

# I-80 Commerce Center

## Mackes Road

Tobyhanna Township, PA



# 364,000 sF AVAILABLE

F O R   S A L E / L E A S E

**STATE-OF-THE-ART INDUSTRIAL DEVELOPMENT**



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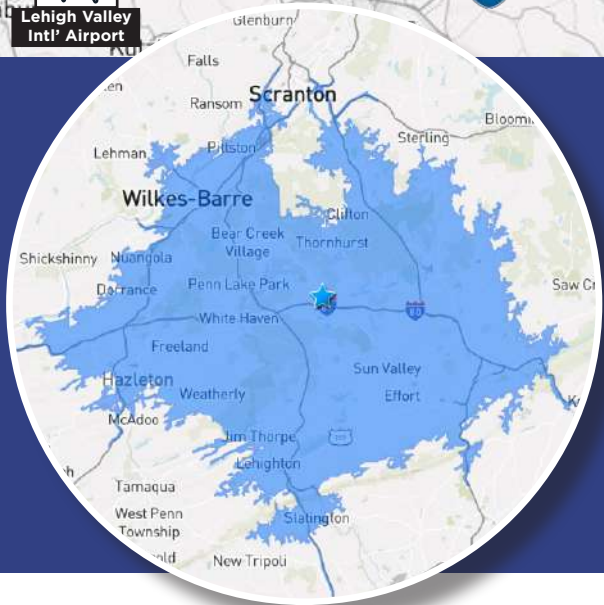
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# Location Overview



## 40 MINUTE DRIVE TIME

418,381  
Total Population

213,828  
Total Labor Force

27%  
Blue Collar

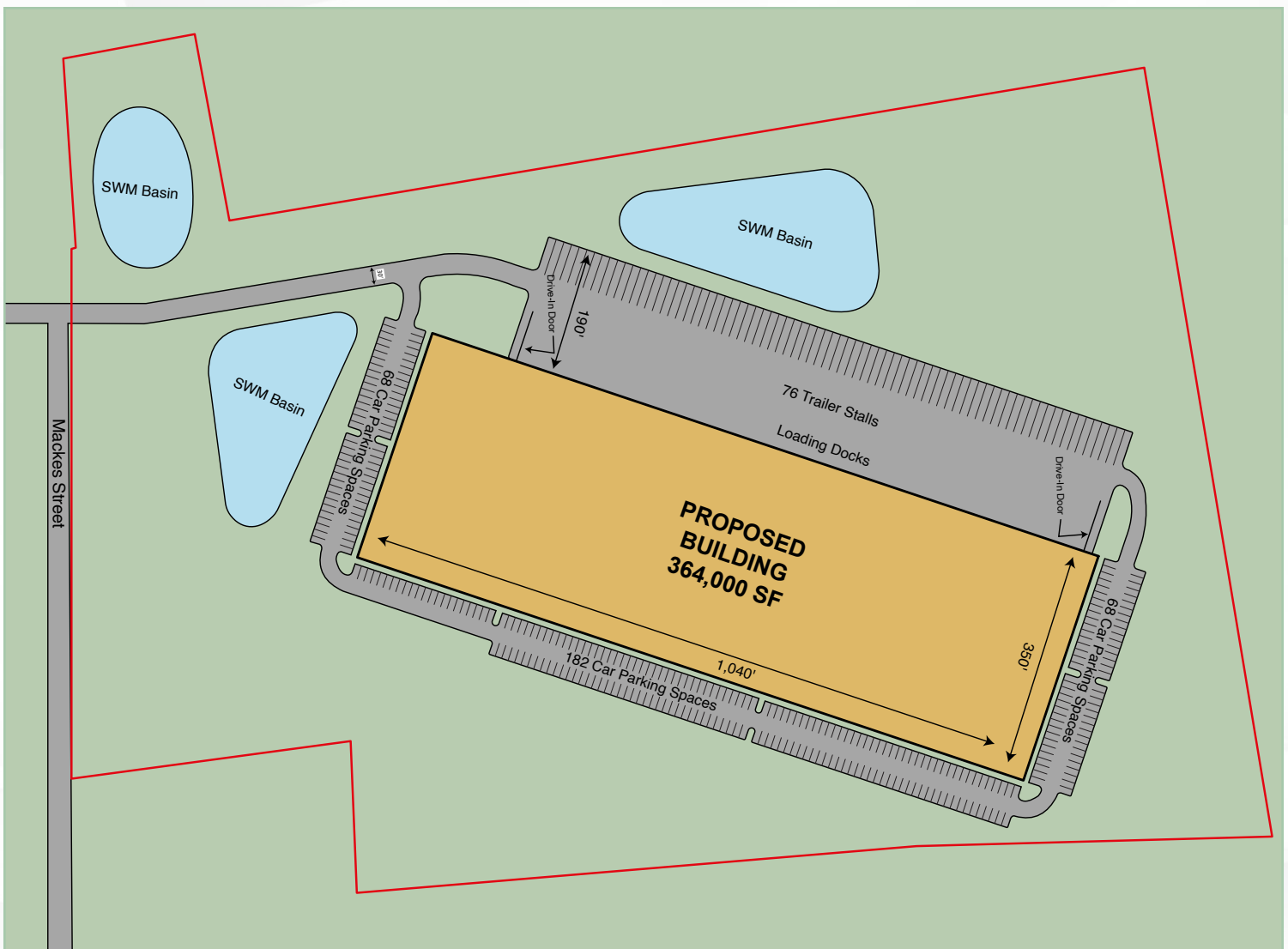


\* Courtesy of Esri

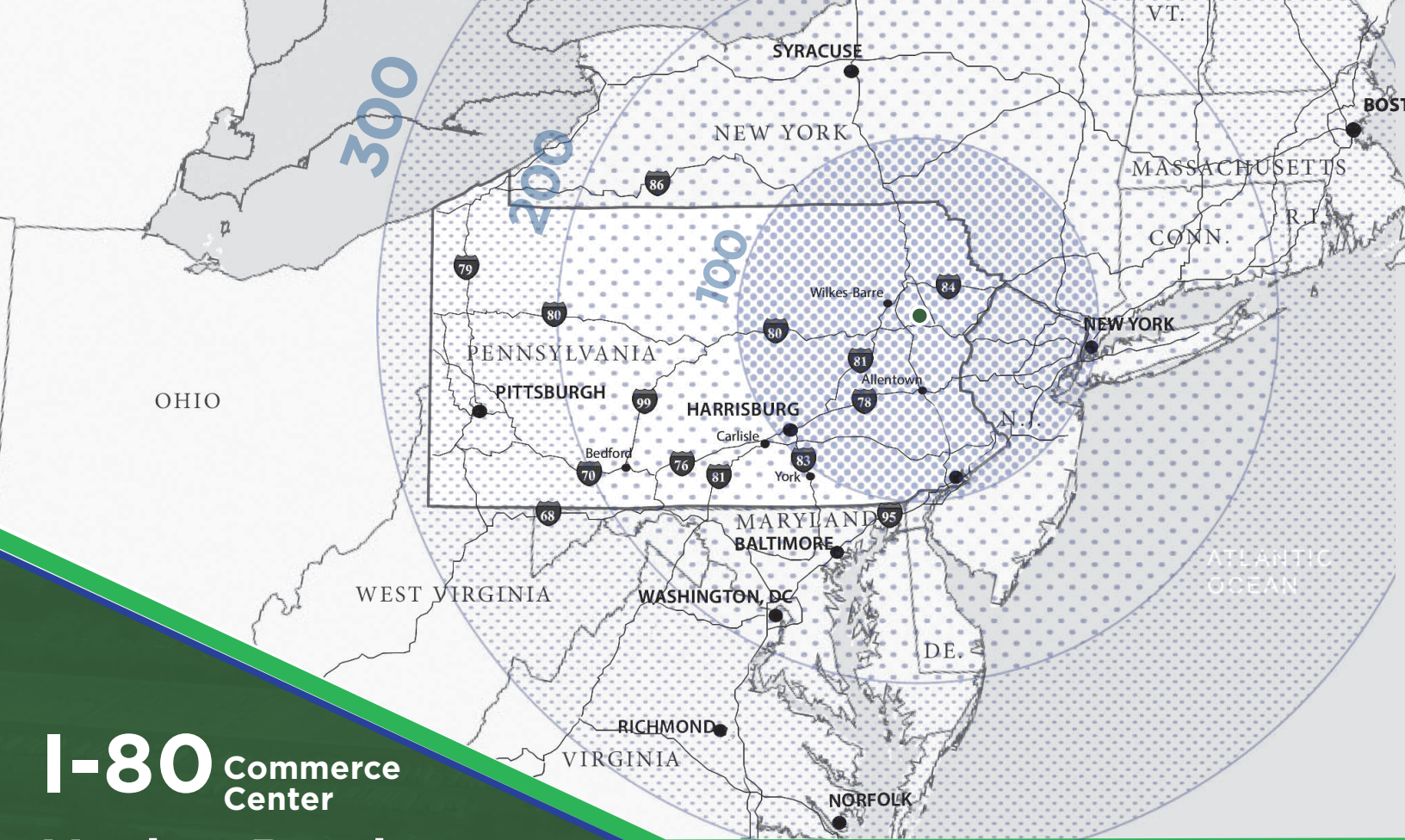
- Immediate proximity to Exit 284 offering exceptional highway access to I-80 leading directly into New York City and the Ports of New Jersey
- State-of-the-art Class A distribution center with best-in-class specifications
- Strategically located within a 45-minute drive to UPS & FedEx parcels along I-380 and I-81
- The I-80/I-380 corridor has continued to emerge as a viable industrial location focused on servicing the New Jersey and New York consumer bases

# Building Specifications

<b>Land Area</b>	40.46 Acres	<b>Car Parking</b>	318 spaces
<b>Building Area</b>	364,000 SF	<b>Trailer Parking</b>	76 dedicated stalls
<b>Construction</b>	Exterior Walls: Pre-cast structural load bearing concrete wall panels Structure: Conventional structural steel framing system	<b>Truck Court</b>	190' depth
<b>Dimensions</b>	1,040'w x 350'd	<b>Clear Height</b>	36' clear at first column line
<b>Roof</b>	60-mil fully adhered roofing system	<b>Column Spacing</b>	50' x 52' with 60' speed bay
<b>Floor</b>	7" thick, unreinforced concrete, 4,000 PSI	<b>Lighting</b>	LED high bay fixture lighting with occupancy sensors
<b>Loading Configuration</b>	Single-side load	<b>Sprinkler System</b>	ESFR system
<b>Dock Doors</b>	Sixty (60) 9' x 10' loading doors	<b>Power</b>	3,000 AMP electrical service
<b>Drive-In Doors</b>	Two (2) 12' x 14' electric operated drive-in doors	<b>HVAC</b>	Rooftop mounted Cambridge hot air rotation units







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### DISTANCES TO CITIES

	Distance (mi)	Drive Time (hrs)
Allentown, PA	48 miles	1 hr.
Newark, NJ	90 miles	1 hr. 35 min.
Philadelphia, PA	96 miles	1 hr. 51 min.
New York City, NY	100 miles	1 hr. 56 min.
Harrisburg, PA	112 miles	1 hr. 46 min.
Baltimore, MD	192 miles	3 hr. 7 min.
Hartford, CT	196 miles	3 hr. 37 min.
Washington, DC	234 miles	4 hr. 13 min.
Toronto, ON	387 miles	6 hr. 24 min.
Montreal, QE	404 miles	6 hr. 26 min.



### About J.G. Petrucci Co., Inc.

With offices in Asbury, New Jersey, and Bethlehem, Pennsylvania, J.G. Petrucci is a privately held development firm specializing in design/build construction. The company has over 35 years of experience in the design, development, re-development, and acquisition of commercial, industrial, educational, multifamily, and healthcare properties.

J.G. Petrucci Company, Inc., has delivered more than 800 design/build projects for local, regional, and national leaders in a variety of industries. In addition, the firm owns and operates over 4.5 million square feet of commercial, industrial, and retail properties, 2,000 luxury apartment homes, and has extensive land holdings to offer its clients throughout New Jersey and Pennsylvania.

For more information on J.G. Petrucci Company, Inc., visit [www.jgpetrucci.com](http://www.jgpetrucci.com), or call 908.730.6909.

For leasing inquiries,  
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