

7A 7 ALBERIGI DRIVE

JESSUP, PENNSYLVANIA

±64,689



CONTACT — **Adam Campbell**
Executive Vice Chair
717.231.7292 • adam.campbell@cushwake.com

Alex Wenger
Managing Director
717.231.7298 • alexandra.wenger@cushwake.com



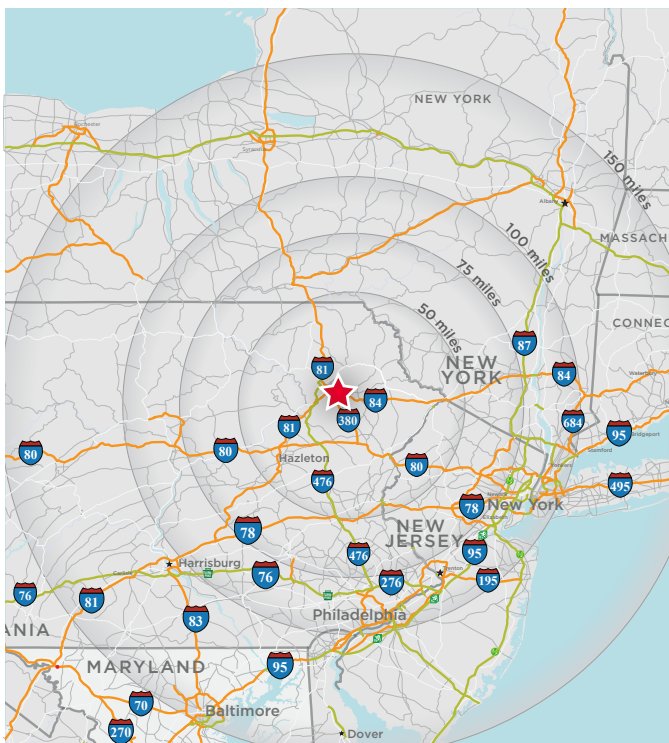
LOCATION



JESSUP, PENNSYLVANIA



LOCATION ADVANTAGES



7 Miles
10 Minutes



14.3 Miles
21 Minutes



7 Miles
10 Minutes



18.6 Miles
22 Minutes



50 Miles
43 Minutes



17.3 Miles
23 Minutes

SCRANTON, PA
11 Miles

ALLENTOWN, PA
80 Miles

NEW YORK, NY
123 Miles

HARRISBURG, PA
129 Miles

PHILADELPHIA, PA
133 Miles

BALTIMORE, MD
209 Miles

LOCAL TENANTS



SITE ADVANTAGES



PRIME LOCATION adjacent to Route 6 with direct access to Exit 3



STATE-OF-THE-ART, CLASS A distribution center built to the highest industrial standards



SIZABLE LABOR MARKET, one of the top labor markets in the region due to workforce demographics and wages, and long term sustainability

ABOUT THE DEVELOPERS

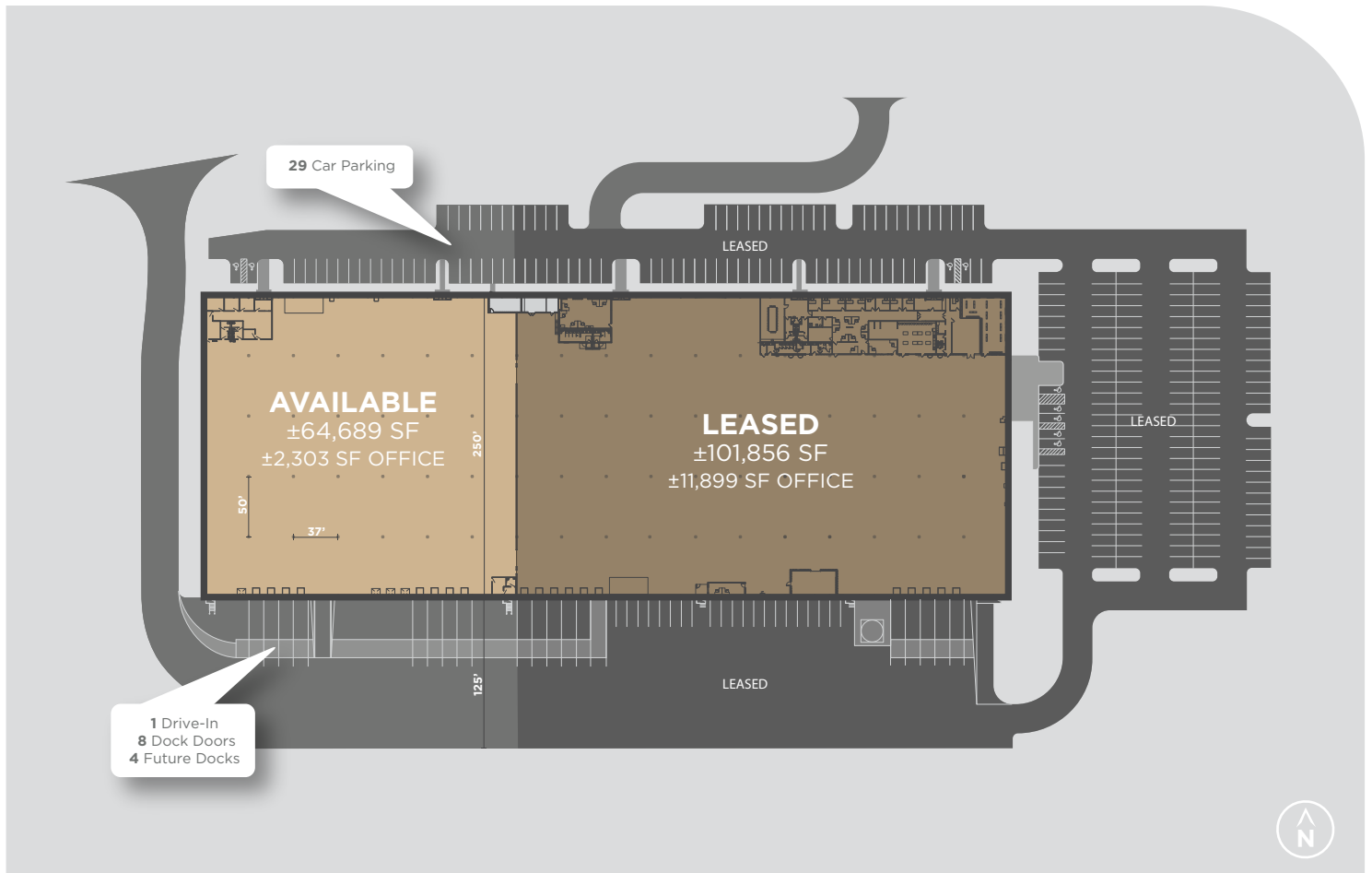
NORTHPOINT DEVELOPMENT

Established in 2012, NorthPoint Development is a privately held real estate operating company specializing in developing, acquiring, leasing, and managing Class A industrial, data centers, and multi-family properties. Through their in-house suite of services, NorthPoint can provide end-to-end expertise, leading to expedited solutions. Serving industry-leading clients such as Chewy, Home Depot, GE, Amazon, Tesla, Ryder, ABF, and PepsiCo.

SITE PLAN & SPECS



JESSUP, PENNSYLVANIA



±64,689 SQUARE FEET **±8** DOCK DOORS **±4** FUTURE DOCKS **±1** DRIVE IN **±29** CAR PARKING

Building Area	±166,545 SF
Rentable Area	±64,689 SF
Office Area	±2,303 SF
Clear Height	30'
Column Spacing	50' Wide x 37' Depth
Dock Doors	±8 Doors equipped with mechanical levelers, locks, lights, fans and commanders
Future Docks	±4 Future Dock Doors
Speed Bay Size	50' Wide x 60' Depth

Truck Court	125' Depth
Car Parking	±29 Parking Spaces
Drive-in	±1 Drive-in Door
Configuration	Single-side Load
Construction	Metal Panel and Split-Faced Block
Floor	6" Fiber-Reinforced Concrete 3500 PSI
Power	600A, 480 V 3-phase
Lighting	LED with Motion Sensors
Fire Protection	ESFR

CONTACT — **Adam Campbell**
Executive Vice Chair
717.231.7292 • adam.campbell@cushwake.com

Alex Wenger
Managing Director
717.231.7298 • alexandra.wenger@cushwake.com

