

± 357,500 SQUARE FEET INDUSTRIAL CLASS A SPACE FOR SUBLEASE

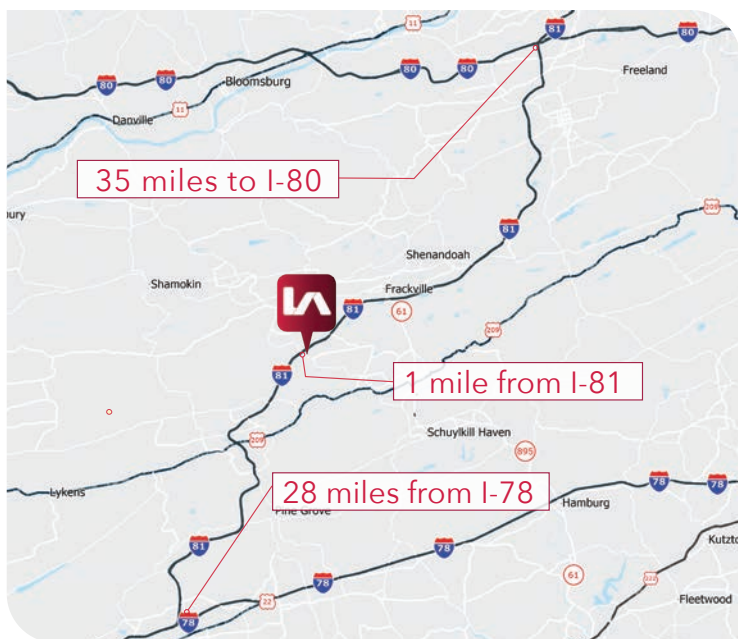
67 KEYSTONE BOULEVARD  
POTTSVILLE, PA



SUBLEASE RATE REDUCED



Less Than 1 Mile to I-81 via Rt. 901



## PROPERTY OVERVIEW

|                          |                                     |
|--------------------------|-------------------------------------|
| AVAILABLE   UNIT 2:      | ±357,500 SF                         |
| MAIN OFFICE & BREAKROOM: | ±8,687 SF                           |
| SHIPPING OFFICES:        | ±500 SF & 475 SF                    |
| CLEAR HEIGHT:            | 36'                                 |
| LOADING DOCKS:           | 40, expandable to 92                |
| AUTO PARKING:            | 148                                 |
| TRAILER PARKING:         | 104<br>(89 off-wall and 15 on-wall) |
| TRUCK COURT              | 185'                                |

Brian Knowles, CCIM, SIOR  
bknowles@lee-associates.com  
D 610.400.0484

Lee Fittipaldi  
lfittipaldi@lee-associates.com  
D 610.215.2320

Ed Skonecki  
eskonecki@lee-associates.com  
D 717.562.0901

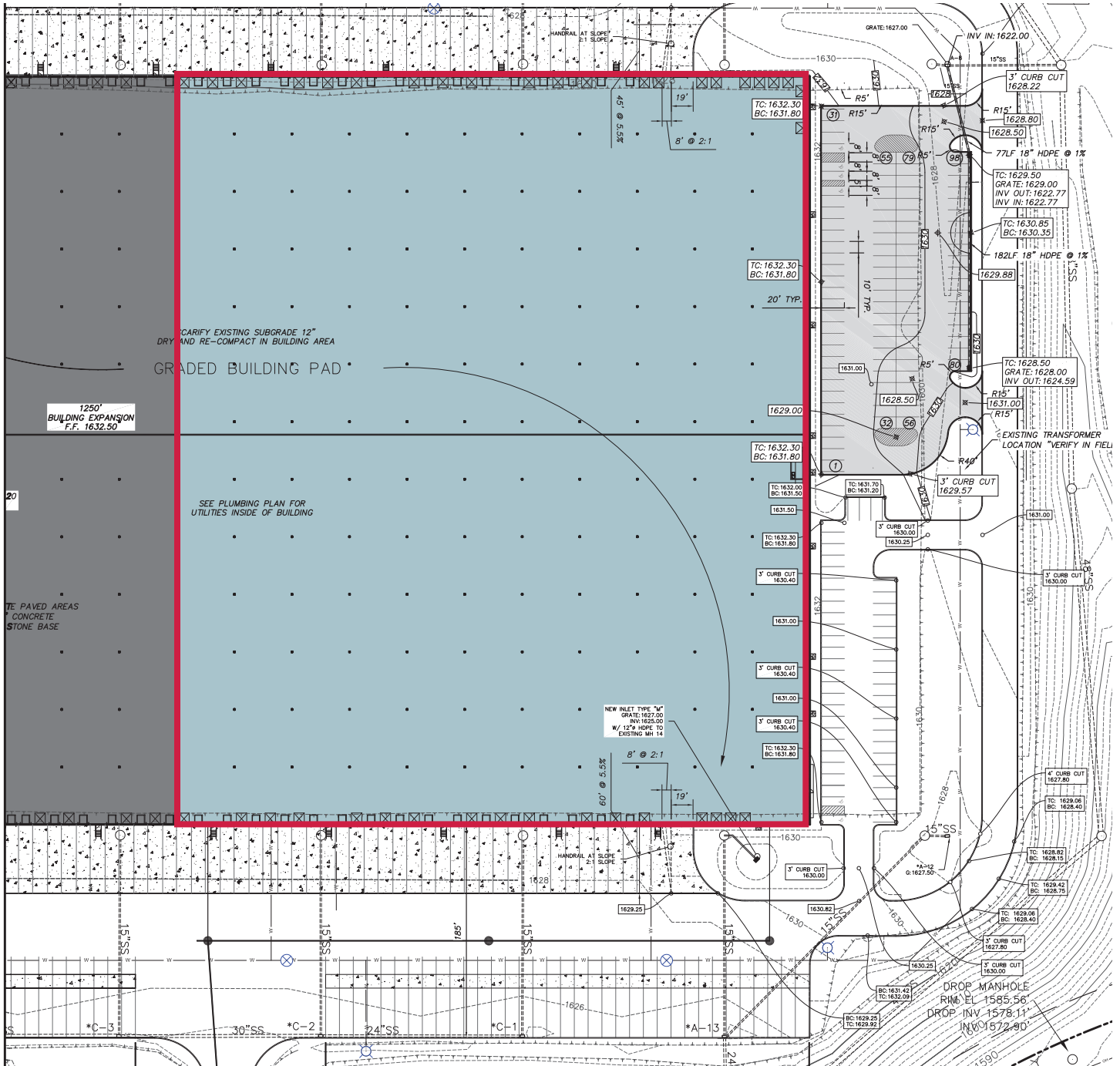
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## SITE PLAN



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bknowles@lee-associates.com  
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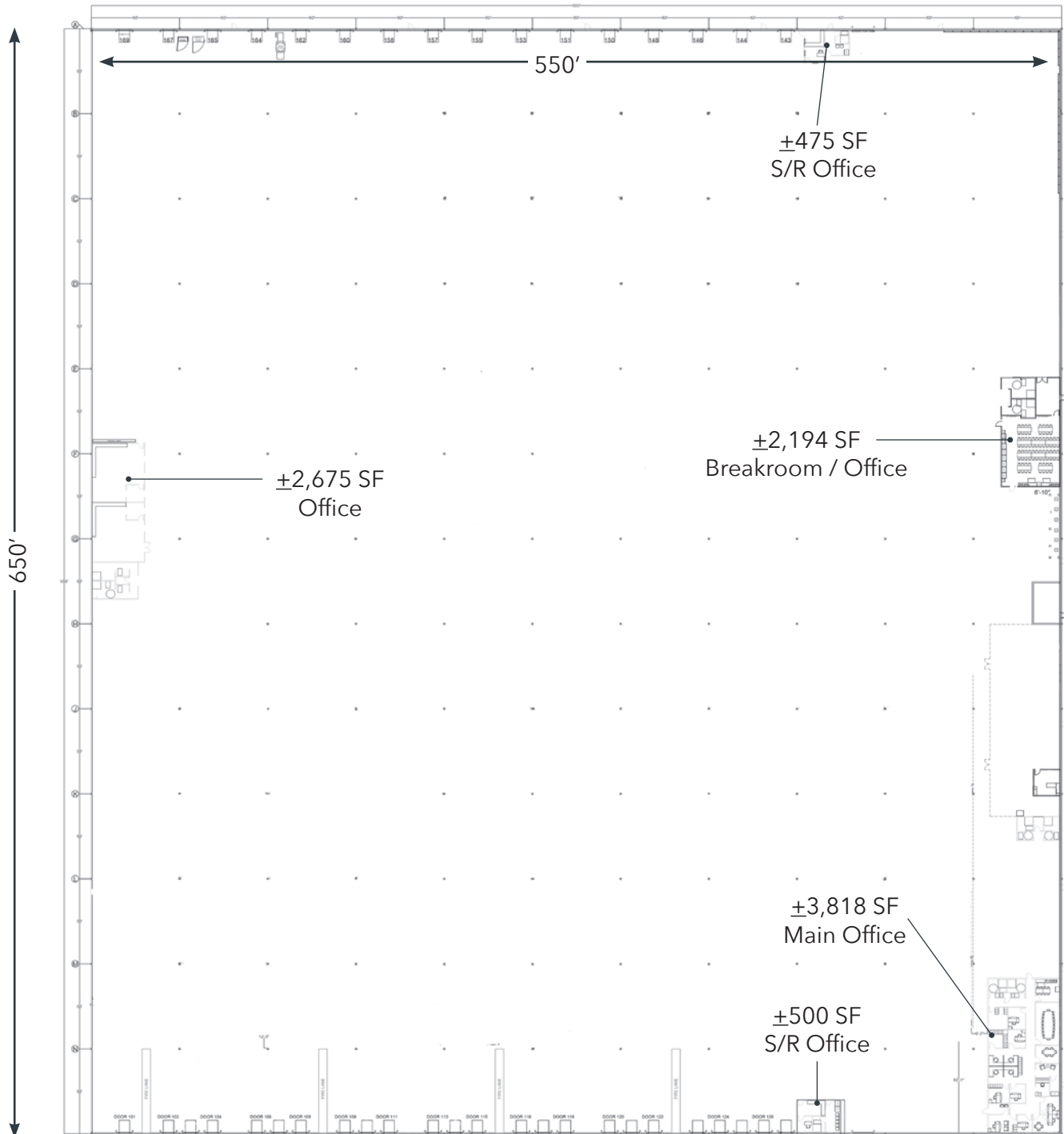
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## FLOOR PLAN



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bknowles@lee-associates.com  
D 610.400.0484

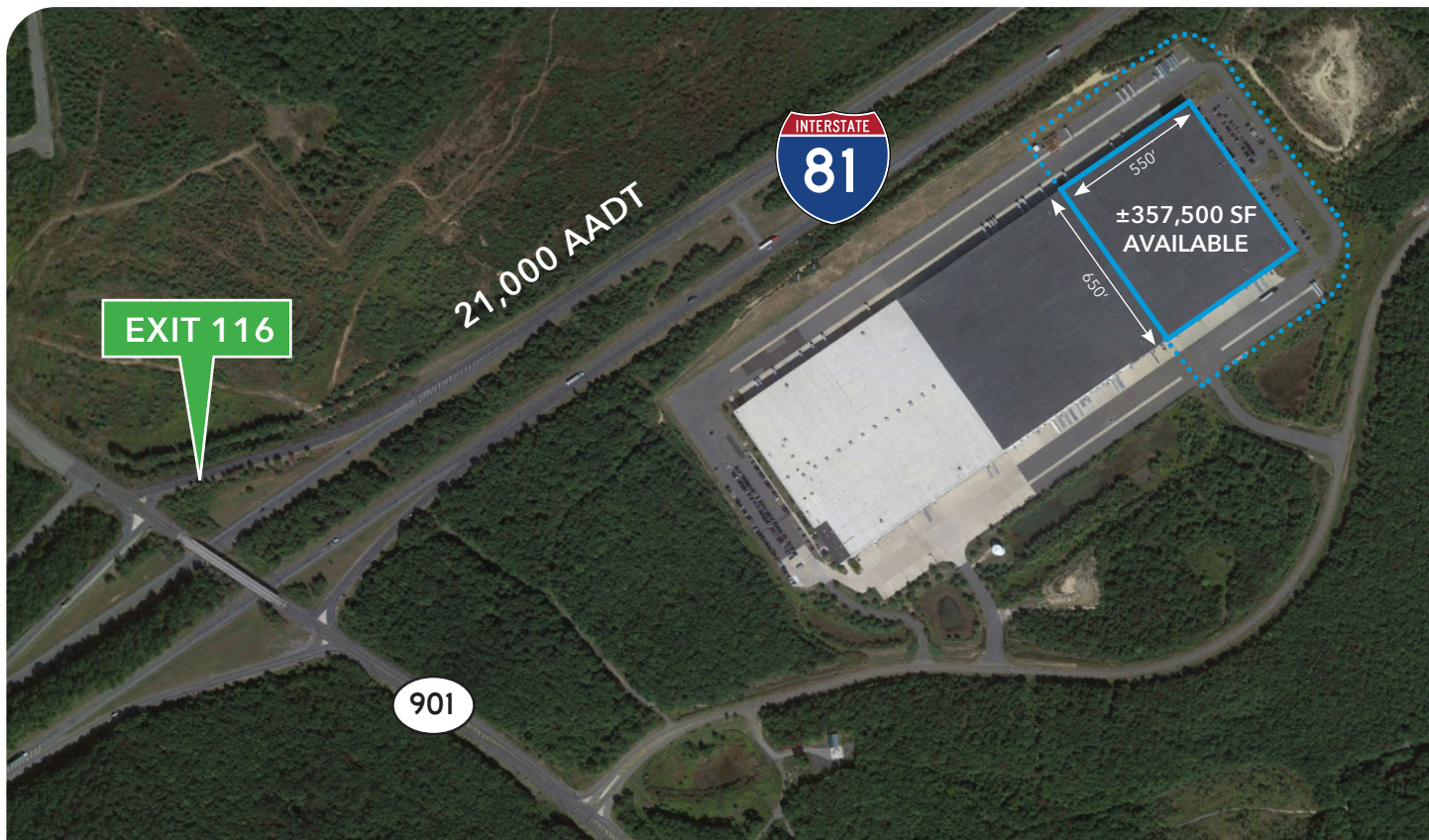
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D 610.215.2320

Ed Skonecki  
eskonecki@lee-associates.com  
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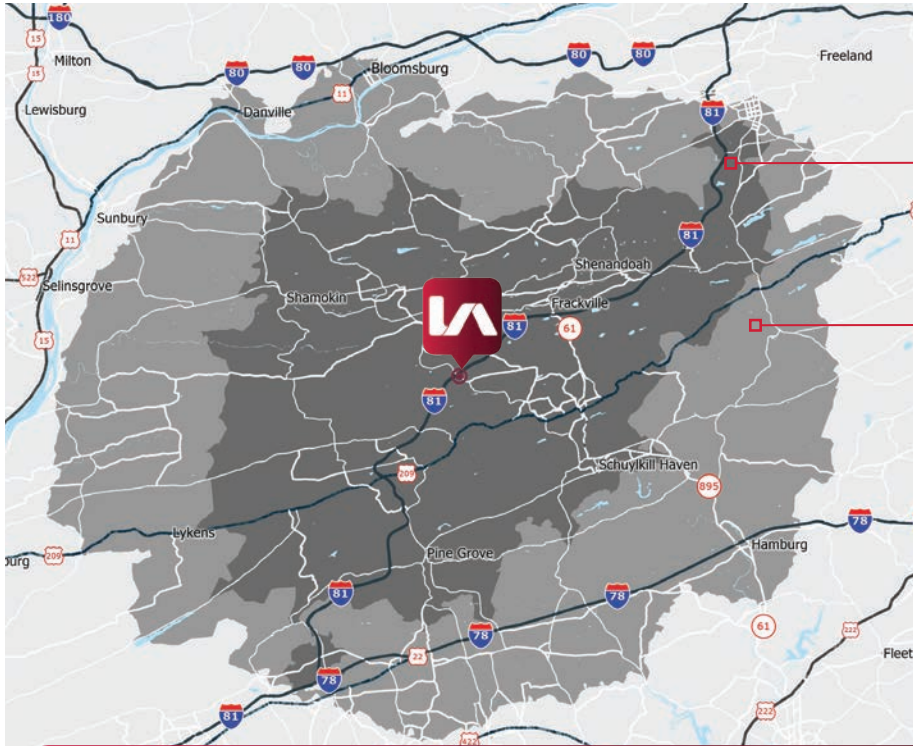
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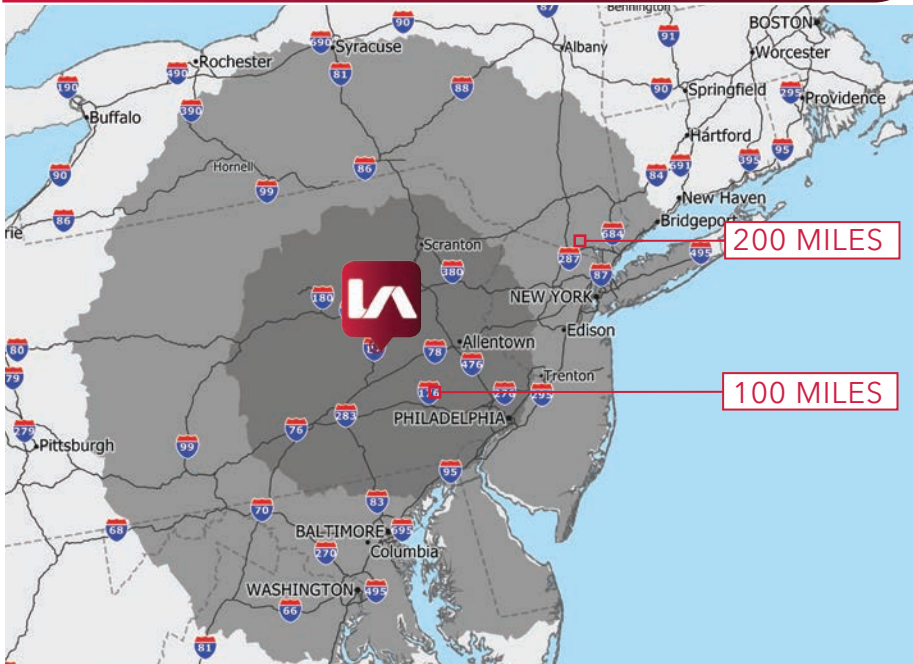
### 30 MINUTE DRIVE

Population 154,419  
Age 18+ 124,422

### 30 MILE DRIVE

Population 315,289  
Age 18+ 251,307

WITHIN ONE DAYS DRIVE TO 40% OF THE US POPULATION  
AND 50% OF THE CANADIAN POPULATION



## MARKET ACCESS AND INFRASTRUCTURE

|                         | LOCATION                          | MILES | MINUTES |
|-------------------------|-----------------------------------|-------|---------|
| SAME DAY DELIVERY       | Philadelphia                      | 106   | 125     |
|                         | New York City                     | 158   | 166     |
|                         | Washington DC                     | 173   | 180     |
|                         | Baltimore                         | 133   | 131     |
| PORTS                   | Port of NY/NJ (Newark)            | 136   | 156     |
|                         | Port of Philadelphia              | 111   | 131     |
|                         | Port of Baltimore                 | 134   | 138     |
|                         | Philadelphia (PHL)                | 113   | 129     |
| AIRPORTS                | Lehigh Valley International (ABE) | 59    | 77      |
|                         | Harrisburg International (MDT)    | 59    | 62      |
|                         | Newark Liberty International      | 134   | 148     |
|                         |                                   |       |         |
| MAJOR PARCEL FACILITIES | FedEx Ground Hub Northampton, PA  | 60    | 83      |
|                         | FedEx Ground Middletown, PA       | 57    | 61      |
|                         | UPS Middletown, PA                | 59    | 62      |
|                         | UPS Easton, PA                    | 73    | 93      |
|                         | FedEx Ground Brengsville, PA      | 50    | 71      |
|                         | USPS Harrisburg, PA               | 51    | 55      |
|                         |                                   |       |         |

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