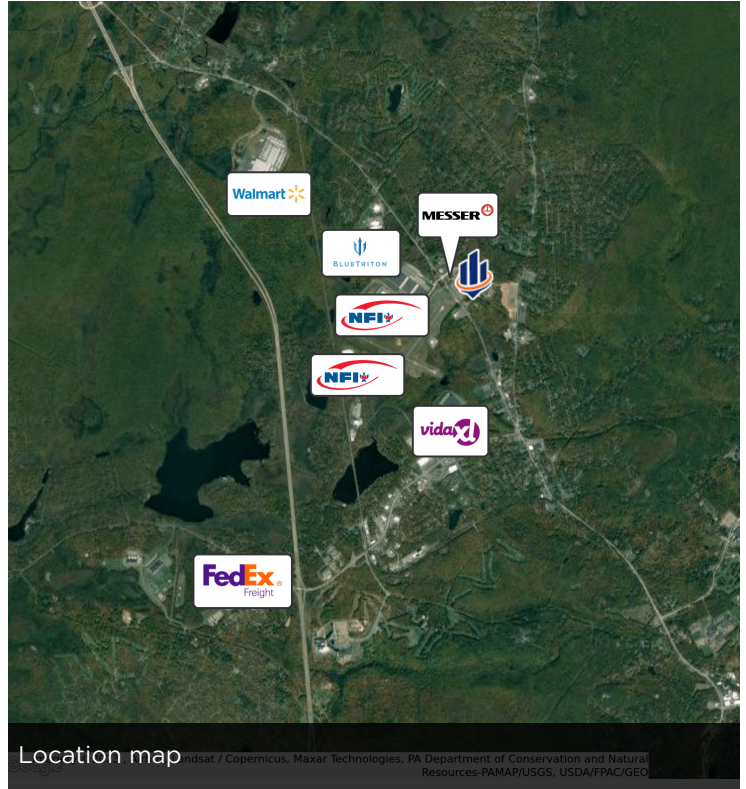


**FOR SALE : 1180 CORPORATE CENTER DRIVE EAST
FULLY APPROVED, 420,000 SF WAREHOUSE/DISTRIBUTION CENTER**



Site plan showing access to 611 via traffic signal



Location map

OFFERING SUMMARY

SALE PRICE:	Subject To Offer
PROPOSED SIZE:	420,262 SF
LOT SIZE:	39 Acres
ZONING:	I
MARKET:	Scranton

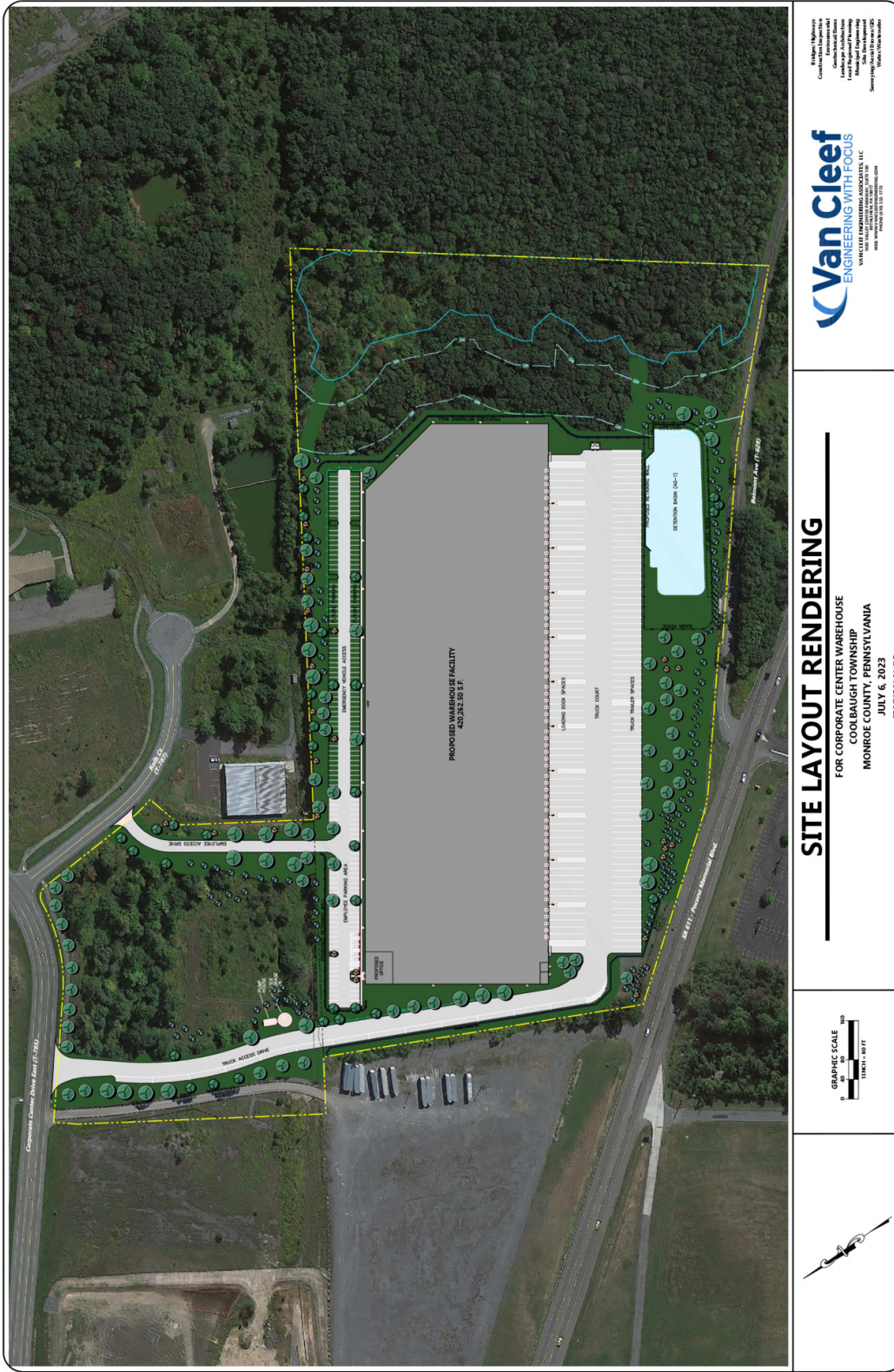
PROPERTY HIGHLIGHTS

- Fully approved plan
- 420,000 sf warehouse/distribution center
- 60' max building height
- 190' truck court depth
- 64 trailer loading positions
- 86 car parking spaces expandable to 189
- Public water and on lot sewer
- Stong labor pool
- Easy access to I-380, I-80, I-81, I 84 and I-476

TOM SKEANS, CCIM

O: 484.245.1003
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PA #RS273976

SITE PLAN



SITE LAYOUT RENDERING

FOR CORPORATE CENTER WAREHOUSE
COOL BAUGH TOWNSHIP
MONROE COUNTY, PENNSYLVANIA

JULY 6, 2023

PROJECT 21-21-CUB



Registered Professional Engineer
Professional Engineer in
Civil, Mechanical, Electrical
and Surveying
Professional Engineer in
Landscaping and Horticulture
Professional Engineer in
Structural Engineering
Professional Engineer in
Environmental Engineering
Professional Engineer in
Energy Engineering

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