

Pocono Mountains Industries IEDC Compliant Site Selection Data Set
(877) 736-7700

TABLE 16									
OCCUPANCY/SUPPLY									
Business Parks	Total Acreage	Available Acreage	Location	County	Amenities	Type of Tenants	Broker	Contact	Telephone
Pocono Mountains Corporate Center South	398.0	53.0	Mount Pocono, Coolbaugh Twp	Monroe	Cent W/S, fiber op, I	Mfg, wh	PMEDC	Chuck Leonard	570-839-1992
Arcadia North Business Park	400.0	300.0	Tobyhanna, Coolbaugh Twp	Monroe	Cent W/S, fiber op, I	Mfg., distribution	Arcadia Properties	Robert Boehning	610-691-5700
New Ventures Commercial Park	300.0	228.0	Blakeslee, Tobyhanna Twp	Monroe	cent w/s, elec, t-1, Cable	Ware/dist, lite mfg, restaur, office, conv. S	Michael Baxter & Assoc	Michael Baxter	570-620-1900
Pocono Mountains Corporate Center East	250.0	230.0	Tobyhanna, Coolbaugh Twp	Monroe	Cent W/S, fiber op, I	Med Serv, B Serv, BO, Tech & L Mfg	PMEDC	Chuck Leonard	570-839-1992
Source: 2003 Book of Lists, Northeast Pennsylvania Business Journal									
Average Cost Per Acre for Fully Developed Sites	City (non CBD)	Suburban							
Industrial		\$ 55,000.00							
Office		\$10/square foot							
Average Asking Rents (Gross Rent Per Square Foot)	City	Suburban	Total (City and Suburban, Weighted Average)						
Class A Office, CBD	N/A	N/A							
Class B Office, CBD									
Class C Office, CBD									
Warehouse, non CBD									
Industrial, non CBD									
Vacancy Rates %	City	Suburban	Total (City and Suburban, Weighted Average)						
Class A Office, CBD	0	0							
Class B Office, CBD									
Class C Office, CBD									
Warehouse, non CBD									
Industrial, non CBD									
Buildings Available By Size of Range (in Square Ft)	Office	Industrial	Commercial						
Less than 25,000	20	8	6						
25 - 49,999	3	9	1						
49 - 99,999	0	11	0						
100 - 149,999	1	3	0						
150 - 199,999	0	6	0						
200 - 249,999	0	4	0						
250,000 or Higher	0	1	0						
Totals	24	42	7						
Source: Tables 22, 24, and 26 NEPASSDAS									
Average Length of Time for Local Permit Approvals (routine projects on appropriately zoned sites)	Office	Industrial							
Certificate Occupancy	3 months	3 months							
Building Permit	3 months	3 months							
Environmental	6 months	6 months							
Updated: 08/03/2007									