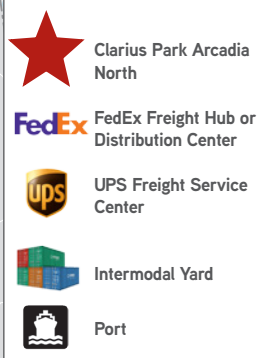


Clarius Park Arcadia North is conveniently located off of PA 611 in Coolbaugh Township, Monroe County, Pennsylvania

- Highway access via Exit 3 of I-380
- Less than 75 miles to Newark, NJ
- Over 33% of the United States population and 50% of Canadian consumers are located within an 8-hour truck commute



READY FOR DEVELOPMENT
CROSS LOAD CONFIGURATION
10 YEAR LERTA TAX ABATEMENT



Developed by:



FOR MORE INFORMATION
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1,104,000 SF AVAILABLE
WAREHOUSE/DISTRIBUTION FACILITY

Clarius Park - Arcadia North
Corporate Center Drive West, Tobyhanna, Pennsylvania



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CLARIUS PARK - ARCADIA NORTH

Corporate Center Drive West, Tobyhanna, PA

- > 1,104,000 SF AVAILABLE
- > 85.125+/- acres of land
- > 600' x 1,840' building dimensions
- > 36' ceiling heights
- > 54' x 50' column spacing
- > 198 loading doors; 4 drive-in doors
- > 75' loading bay
- > 7" concrete flooring
- > 429 car parking spaces
- > 243 trailer drops
- > 191' truck court
- > ESFR sprinkler system
- > 4,000 amp; 480/277 volt; 3-phase
- > Zoned Industrial
- > Neighbors include Walmart (1,000,000 SF), Johnson & Johnson (1,265,500 SF), Sears Logistics (1,026,000 SF), Amazon (1,287,000 SF), and Lowe's (1,300,000 SF)
- > Located off Exit 3, PA I-380

FULL BUILDING CIRCULATION

- Water (12" line)
Pennsylvania-American Water Company
- Sewer (4" SDR 21 PVC)
Pocono Mountains Industries, Inc.
- Electric PPL
Electrical Utilities Corporation
- Natural Gas (medium capacity 4" line)
UGI Energy Services, Inc.
- Telecommunications
(high speed connections)
Verizon or PenTeleData

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