

**For Lease
Warehouse / Industrial
McAdoo, PA**



1000 Tresckow Road
McAdoo, PA 18237
Schuylkill County

For more information, contact

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Property Features

- New to the Market
- 52,000 SF +/- Available Now
- Well Located near I-81 Corridor
- New Roof, New LED Lighting
- Strong local workforce
- Heavy Infrastructure
- Dock and Drive-in access

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FACT SHEET

GENERAL DATA	
Address:	1000 Tresckow Road McAdoo Industrial Park McAdoo, PA 18237 Borough of McAdoo, Schuylkill County
Property Type:	Industrial / Warehouse
Parcel #:	131-4-A5.03
Lot Size:	40 Acres +/-
Building Size and Availability:	375,000 SF Total 52,000 SF AVAILABLE NOW Includes 1,250 SF +/- Office area
Clear Height:	17' 6" Clear, 19' 6" to deck. Note: the new LED light fixtures are a little lower and are hanging on chains which can be shortened to effectively raise the clear height to the bar joists.
Column Spacing:	25' x 50'
Dock & At-Grade Access:	Four Exterior Docks 8' W x 9' H w/ pit style pneumatic levelers plus three interior docks w/ levelers. One has the capability to side load a flat-bed trailer. One 8' x 8' At-Grade Door.
Description:	Industrial building w/ steel superstructure and CMU wall covered with a classic red brick exterior. The roof is supported by an open web steel truss roof, steel deck covered with ISO insulation and a new rubber membrane roof on the Subject Space. The floors are smooth sealed concrete. The Subject Area floor is rated for a heavy 225 lb. Live Load capacity. Offices run along the east wall and are utilitarian in nature. Offices are heated and cooled. The industrial areas are heated only. The owner of the building, Altadis, USA, Inc., occupies all areas except the Subject Area. The balance of Bldg. B, 51,000 SF is currently used for passive storage. It is possible this area can be made available for lease in the future.
Site Description:	The Subject Building is centered on the approx. 40-acre lot. A fence secures the property with two sets of gates which are automated for the main portion of the Building. A guard station monitors this. The complex is roughly divided to Buildings "A" & "B". Building "A" is 150,000 SF and Building "B" is 103,000 SF. The Available Lease Space (Subject Space) is in Building B. It is expected the Tenant will have unfettered access from Tresckow Road through a set of gates, to the Subject Space and Truck Docks.
Truck Access:	Direct access off Tresckow Road to the Truck Court. Tresckow Road connects to Route 309 which connects to I-81 giving Tenants a desirable connection for ease of freight movements.



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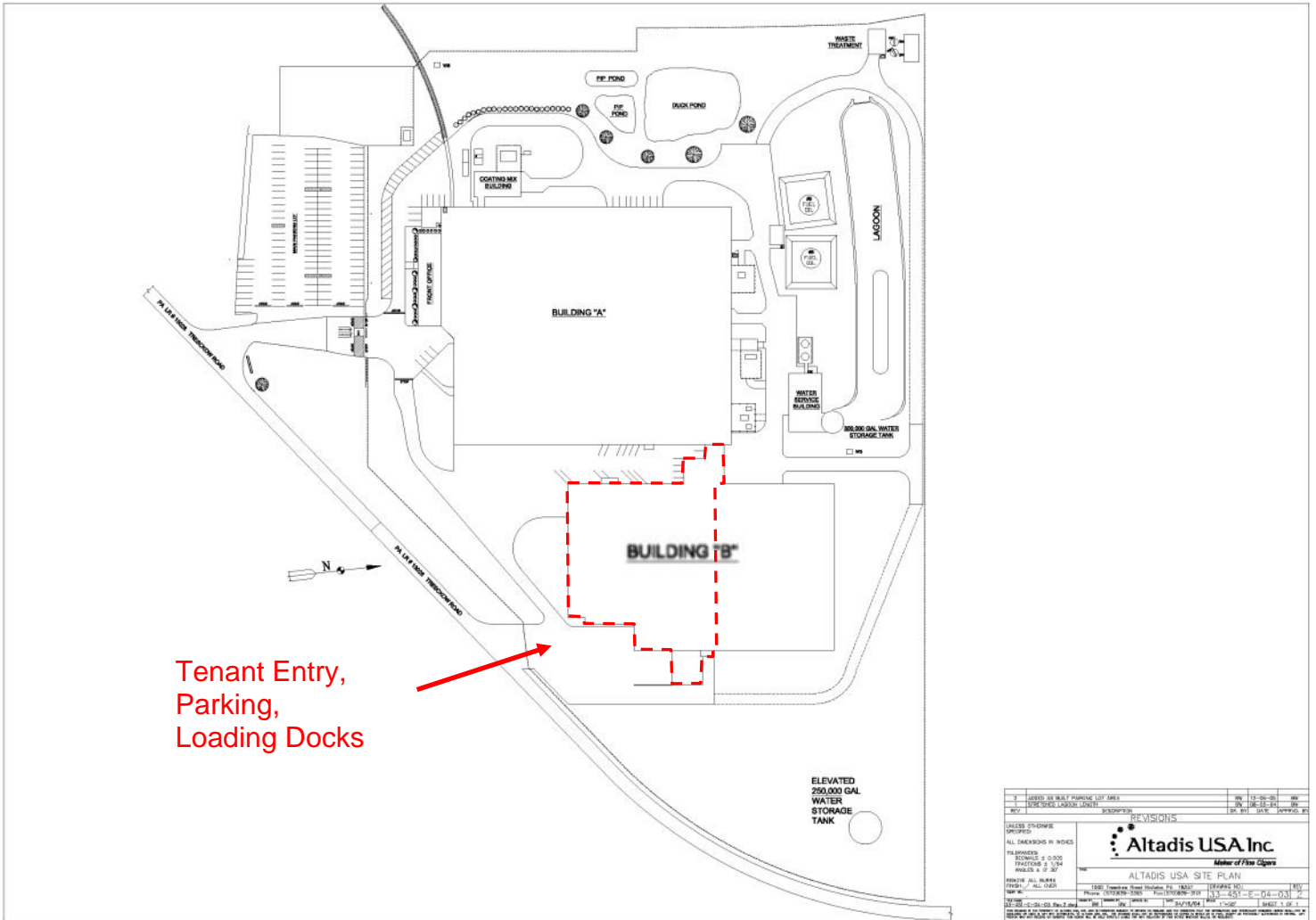
FACT SHEET

GENERAL DATA	
Zoning:	Industrial
HVAC:	Central steam boiler in combination with forced air. To be reimbursed to Landlord on a monthly basis. Service to be either sub metered or by Landlords estimated cost
Electric:	To be reimbursed to Landlord on a monthly basis. Service to be either sub metered or by Landlords estimated cost. Heavy 480-volt 3-phase available.
Gas:	Natural gas for heat is to be either sub metered or estimated by Landlord and paid by Tenant on a monthly basis.
Water & Sewer:	Public, normal use is included in the CAM Budget. If Tenant requires large volumes, a metering system would need to be installed.
Bathrooms:	Two sets of bathrooms East side: Men's: 3 water closets, 2 urinals, 2 lavatory's Ladies: 2 water closets and 2 lavatory's One uni-sex near loading docks w/ 1 water closet and 1 lavatory West Side: Men's: 2 water closets, 2 urinals, 3 lavatory's Ladies: 3 water closets and 4 lavatory's One Utility Sink
Data / Telecom:	By Tenant. Verizon is currently in the building and has a T-1 Fiber Optic line present.
Fire Sprinkler:	Wet type system rated for "normal hazard" group. A central station alarm system exists to summon the fire Department in event a problem is detected.
Parking:	Building B has approx. 40 surface spaces (un-striped). Additional spaces are available in the main lot serving Bldg. A if required.
Charging Stations:	Two Battery Charging locations with a total of 7 charging stations
MISC.:	Multiple eye-wash stations are present. One water fountain
Real Estate Taxes:	Est. at \$0.216 per SF based on the 2023 Tax amount of \$81,055 / 375,000 SF
CAM:	CAM to include Insurances, general maintenance, Snow removal, grass, roof and fire sprinkler annual maintenance and testing. 2024 Budget is \$1.65 per SF annually Note: Tenant to provide their own Liability Insurance Policy
Lease Details:	Leases will be "NNN" triple net in nature. Tenant will pay a pro-rata share of the Common Area Maintenance (CAM) as well as taxes and utilities consumed.
Virtual Tour Link:	https://tour.giraffe360.com/e40925ee85cb4ad78ac962d2767a3bdc/



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SITE PLAN



Tenant Entry,
 Parking,
 Loading Docks

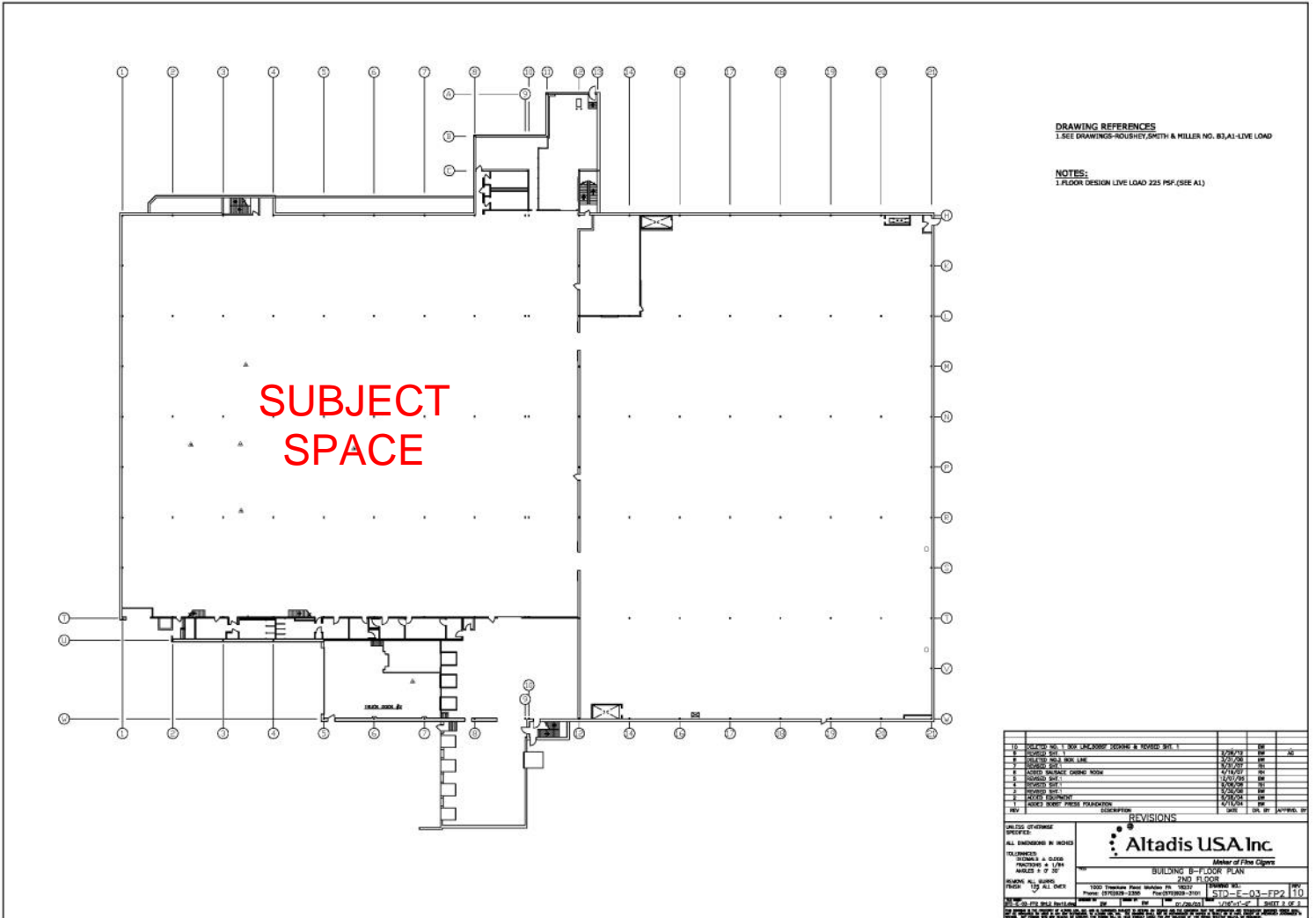
3	AREA 20 BULK PARKING LOT AREA	REV	12-24-20	REV
1	PRELIMINARY LAYOUT DESIGN	REV	06-24-20	REV
REV	REVISIONS	REV	05-11-20	REV
REVISIONS				
 Altadis USA Inc. <i>Master of the Cigar</i>				
ALTADIS USA SITE PLAN				
DATE:	12/24/20	PROJECT:	1000 Tresckow Road, McAdoo, PA, 18201	ISSUED BY:
DESIGNED BY:	ALL OTHERS	PROJECT NO.:	131-421-C-04-031	SCALE:
<small>THIS PLAN IS THE PROPERTY OF THE ENGINEER AND ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN CONSENT OF THE ENGINEER AND ARCHITECT IS STRICTLY PROHIBITED.</small>				



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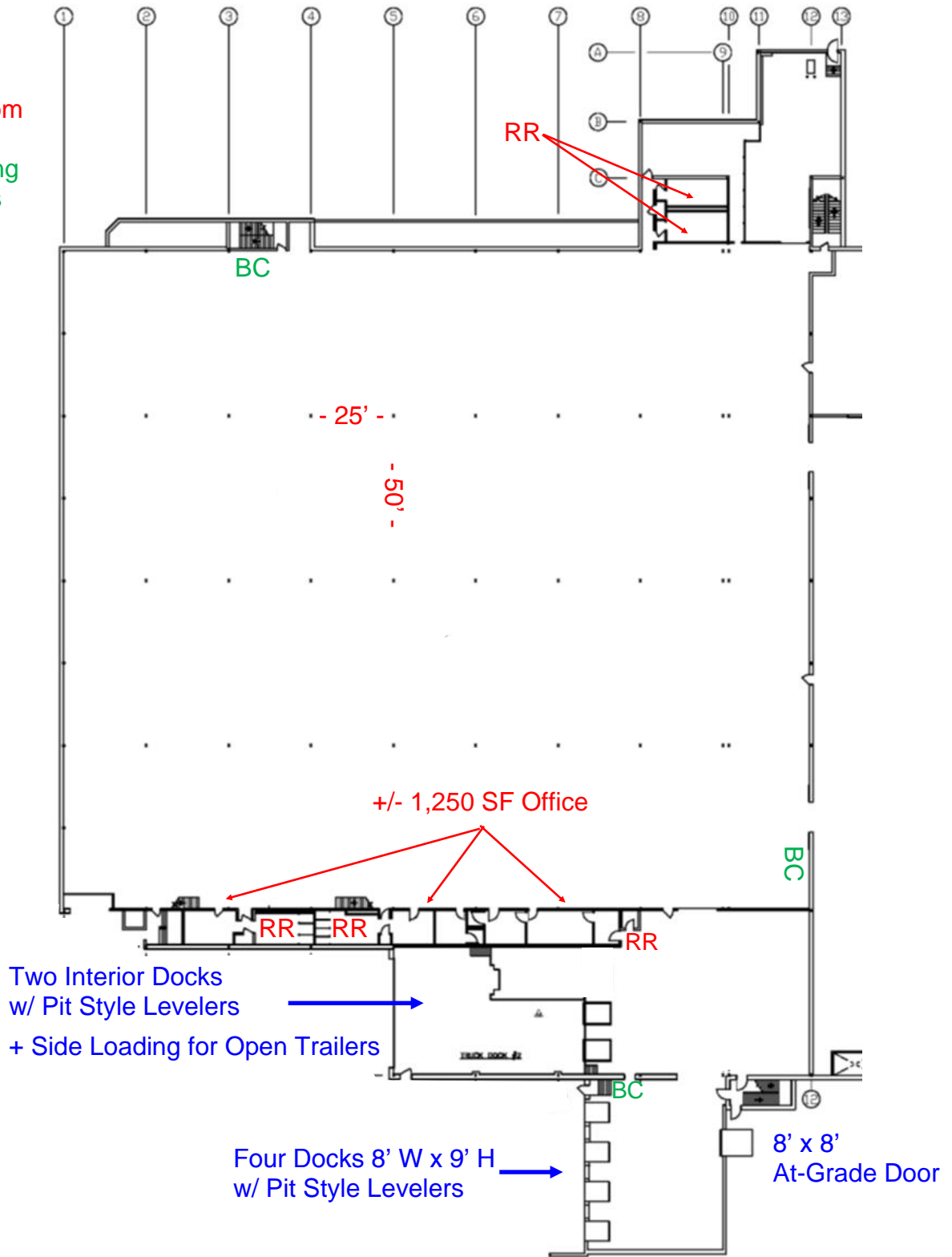
BUILDING "B" FLOOR PLAN



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SPACE PLAN

RR - Restroom
BC - Battery
Changing
Stations



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AERIAL



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PHOTOS



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OFFICE PHOTOS

Approx. 1,250 SF of Office along this wall (10' deep)



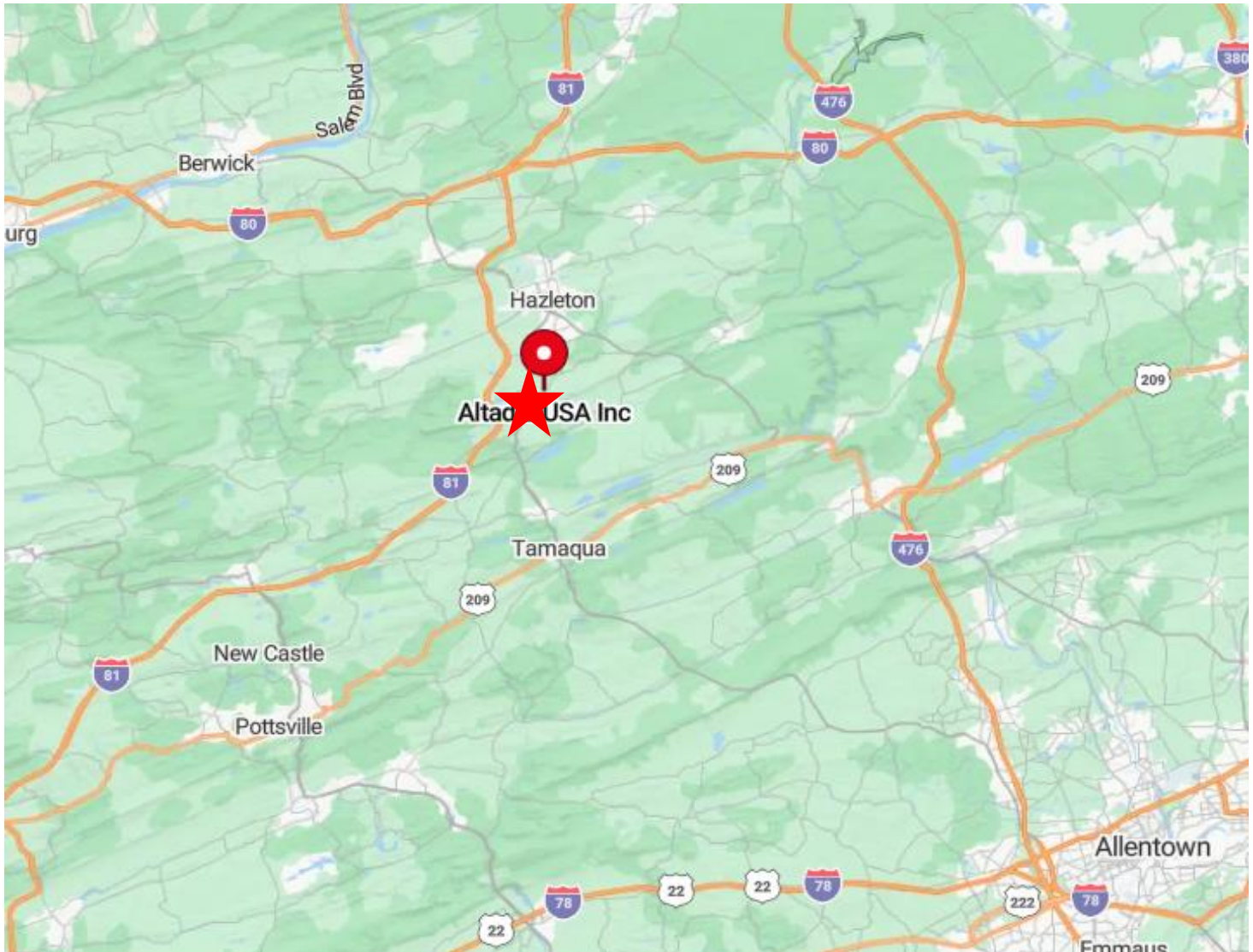
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DOCK PHOTOS



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LOCATION



Shipping Center	Mileage	Driving Time
FedEx	1.1	4 Minutes
USPS	0.8	3 Minutes
UPS Hub	6.2	14 Minutes
Restaurants, Banks, Service Locations	1	4 Minutes

Location	Mileage	Driving Time
I-81 & Route 309 Interchange	2 1/2	4 Minutes
Hazleton	5	11 Minutes
Allentown, PA	43	1 Hour 9 Minutes
Philadelphia, PA	97	1 Hour 50 Mins.
New York, NY	137	2 Hours 25 Mins.

Contact information

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