

Class A Distribution Center

PA I-78/I-81 INDUSTRIAL CORRIDOR



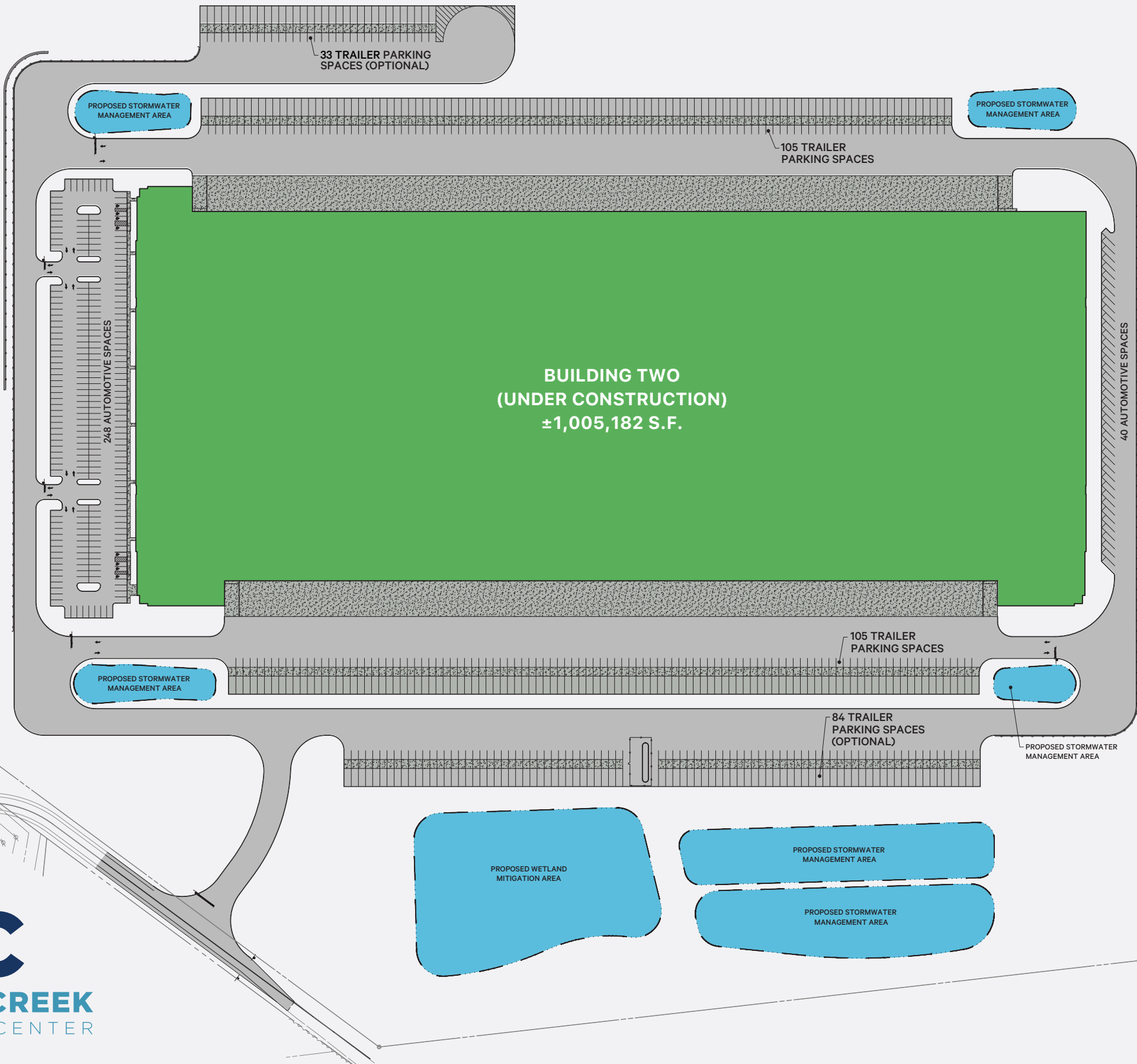
251 WESTWOOD HILL ROAD
TREMONT, PA
















RAUSCH CREEK
LOGISTICS CENTER

 PANATTONI®
CBRE

Site Plan



	Building Area	± 1,005,182 RSF
	Building Dimensions	620' x 1652'
	Loading Configuration	Cross Dock (full circulation)
	Clear Height	40'
	Column Spacing	50' x 54' typical 60' x 54' speed bays
	Truck Court	190' minimum
	Parking	± 288 car parking ± 210 trailer
	Loading	177 dock positions equipped with dock seals, bumpers and Nordock 45,000 lbs mechanical levelers; 4 drive-ins
	Floor	7" thick reinforced concrete slab
	Lighting	LED
	Fire Protection	ESFR
	Electrical	4000 AMPS (expandable)
	HVAC	Roof mounted, Cambridge, Gas-fired unit heaters



LERTA Tax Savings

"Size: 1,005,060 SF"	Taxes (No Abatement)	Taxes (No Abatement)	Taxes (LERTA) \$/SF/Year	Annual Taxes (LERTA)	Savings (\$/SF/Year)	Annual Savings
Year 1	\$1.13	\$1,135,717.80	\$0.28	\$281,416.80	\$0.85	\$854,301.00
Year 2	\$1.13	\$1,135,717.80	\$0.28	\$281,416.80	\$0.85	\$854,301.00
Year 3	\$1.13	\$1,135,717.80	\$0.28	\$281,416.80	\$0.85	\$854,301.00
Year 4	\$1.13	\$1,135,717.80	\$0.28	\$281,416.80	\$0.85	\$854,301.00
Year 5	\$1.13	\$1,135,717.80	\$0.28	\$281,416.80	\$0.85	\$854,301.00
Year 6	\$1.13	\$1,135,717.80	\$0.28	\$281,416.80	\$0.85	\$854,301.00
Year 7	\$1.13	\$1,135,717.80	\$0.28	\$281,416.80	\$0.85	\$854,301.00
Year 8	\$1.13	\$1,135,717.80	\$0.28	\$281,416.80	\$0.85	\$854,301.00
Year 9	\$1.13	\$1,135,717.80	\$0.28	\$281,416.80	\$0.85	\$854,301.00
Year 10	\$1.13	\$1,135,717.80	\$0.28	\$281,416.80	\$0.85	\$854,301.00

TOTAL 10-Year SAVINGS: \$8,543,010.00

The project has secured a ten-year Local Economic Revitalization Tax Assistance Act ("LERTA") 75% abatement from Schuylkill County, Frailey Township and Pine Grove School District. This abatement reduces the tenant's real estate taxes on the increased value/assessment from the new development.





**BUILDING TWO
(UNDERWAY)**

±1,005,182 SF AVAILABLE

Contact Us

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