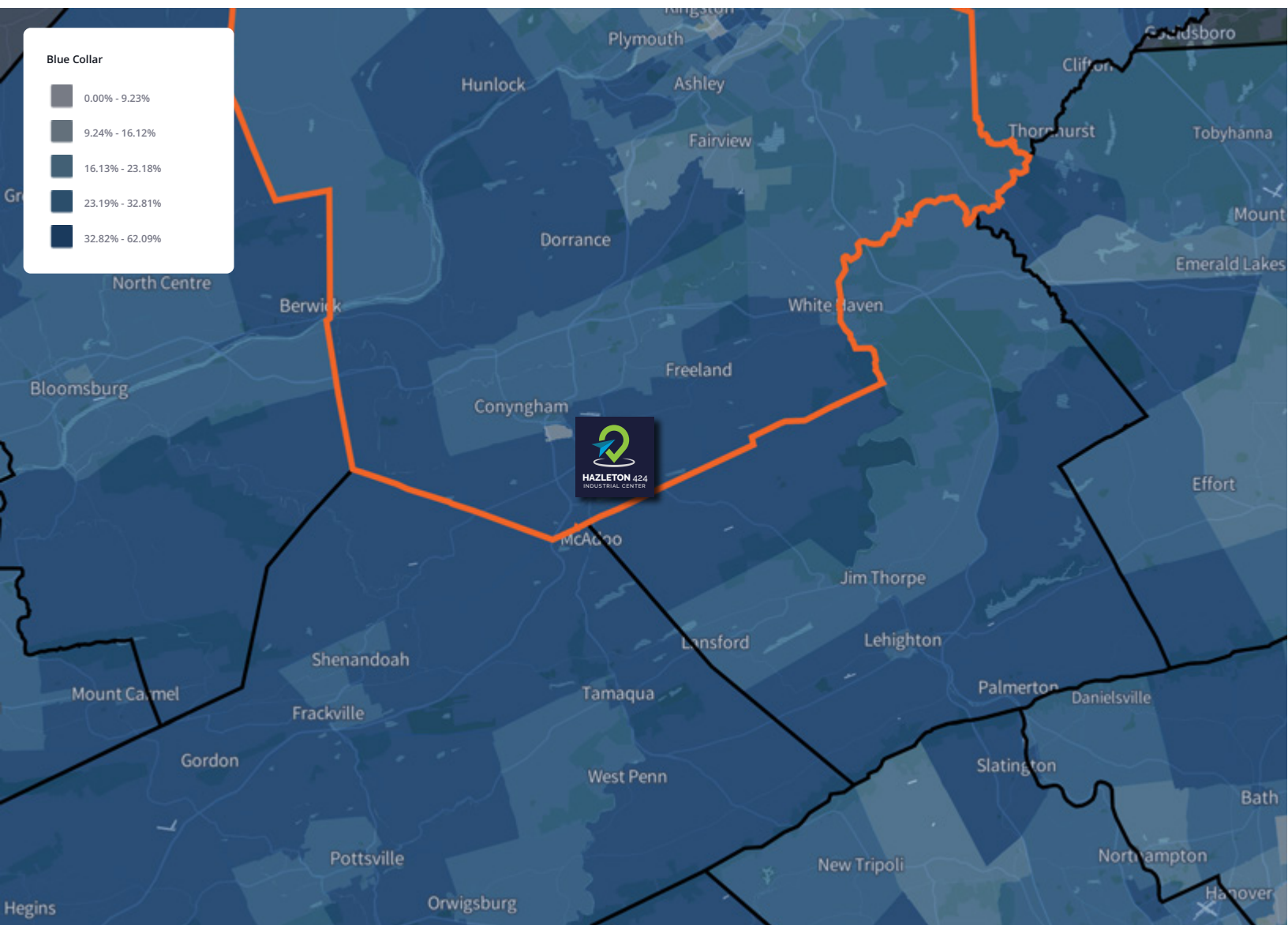
SIZE	<ul style="list-style-type: none">■ 620,000 SF■ Cross Dock Building
COLUMN SPACING	<ul style="list-style-type: none">■ 50' x 50' Column Spacing■ 60' Deep Speed Bays
CLEAR HEIGHT	<ul style="list-style-type: none">■ Up to 60'
LOADING DOCKS / TRAILER SPACES	<ul style="list-style-type: none">■ 124 Docks (62 per side)■ 140 Trailer Spaces (70 per side)
PARKING SPACES	<ul style="list-style-type: none">■ Car Stalls: 495■ Trailer Storage Stalls: 255
TRUCK COURT DEPTH	<ul style="list-style-type: none">■ Double sided loading court 200' wide
LENGTH OF ROAD	<ul style="list-style-type: none">■ 4,250 LF
ACCESS POINTS	<ul style="list-style-type: none">■ 2 (direct access from Route 424)
IMPERVIOUS AREA	<ul style="list-style-type: none">■ ±31.72 Acres



UNPARALLELED BLUE COLLAR WORKFORCE

Greater Hazleton is known for its high-quality, reliable, skilled workforce. Companies also find that proximity of Greater Hazleton to I-81 and I-80 provides access to a **population of 682,709 people with a civilian workforce of more than 340,900 with a 30-mile 'commute shed' radius.**

Source: Can Do of Greater Hazelton



Matthew Marshall, Principal
D +1 610 557 0502
M +1 610 574 4286
matthew.marshall@avisonyoung.com

Jim Scott, Principal
D +1 610 557 0511
M +1 215 932 1157
jim.scott@avisonyoung.com

Avison Young - Philadelphia
300 Barr Harbor Drive, Suite 150
West Conshohocken, PA 19428
+1 610 276 1080

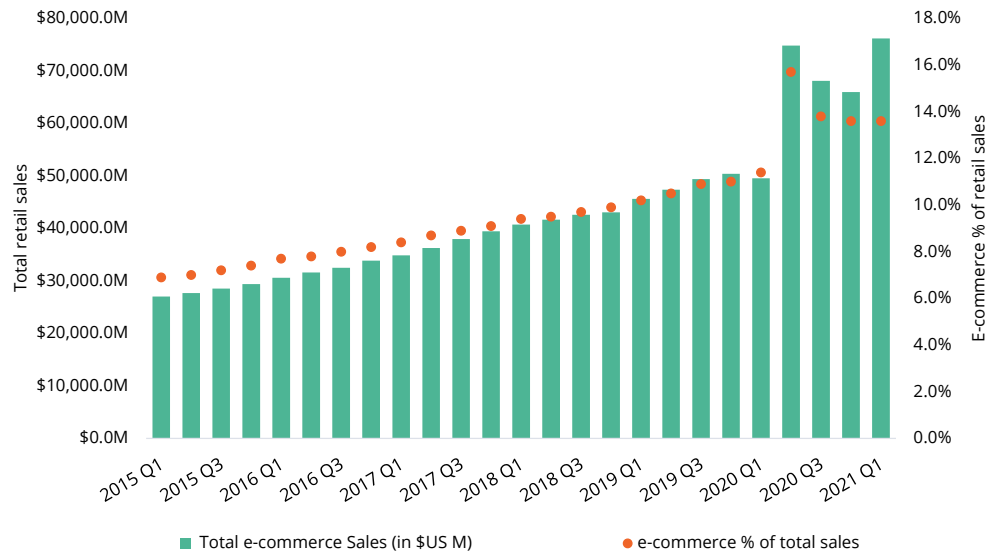
U.S. TOTAL RETAIL AND E-COMMERCE SALES

15.7%

E-commerce share of overall retail sales in Q1 2021

Source: Federal Reserve Bank of St. Louis

AVANT
by AVISON YOUNG



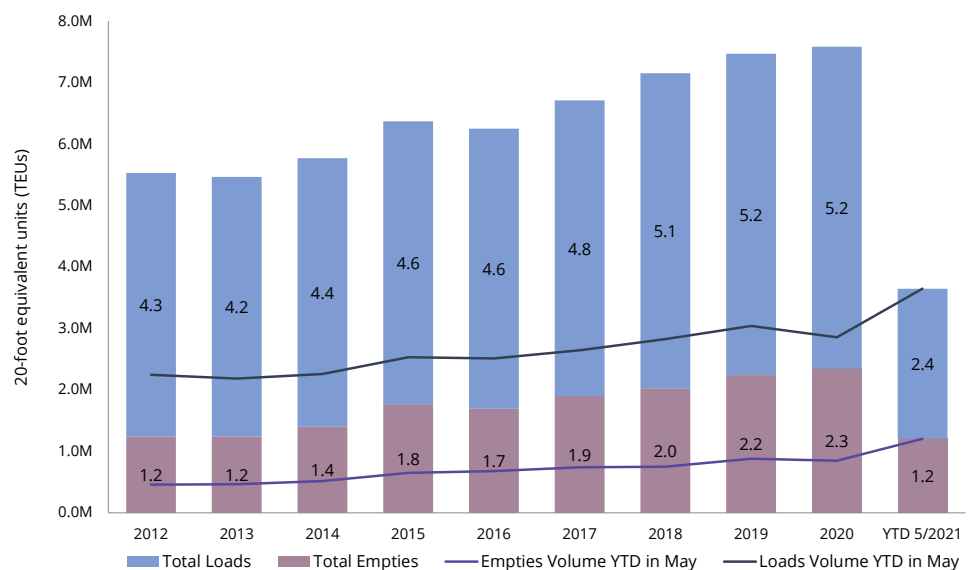
PORT OF NEW YORK & NEW JERSEY CARGO VOLUME

42.1%

Year-over-year rise in year-to-date empty cargo containers

Source: Port of New York and New Jersey

AVANT
by AVISON YOUNG



Matthew Marshall, Principal
D +1 610 557 0502
M +1 610 574 4286
matthew.marshall@avisonyoung.com

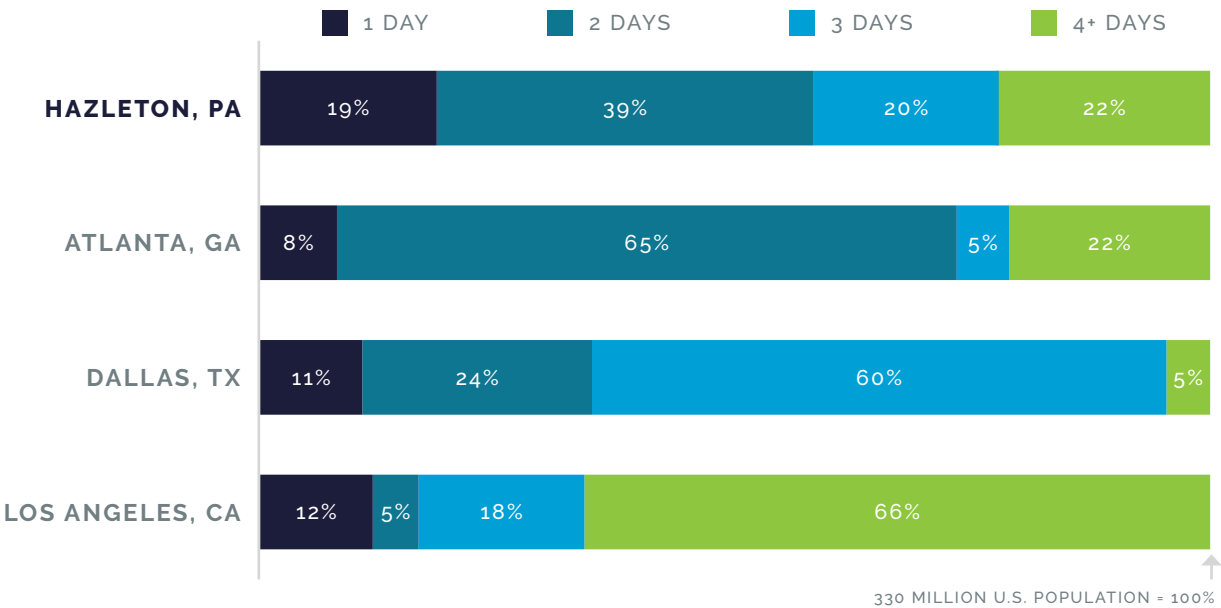
Jim Scott, Principal
D +1 610 557 0511
M +1 215 932 1157
jim.scott@avisonyoung.com

Avison Young - Philadelphia
300 Barr Harbor Drive, Suite 150
West Conshohocken, PA 19428
+1 610 276 1080

U.S. LOGISTICS COMPARISON

HAZLETON, PA VS. 3 OTHER HIGHLY-DESIRABLE LOGISTICS GEOGRAPHIES

Based on U.S. Population Coverage



EMPLOYMENT BASE

THERE IS A CAPTIVE WORKER BASE AND LOW COST OF LIVING THAT ARE POSITIVES TO COMPANIES COMPARING HAZLETON TO OTHER MORE EXPENSIVE MARKETS

- There are 6,600 warehouse & distribution workers, 1,300 management roles, and 900 production work within the 60 minute commute range of the site.
- Labor rates are lower around this development site (vs. PA state average) for production workers and management roles- by 12% and 14% respectively.
- Hazleton 424 has the highest 1-day shipping coverage of the U.S. population compared to other industrial hubs like Atlanta, GA; Dallas, TX; and Los Angeles, CA.
- New corporate occupiers in the Hazleton area include Lineage Logistics, Little Leaf Farms, and Niagra Water.

Matthew Marshall, Principal
D +1 610 557 0502
M +1 610 574 4286
matthew.marshall@avisonyoung.com

Jim Scott, Principal
D +1 610 557 0511
M +1 215 932 1157
jim.scott@avisonyoung.com

Avison Young - Philadelphia
300 Barr Harbor Drive, Suite 150
West Conshohocken, PA 19428
+1 610 276 1080