

# COLD STORAGE FACILITY FOR SALE/LEASE

1044 KEYSTONE BLVD | POTTSVILLE, PA

TRI-TEMP DISTRIBUTION CENTER | 147,950 SF

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INTERNATIONAL

## PROPERTY STATISTICS

- » Total Building: 147,950 SF
  - » Dry Grocery: 51,200 SF
  - » Freezer Area: 41,165 SF
  - » Cooler Area: 16,625 SF
  - » Office: 6,365 SF
- » Clear Height: 40'-45' clear
- » Year Built: 2009
- » Dock Doors: 11 DH; 1 DI
- » Location: Approx 1 mi to I-81
- » Condition: Facility and roof in excellent overall condition

## REFRIGERATION

- » Temps capable of -10°F, +28°F, +32°F, 50°F
- » Ammonia system w/ glycol heated floor in freezers & 28°F meat cooler
- » Cold dock areas capable of 38°F



## FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE AGENTS:

### Food Advisory Specialists

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## SUBJECT PHOTOS AND FEATURES

### General Building Info:

- » 147,950 SF
- » ±43.72 AC
- » Office/Employee Welfare: 6,356 SF
- » Machine/Electrical/Controls: 4,820 SF
- » Pallet Positions: 21,157
- » Parking:
  - » ± 110 vehicle
  - » ± 55 trailer (ability to expand)
- » Fully sprinklered; 3,000 gpm fine water pump

### Backup Power System:

- » 600 KW generator
- » 175 gallon diesel tank
- » 48 hour run time per tank
- » Sound attenuated low noise



Racked Storage



Interior Pit Levelers



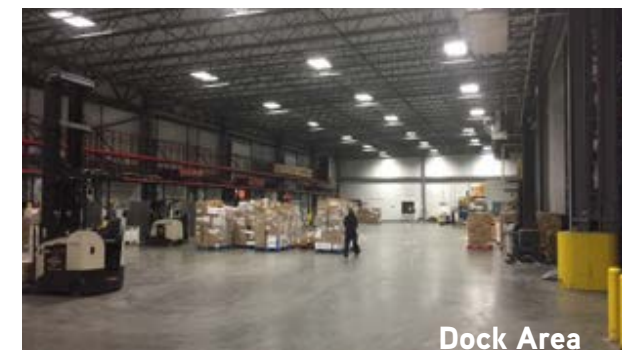
Cold Dock / Staging



Break Area



Exterior



Dock Area



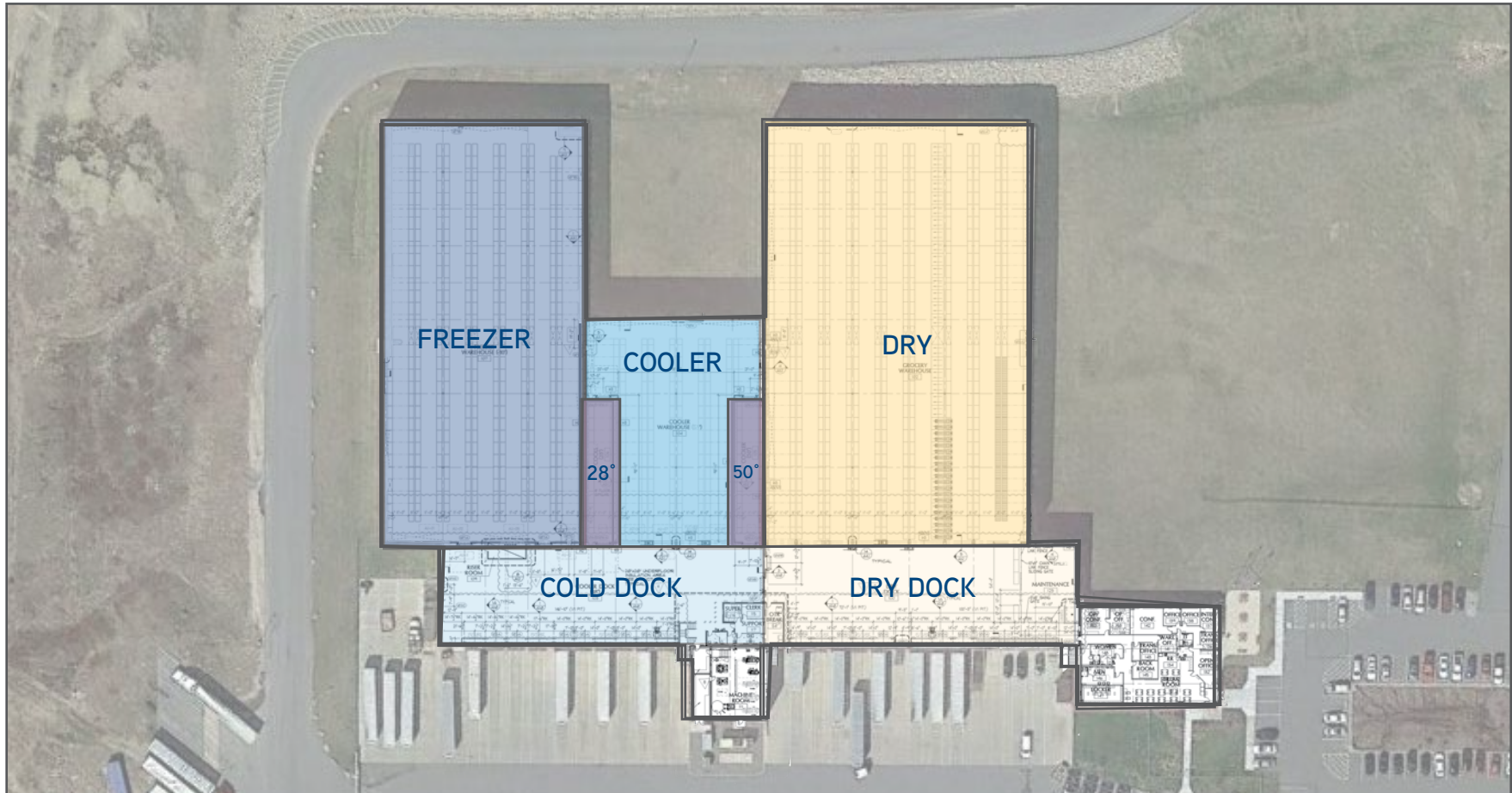
# COLD STORAGE FACILITY FOR SALE/LEASE

1044 KEYSTONE BLVD | POTTSVILLE, PA

TRI-TEMP STORAGE & DISTRIBUTION CENTER | 113,450 SF

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## Floor Plan and Statistics



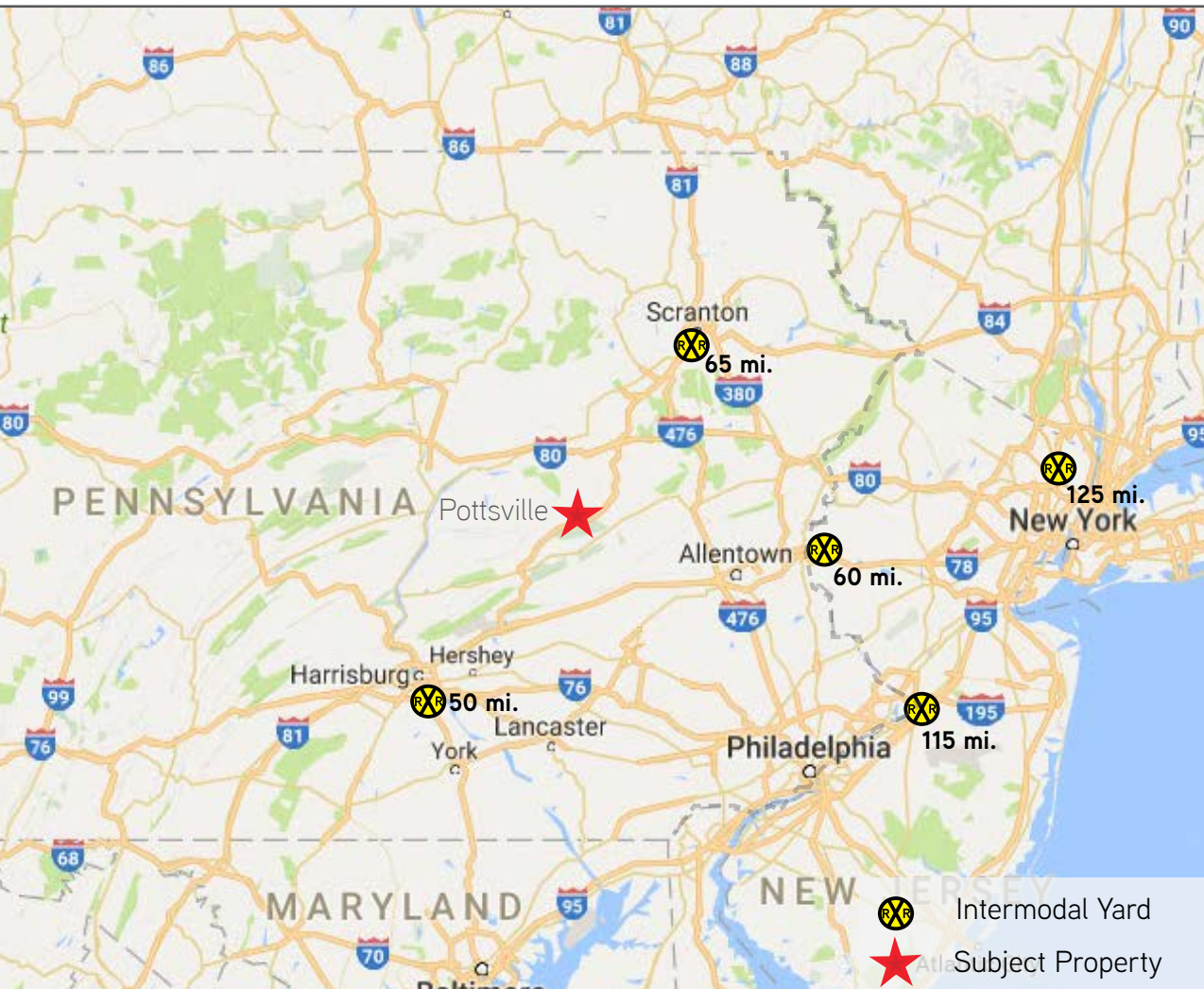
	FREEZER STORAGE	28° COOLER	50° COOLER	COOLER STORAGE	DRY STORAGE	COLD DOCK	DRY DOCK
Total Size:	39,015 SF	2,150 SF	2,150 SF	14,475 SF	51,200 SF	14,475 SF	12,315 SF
Clear Height:	40'	40'	40'	40'	45'	24'	24'
Dimensions:	(D) 248' x (W) 137'	(D) 100' x (W) 19'	(D) 100' x (W) 19'	(D) 150' x (W) 121'	(D) 284' x (W) 174'	(D) 70' x (W) 158'	(D) 70' x (W) 165'
Area Temp.:	-10° F	28° F	50° F	32° - 38° F	Ambient	38°	Ambient
Pallets:	6,960	344	344	2,520	10,989	-	-
DH Doors:	-	-	-	-	-	6	5

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## Location:

1044 Keystone Blvd is strategically located off Exit 116 and Exit 119 of I-81 in Schuylkill County. The building is located in the Schuylkill Highridge Business Park, a 2,000 acre master planned development by the Schuylkill Economic Development Corporation (SEDCO). Highridge Business Park draws workers from a labor-shed of Schuylkill and 8 neighboring counties. With easy access via I-81, 1044 Keystone is the ideal location for employers that demand a large workforce with diverse skill sets. Other major employers within the park include Walmart, Wegman's, Sara Lee/Hillshire Brands, Lowe's, Jeld-Wen, and Hudson Bay Company (parent company of Saks 5th Avenue and Lord & Taylor).

FROM SUBJECT TO:	DRIVE TIME
Allentown, PA	1 hr 11 mins
Harrisburg, PA	1 hr 11 mins
Philadelphia, PA	2 hr 23 mins
Baltimore, PA	2 hr 34 mins
New York, NY	2 hr 57 mins
Washington, DC	3 hr 41 mins
Boston, MA	6 hr 12 mins

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