

# INDUSTRIAL / DISTRIBUTION

Tomhicken Road, Sugarloaf, Luzerne County, PA

AVAILABLE  
FOR LEASE

OWNER / DEVELOPER

**JVI**  
LLC



**RAIL SERVED**

Approvals Q4 2021

Building is still in  
design phase and  
can be scaled to suit

**CONTACT US FOR  
LEASING DETAILS**

**TURN KEY OPPORTUNITY**

## Building Features:

- Up to 1.4 Million Square Feet
- 40' minimum clear ceiling height
- ESFR sprinkler system
- LED lighting w/ occupancy sensors
- 200+ dock height doors
- 2+ grade level doors
- Precast concrete panels
- **Delivery Est. Q4 2022**

## Site Features:

- 175 acres
- Rail capable - Shortline to Norfolk Southern
- Ample trailer parking
- 185' truck court
- Half mile to I-81 (Interchange)

## LEASING AGENTS

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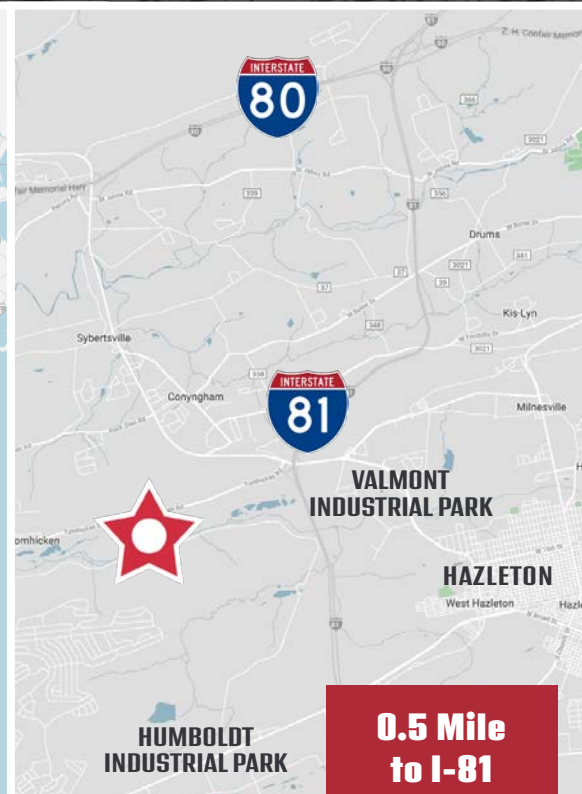
**Naimertz**

350 Laird Street, Suite 110  
Wilkes-Barre, PA 18702  
+1 570.820.7700 | naimertz.com

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0.5 Mile  
to I-81

5 Miles  
to I-80

## Driving Distance to:

PHILADELPHIA, PA	107 miles	2 hr 8min
NEW YORK, NY	131 miles	2hr 23min
BALTIMORE, MD	165 miles	2 hr 37min
WASHINGTON D.C.	205 miles	3 hr 32min
PITTSBURGH, PA	251 miles	4hr 14min
BOSTON, MA	334 miles	5hr 14min
TORONTO, ON	371 miles	6hr 16min

## IDEAL LOCATION IN SUGARLOAF TOWNSHIP, LUZERNE COUNTY, PENNSYLVANIA

- Perfect for Distribution or Logistics Operation Serving the Northeast
- Served by short line rail connecting to Norfolk Southern line

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## GENERAL INFORMATION

- CROSS-DOCK: 620' x 2,296' (1,423,520 SF)
- DOCK POSITIONS: 298
- TRAILER PARKING SPACES: 338
- AUXILIARY TRAILER PARKING SPACES: 208
- CAR PARKING SPACES: 412

PARKING (TYP)

PARKING (TYP)

WAREHOUSE  
1.4 MSF

SWM BASIN

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