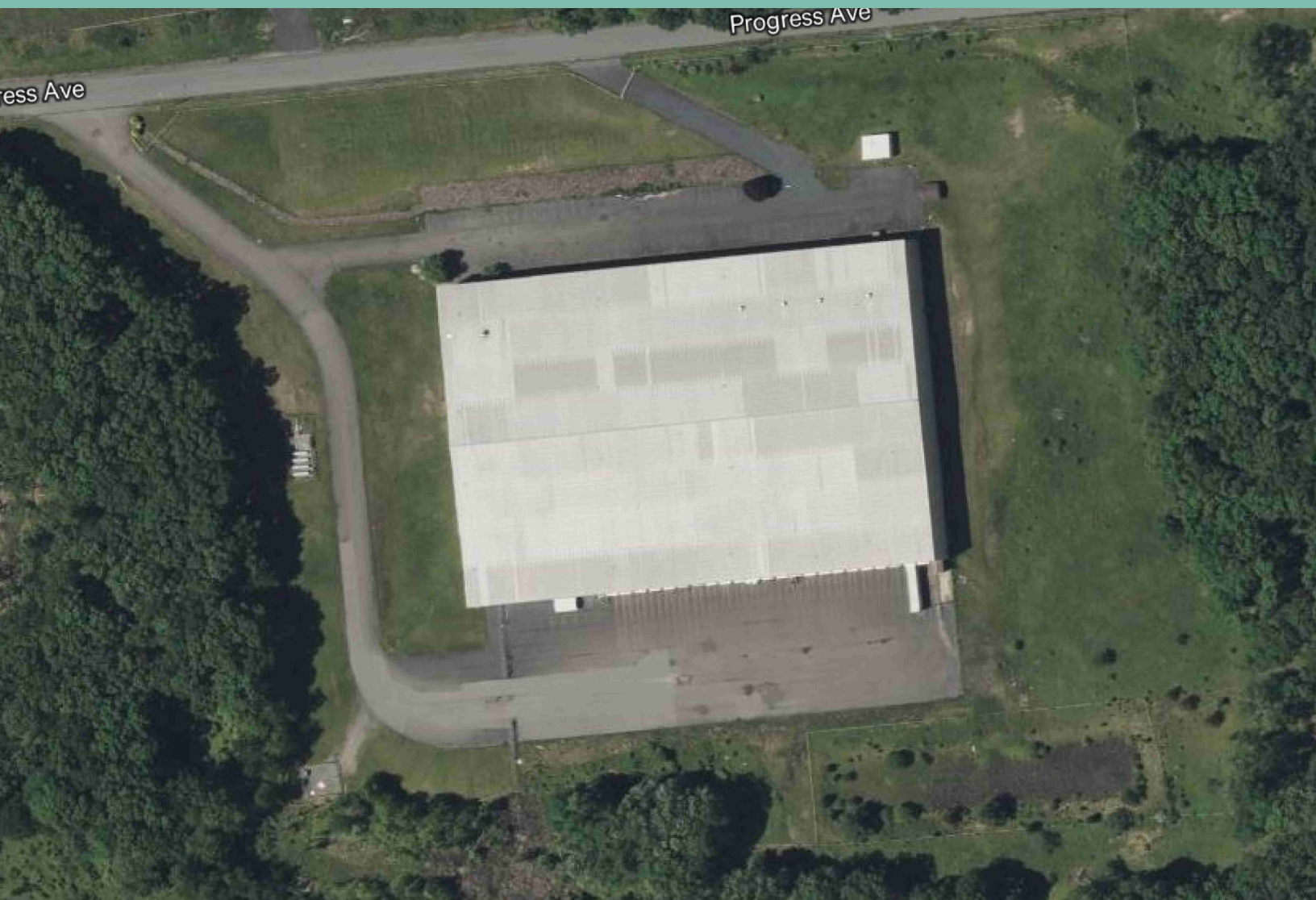


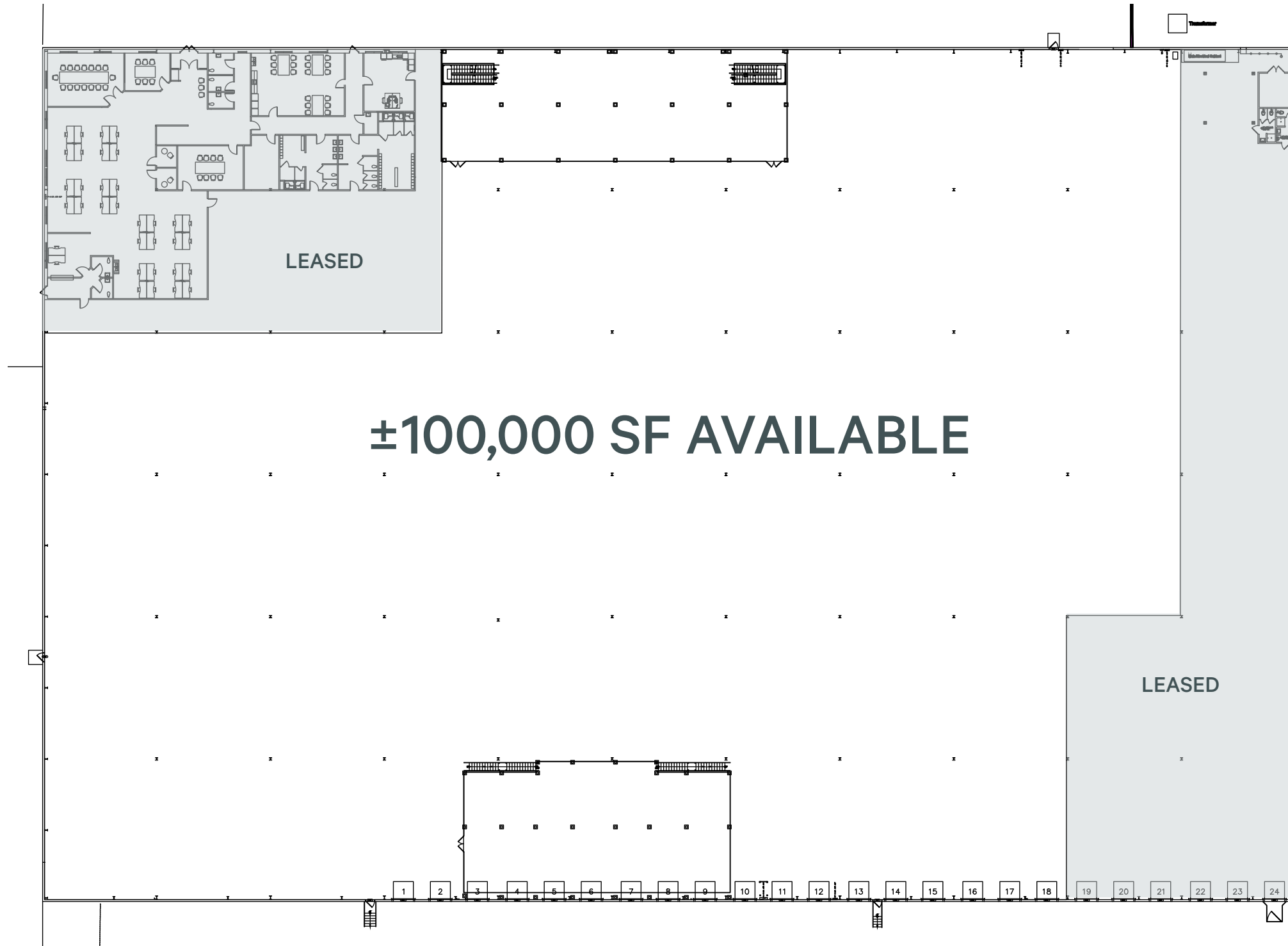
92 Progress Avenue

Tamaqua, PA 18252

±100,000 SF Available for Sublease



Property Specifications

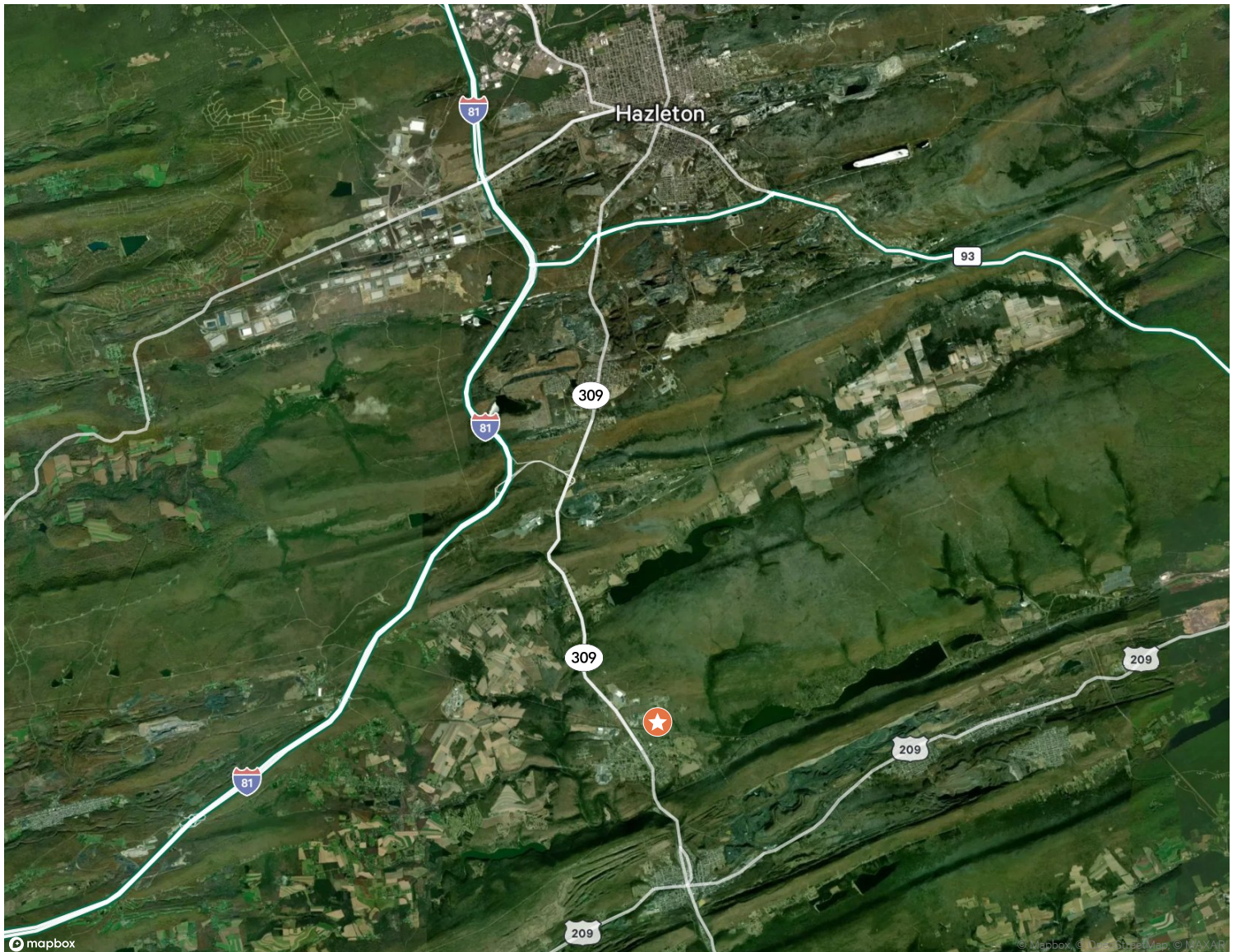


Available Space	±100,000 SF
Acreage:	35.75 Acres
Year Built:	1996
Construction:	Masonry Block and Insulated Steel Panel
Ceiling Height:	34' to 36' clear
Column Spacing:	40' x 50'
Floor:	6" Reinforced concrete floors (4000 psi concrete)
Roof:	Insulated Metal Panel Gable Roof
Loading:	(18) 9' x 10' Dock High Doors with cushion seals, lights & load levelers
Lighting:	LED Lighting - 30 FC at 30"
Parking	76 Car Parking Spots (expandable) 6 Dedicated Spots away from Dock Doors (expandable)
HVAC:	Propane-fired forced air heating
Sprinkler:	ESFR Sprinkler 63 PSI, 2,000 GPM Diesel fire pump
Zoning	I-1 General Industrial - Rush Township
Utility Providers	Electric – PPL Water – Public- Tamaqua Water Authority. 12" Line. Up to 2 Million Gallons Per Day capacity. Sewer – Public- Tamaqua Sewer Authority Gas – Propane- Four (4) 1,000 gallon above ground storage tanks
Electrical Service:	4000 AMPS, 480/277 Volt, 3 phase 4 wire service
Location:	Located off of Route 309 (4 lanes) about 3.5 miles from I-81

92 Progress Avenue

Tamaqua, PA 18252

For Sublease



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