

CLASS A INDUSTRIAL AVAILABLE

NORTHEASTEN PENNSYLVANIA
I-81 CORRIDOR

14-46 Alberigi Drive
Jessup, Pennsylvania



FOR LEASE

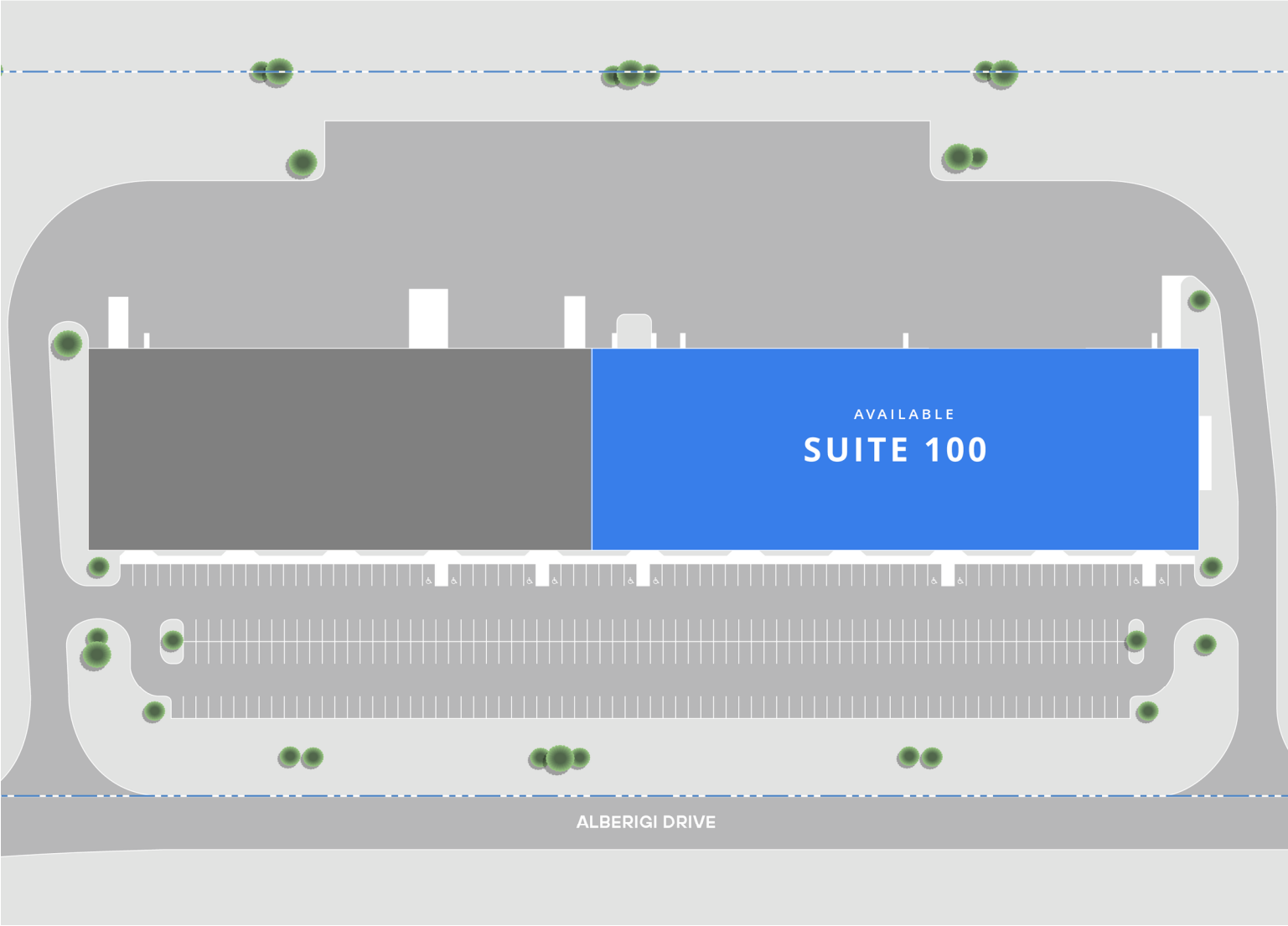
±76,751 SF



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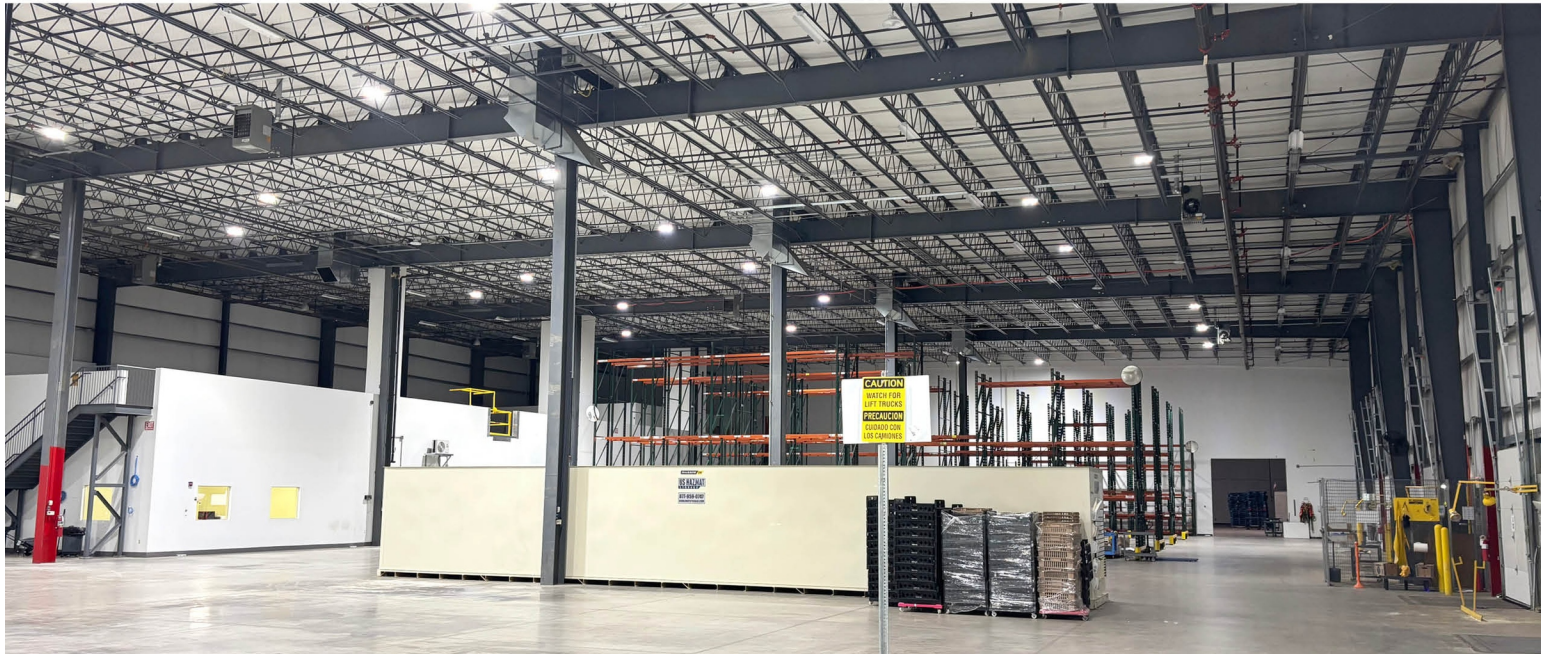


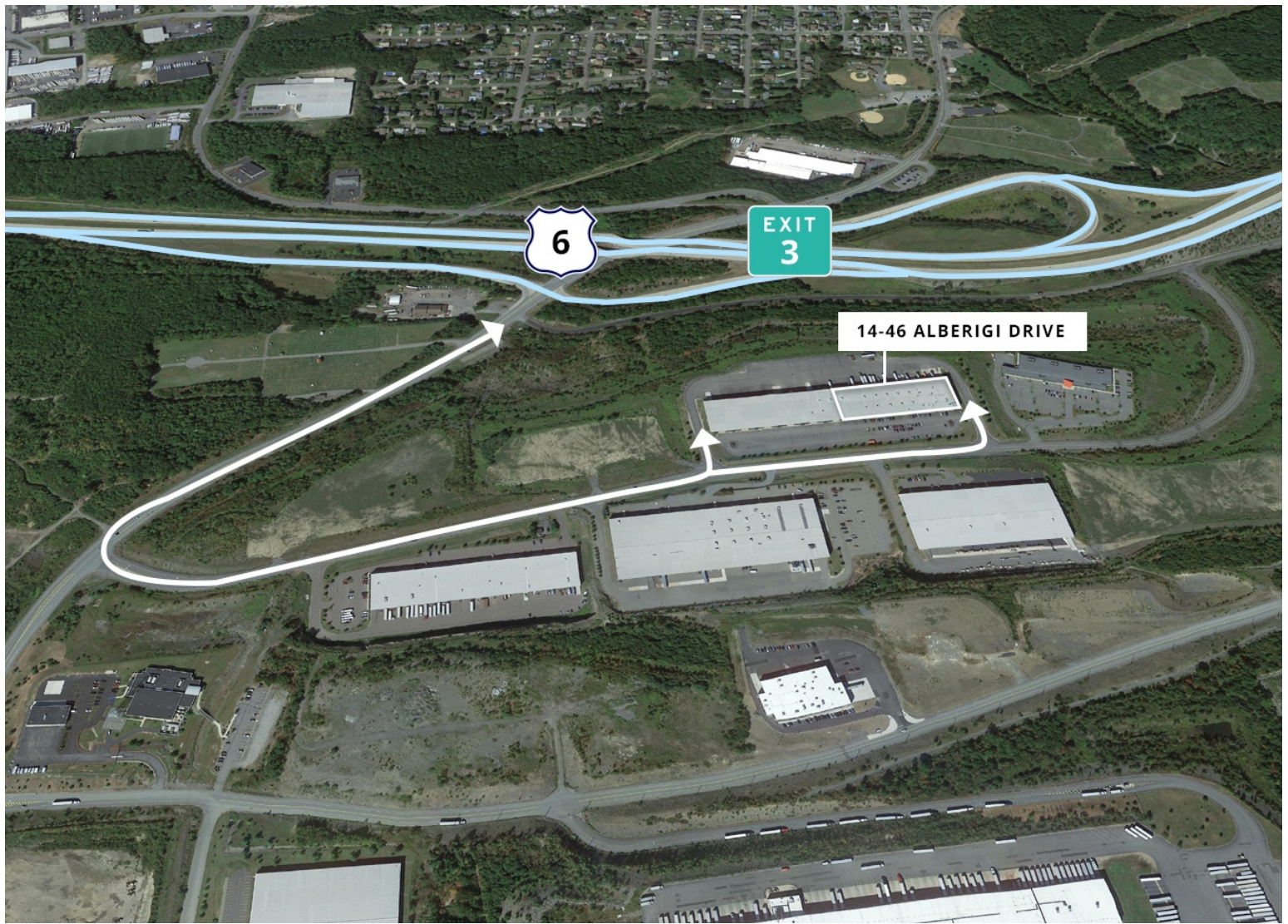
McGowan
Corporate Real Estate Advisors



SITE SPECIFICATIONS

Total Building Size	140,800 SF	Drive-in Doors	1 (14' x 14')
Available SF (Suite 100)	76,751 SF	Fire Protection	ESFR
Column Spacing	40' x 50' (60' x 40' Loading Bays)	Lighting	Metal Halide
Parking	306 Auto Spaces	Construction	Split-Face Block & Insulated Metal Panel
Truck Court	130'	Power	13,000 amps
Floors	6" Reinforced Concrete Slab, Sealed & Caulked	Clear Height	30'1" - 36'4"
Dock Doors	17 (8'6" x 9'6")	Roof	Standing Beam Metal Roof
		Year Built	2005





PROPERTY HIGHLIGHTS

Location Advantage

Exceptional market reach, providing access to approximately 40% of the U.S. population and 50% of the Canadian population within a single day's drive.

Contemporary, well-appointed facility featuring abundant on-site auto parking with 306 spaces

Strategically positioned directly off Exit 3 of Route 6, with immediate access to I-81, I-380, and I-84, enabling seamless regional and interstate connectivity.

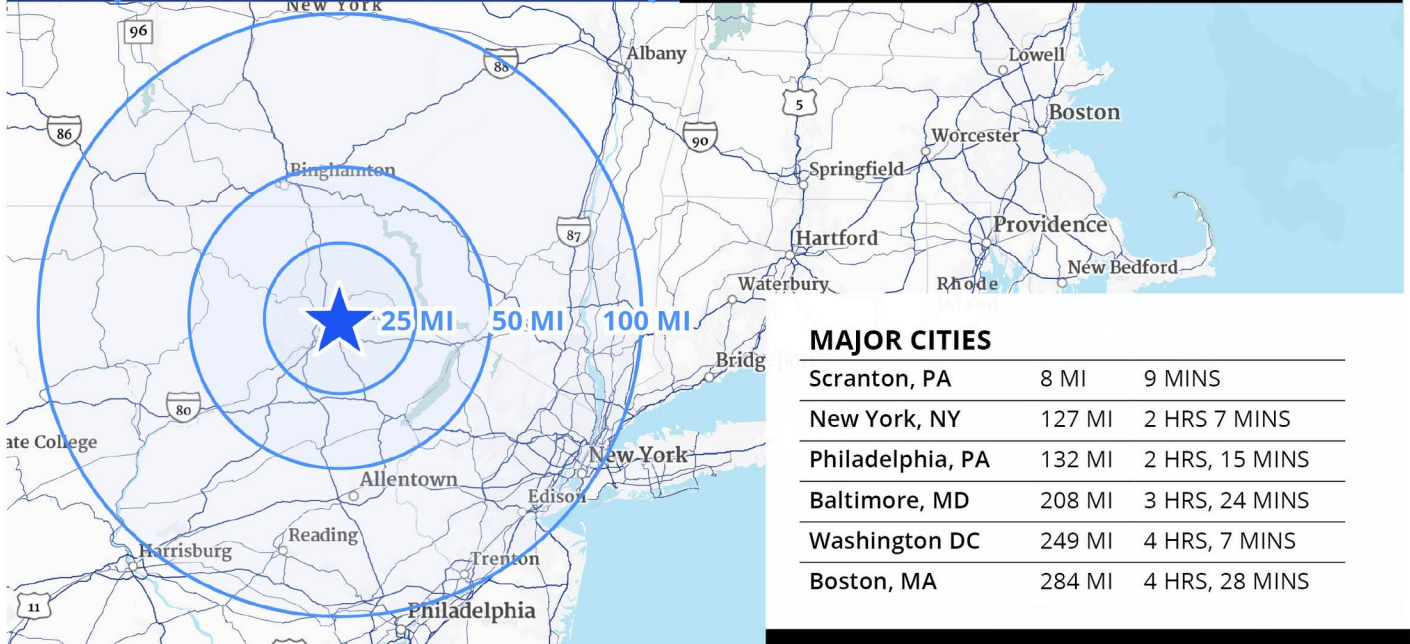
Access to a deep and established labor pool, supported by proximity to the densely populated Scranton and Wilkes-Barre metropolitan markets.

Infrastructure Features

Purpose-built former food production facility, designed to support rigorous processing operations

Existing food-grade refrigeration infrastructure, including dedicated coolers and freezers

Heavy-duty concrete mezzanine constructed above the office area, providing durable supplemental space



CONTACT INFORMATION

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