

FOR LEASE

**CLASS A WAREHOUSE
100,000 SF AVAILABLE**

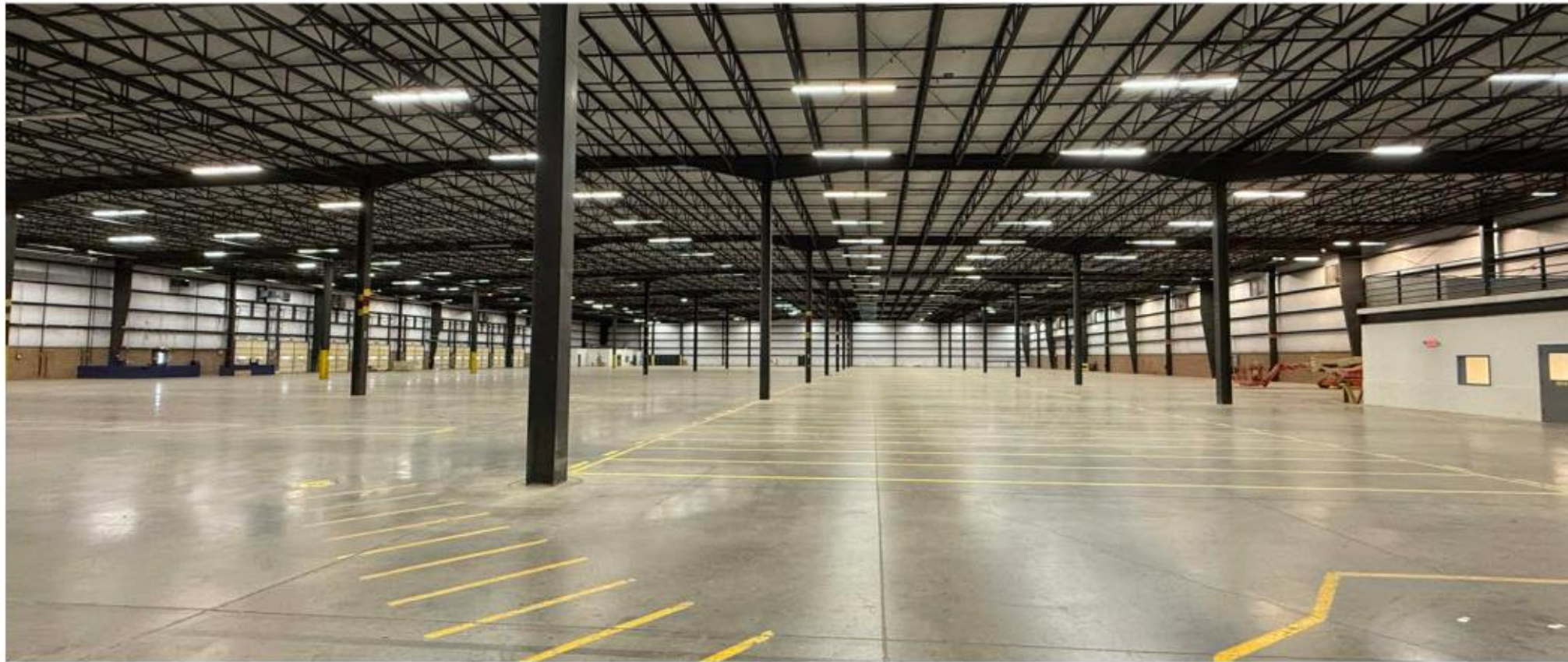


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50 KEYSTONE BLVD | POTTSVILLE, PA 17901

NAIKeystone

875 BERKSHIRE BLVD, STE 102,
WYOMISSING, PA 19610
610.779.1400 | NAIKEYSTONE.COM



PROPERTY FEATURES

- 100,000 SF
- 13.11 ACRES
- 1,600 SF OFFICE SPACE W/ CENTRAL HEATING & AC
- 10 LOADING DOCKS
- 30' CLEARING HEIGHT
- 50X50 COLUMN SPACING
- ESFR SPRINKLER
- LIGHTING: T5

LOCATION ADVANTAGES

- IMMEDIATE ACCESS TO I-81
- MAIN PROFESSIONAL INDUSTRIAL PARK IN SCHUYLKILL COUNTY
- EXCELLENT ACCESS TO AREAS HIGHWAY SYSTEMS
- MAIN ROAD VISIBILITY
- BUILDING CAN BE EXPANDED

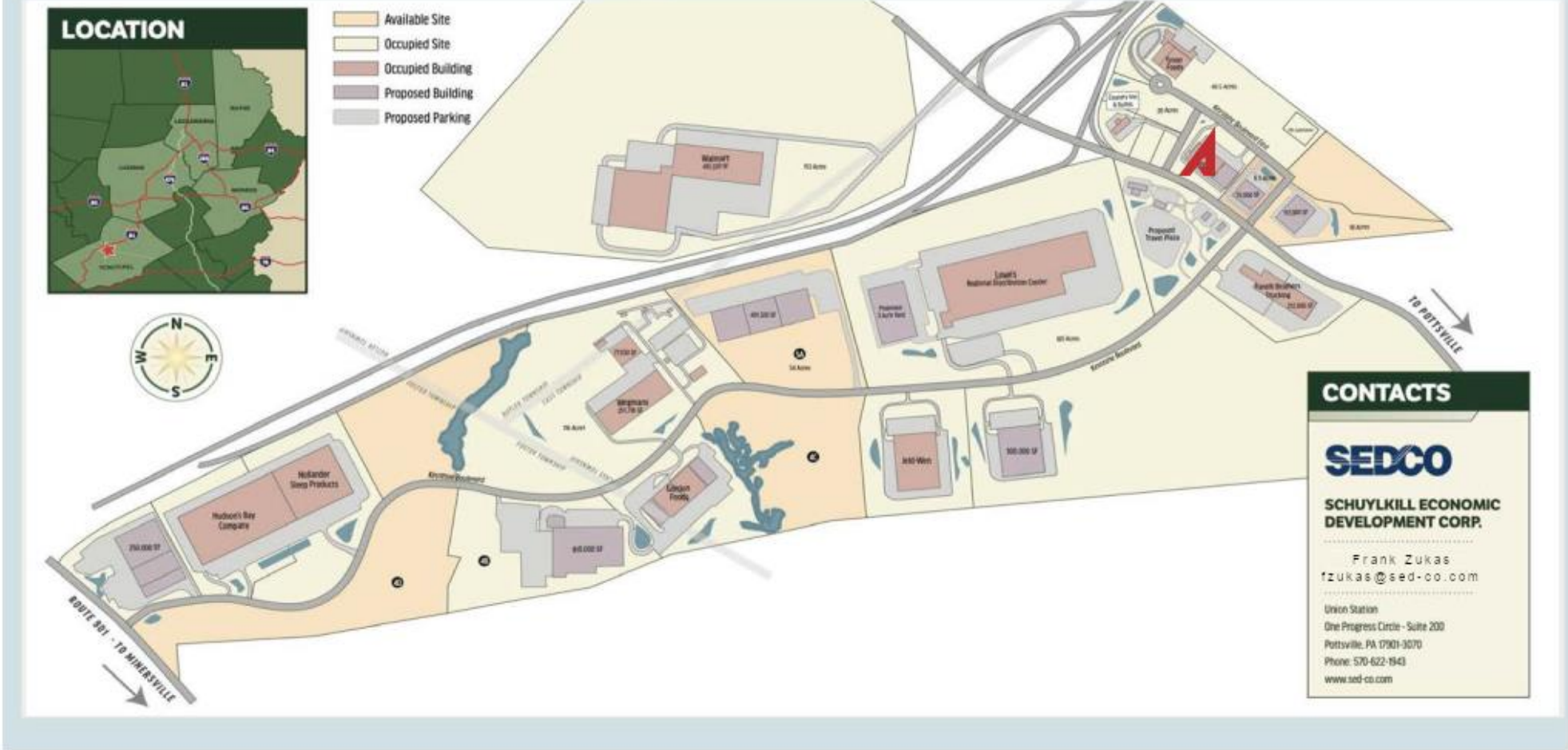
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High Ridge Business Park Map

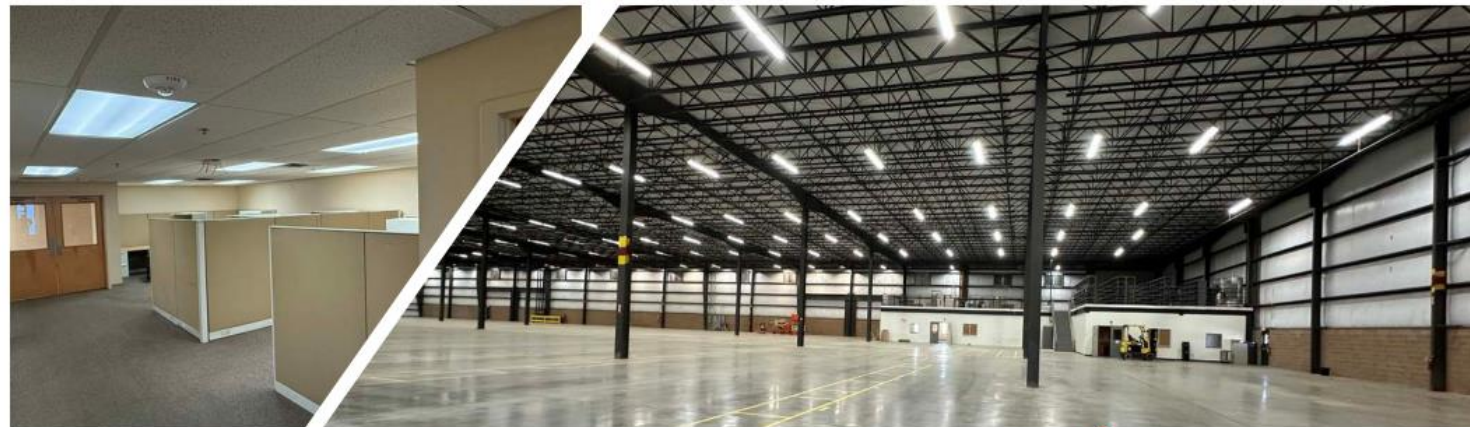


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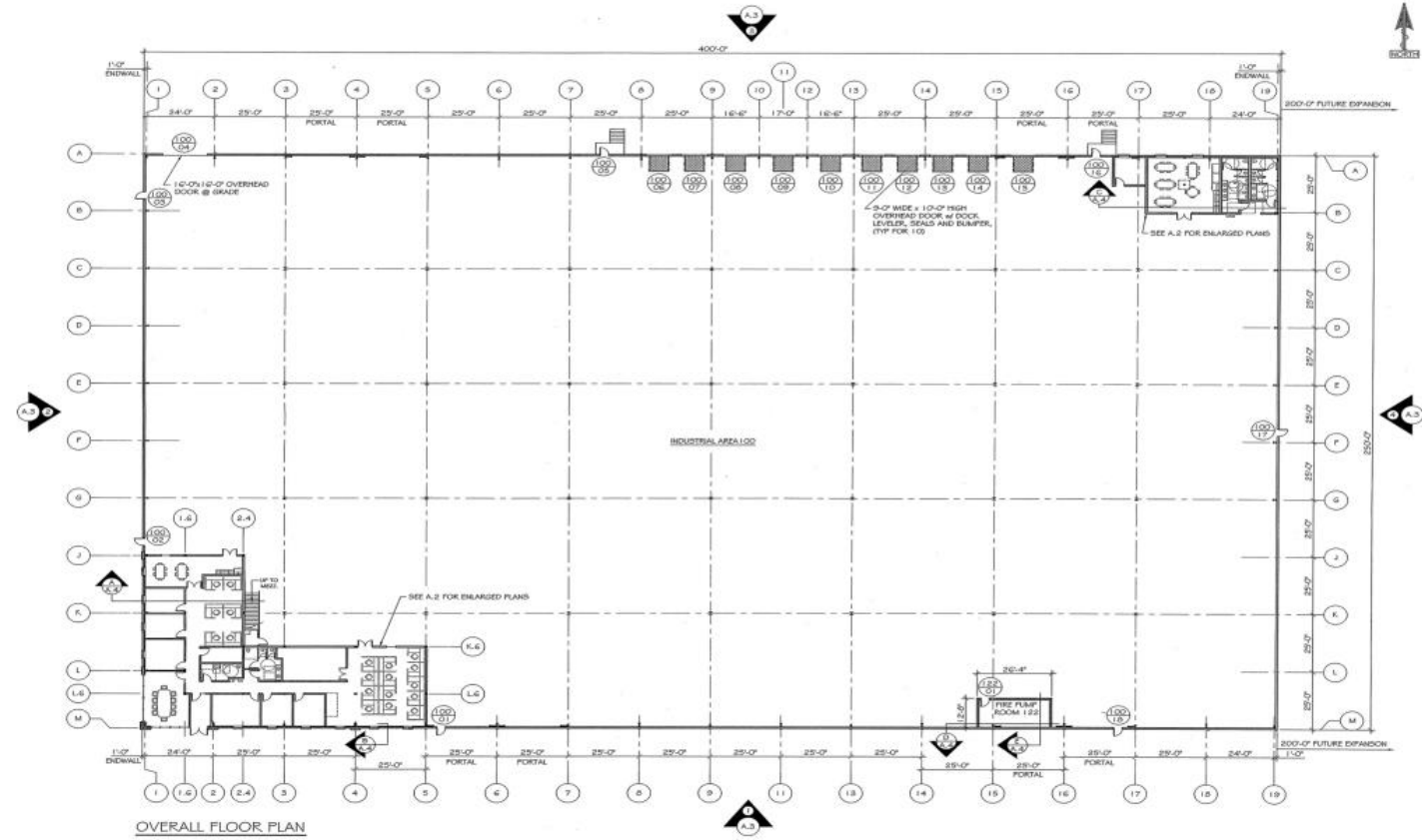
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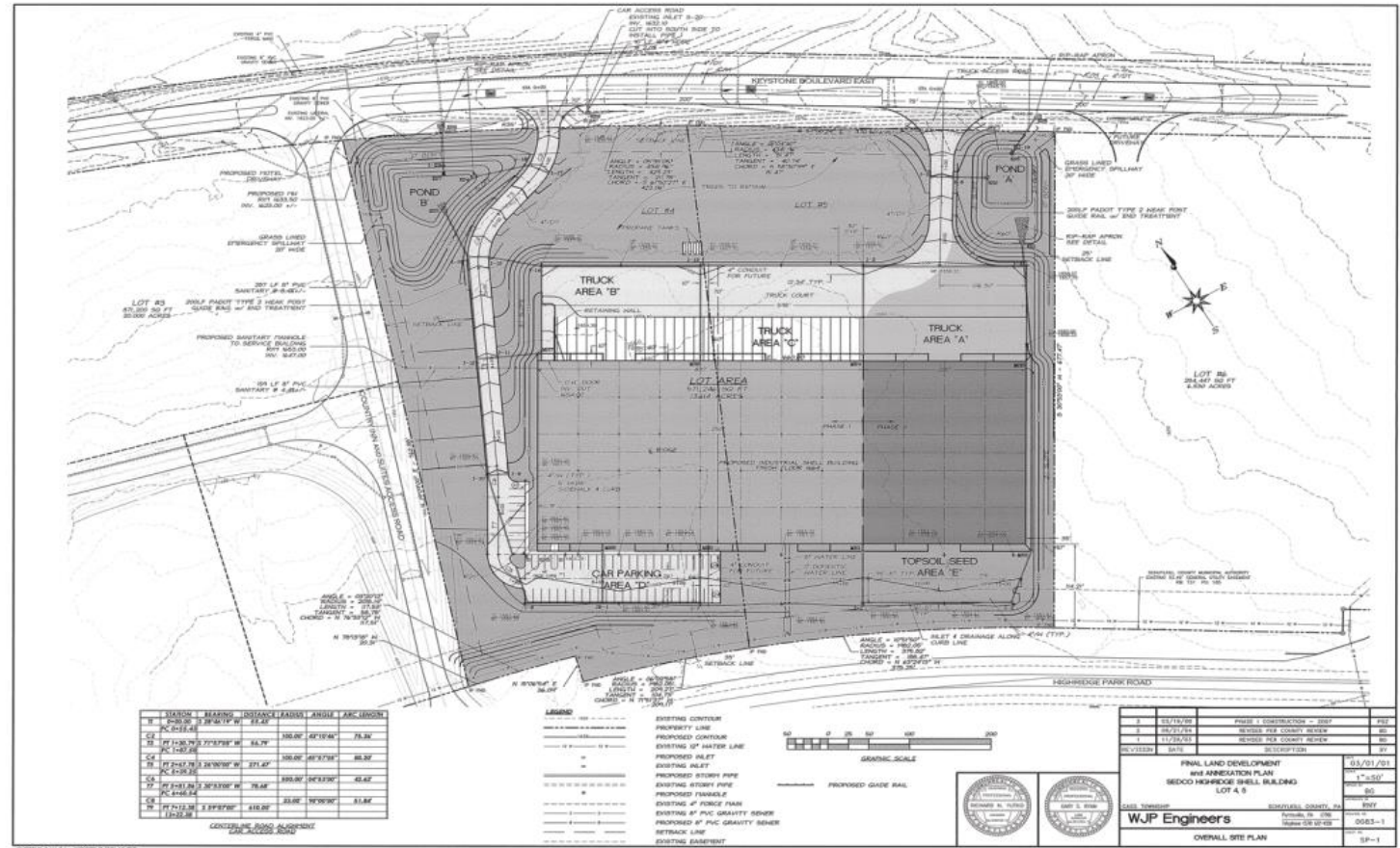
OVERALL FLOOR PLAN

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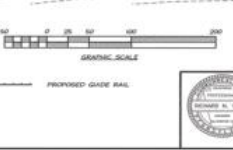
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STATION	BEARING	DISTANCE (AS SHOWN)	ANGLE	ARC (DEGREES)
11	P212.81	112.42	42.42	75.36
12	P212.81	112.42	42.42	75.36
13	P212.81	112.42	42.42	75.36
14	P212.81	112.42	42.42	75.36
15	P212.81	112.42	42.42	75.36
16	P212.81	112.42	42.42	75.36
17	P212.81	112.42	42.42	75.36
18	P212.81	112.42	42.42	75.36
19	P212.81	112.42	42.42	75.36
20	P212.81	112.42	42.42	75.36

- LEGEND**
- EXISTING CONTOUR
 - PROPERTY LINE
 - PROPOSED CONTOUR
 - EXISTING 3" WATER LINE
 - PROPOSED ALEET
 - EXISTING ALEET
 - PROPOSED 8" PIPES
 - EXISTING 8" PIPES
 - PROPOSED PARALLEL
 - EXISTING 4" PVC GRAVITY SEWER
 - PROPOSED 4" PVC GRAVITY SEWER
 - RETRACTION LINE
 - EXISTING EASEMENT



NO.	DATE	DESCRIPTION	BY
1	05/19/20	PHASE 1 CONSTRUCTION - 2020	PH
2	08/22/20	REVISION FOR COUNTY REVIEW	PH
3	11/17/20	REVISION FOR COUNTY REVIEW	PH

FINAL LAND DEVELOPMENT AND ANNEXATION PLAN SEDCO HIGHRISE SHELL BUILDING LOT 4 & 5		05/31/21
SCALE: HORIZONTAL: 1"=50'		PH
VERTICAL: 1"=5'		PH
DRAWN BY: JBU		0063-1
CHECKED BY: JBU		0063-1
DATE: 05/19/20		0063-1
PROJECT: SEDCO HIGHRISE SHELL BUILDING		0063-1
SHEET: 01 OF 01		0063-1

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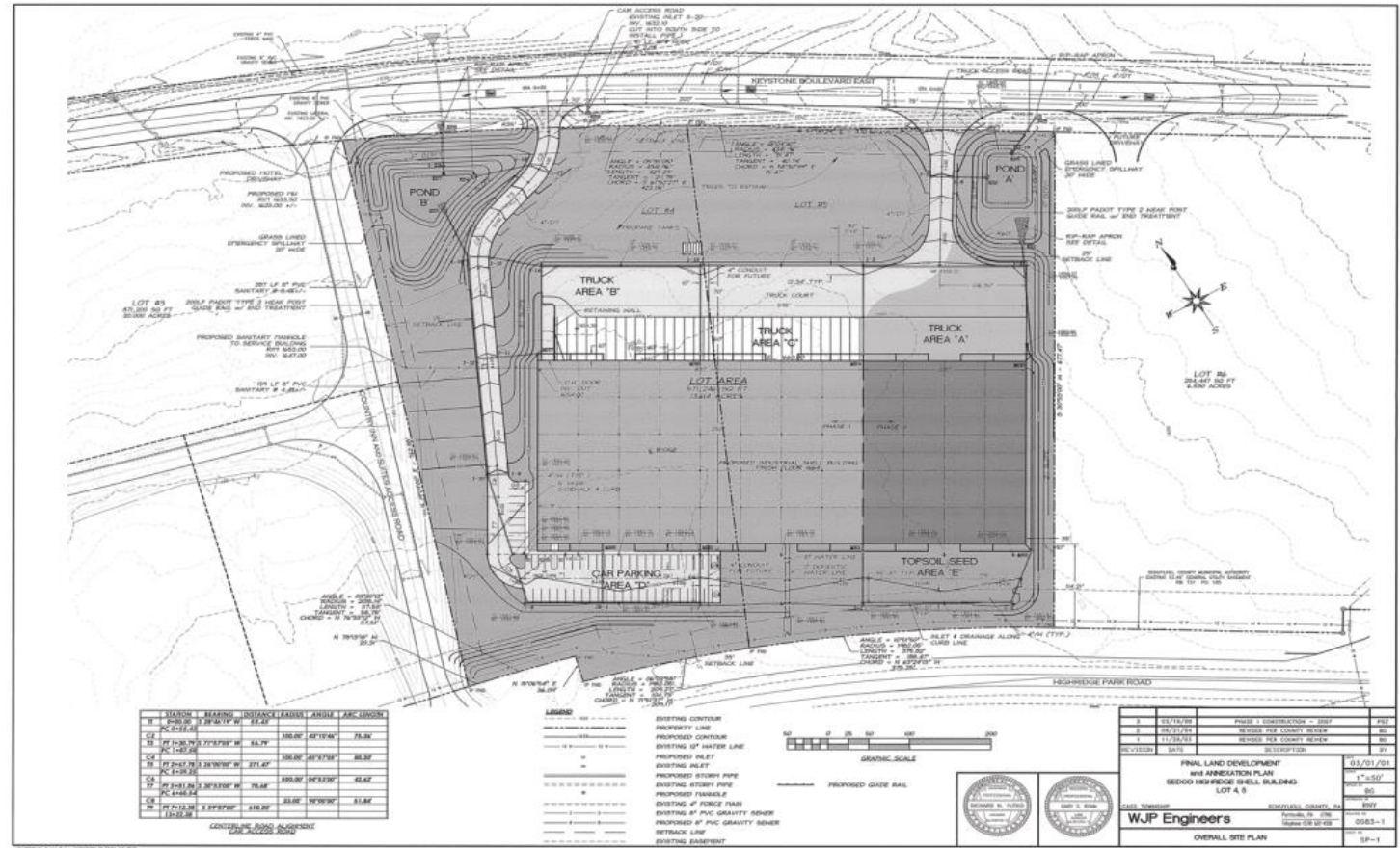
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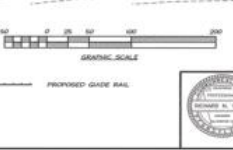
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STATION	BEARING	DISTANCE (AS SHOWN)	ANGLE	ARC (DEGREES)
11	P212.00	17.50	45.00	17.50
12	P212.00	17.50	45.00	17.50
13	P212.00	17.50	45.00	17.50
14	P212.00	17.50	45.00	17.50
15	P212.00	17.50	45.00	17.50
16	P212.00	17.50	45.00	17.50
17	P212.00	17.50	45.00	17.50
18	P212.00	17.50	45.00	17.50
19	P212.00	17.50	45.00	17.50
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25	P212.00	17.50	45.00	17.50
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27	P212.00	17.50	45.00	17.50
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33	P212.00	17.50	45.00	17.50
34	P212.00	17.50	45.00	17.50
35	P212.00	17.50	45.00	17.50
36	P212.00	17.50	45.00	17.50
37	P212.00	17.50	45.00	17.50
38	P212.00	17.50	45.00	17.50
39	P212.00	17.50	45.00	17.50
40	P212.00	17.50	45.00	17.50
41	P212.00	17.50	45.00	17.50
42	P212.00	17.50	45.00	17.50
43	P212.00	17.50	45.00	17.50
44	P212.00	17.50	45.00	17.50
45	P212.00	17.50	45.00	17.50
46	P212.00	17.50	45.00	17.50
47	P212.00	17.50	45.00	17.50
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53	P212.00	17.50	45.00	17.50
54	P212.00	17.50	45.00	17.50
55	P212.00	17.50	45.00	17.50
56	P212.00	17.50	45.00	17.50
57	P212.00	17.50	45.00	17.50
58	P212.00	17.50	45.00	17.50
59	P212.00	17.50	45.00	17.50
60	P212.00	17.50	45.00	17.50
61	P212.00	17.50	45.00	17.50
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63	P212.00	17.50	45.00	17.50
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66	P212.00	17.50	45.00	17.50
67	P212.00	17.50	45.00	17.50
68	P212.00	17.50	45.00	17.50
69	P212.00	17.50	45.00	17.50
70	P212.00	17.50	45.00	17.50
71	P212.00	17.50	45.00	17.50
72	P212.00	17.50	45.00	17.50
73	P212.00	17.50	45.00	17.50
74	P212.00	17.50	45.00	17.50
75	P212.00	17.50	45.00	17.50
76	P212.00	17.50	45.00	17.50
77	P212.00	17.50	45.00	17.50
78	P212.00	17.50	45.00	17.50
79	P212.00	17.50	45.00	17.50
80	P212.00	17.50	45.00	17.50
81	P212.00	17.50	45.00	17.50
82	P212.00	17.50	45.00	17.50
83	P212.00	17.50	45.00	17.50
84	P212.00	17.50	45.00	17.50
85	P212.00	17.50	45.00	17.50
86	P212.00	17.50	45.00	17.50
87	P212.00	17.50	45.00	17.50
88	P212.00	17.50	45.00	17.50
89	P212.00	17.50	45.00	17.50
90	P212.00	17.50	45.00	17.50
91	P212.00	17.50	45.00	17.50
92	P212.00	17.50	45.00	17.50
93	P212.00	17.50	45.00	17.50
94	P212.00	17.50	45.00	17.50
95	P212.00	17.50	45.00	17.50
96	P212.00	17.50	45.00	17.50
97	P212.00	17.50	45.00	17.50
98	P212.00	17.50	45.00	17.50
99	P212.00	17.50	45.00	17.50
100	P212.00	17.50	45.00	17.50

- EXISTING CENTERLINE
- PROPERTY LINE
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- RETAINING WALL
- EXISTING EASEMENT



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SCALE: HORIZONTAL: AS SHOWN VERTICAL: 1"=50'		BY: WJE
DATE: 05/19/20 DRAWN BY: WJE CHECKED BY: WJE		PROJECT NO: 20063-1
WJP Engineers		SHEET NO: 01-1
OVERALL SITE PLAN		

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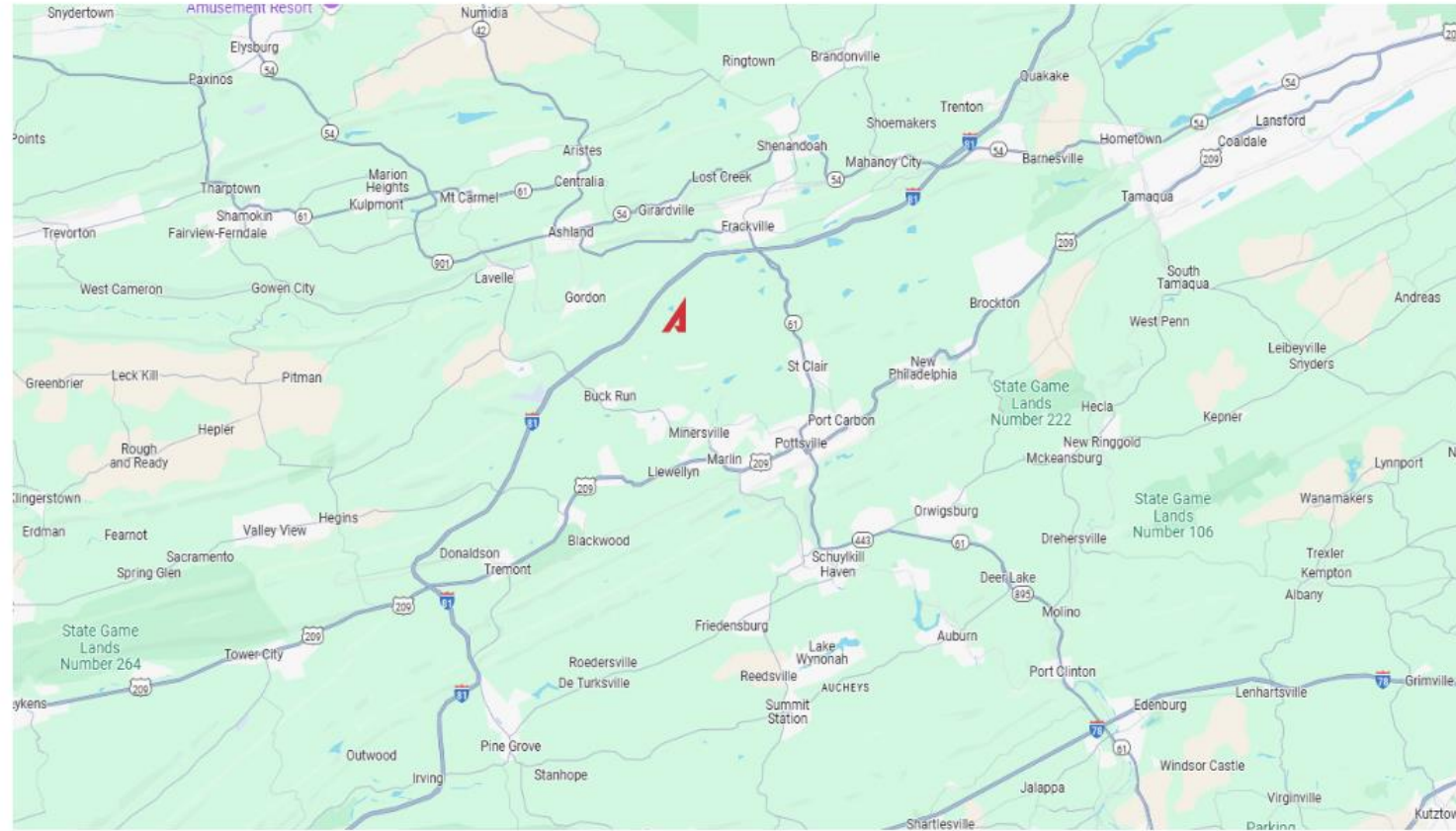
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