



LOGISTICS[®]
PROPERTY
CO

I-80-380 LOGISTICS CENTER

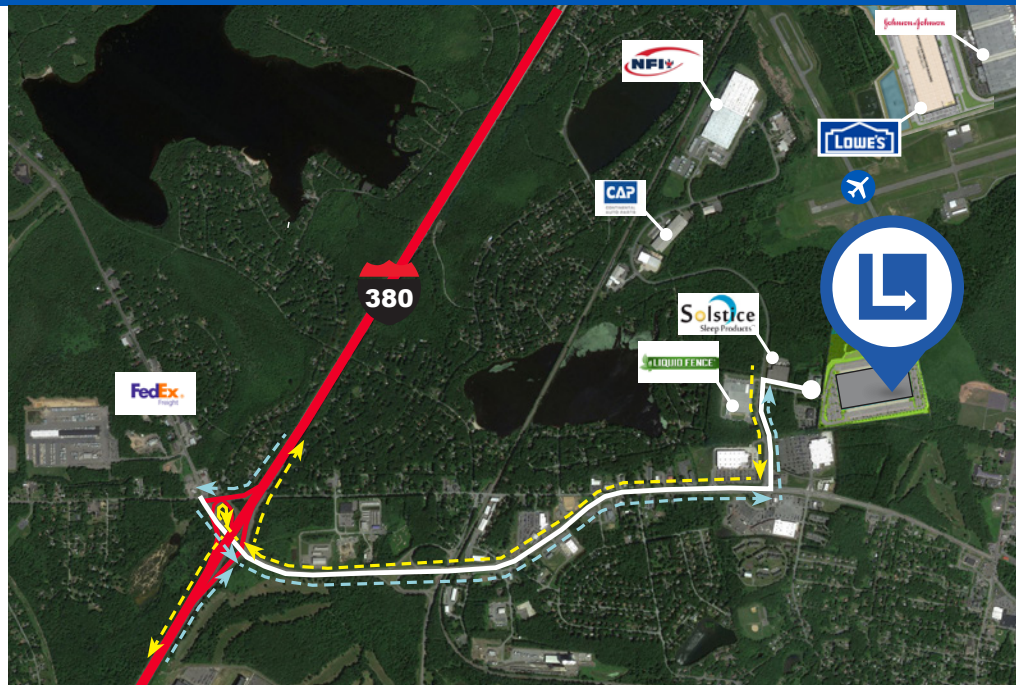
145 Market Way, Mount Pocono, PA 18344

LEASED



749,736 SF • 36' CLEAR HEIGHT

- State-of-the art, Class A distribution facility
- 4 minutes from I-380 at Exit 3
- 8 minutes from I-80
- 23 minutes from I-476
- 10 Year LERTA Property Tax Abatement
- Ample trailer and auto parking
- Access to FedEx Freight
- Within one day's drive to 40% of the US population and 50% of the Canadian population
- Remarkable access to skilled labor





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**TAX
SAVINGS**



**36' CLEAR
HEIGHTS**



**OFFICES
TO SUIT**



**AMPLE
PARKING**

TOTAL BUILDING SIZE	±749,736 SF	DOCK DOORS	±75 Dock Doors
BUILDING DIMENSIONS	1250' x 600'	LOADING BAY	50' x 75'
COLUMN SPACING	50' x 50'	FIRE PROTECTION	ESFR
AUTO PARKING	±608 Car Spots	CONSTRUCTION	Insulated Precast Wall Panels
TRAILER PARKING	±188 Trailer Spots	CLEAR HEIGHT	36'
FLOORS	6" 4,000 PSI DuctileCrete Slab	ROOF	60 Mil, Fully Adhered EPDM Roof