

FOR LEASE



SPACE AVAILABLE

BUILDING SPECIFICATIONS:

Year Built/Renovated	1991
Land Area	24 acres
Total Building Size (SF)	194,400 SF
Office Space (SF)	1,500 SF
Column Spacing	40' x 45' Typical
Truck Court	±210'
Clear Height	38'
Trailer Parking	±45 stalls away from dock walls
Loading Format	Cross dock
Loading	31 Docks with seals and 40,000 lb. levelers 1 Drive-in door
Sprinkler System	Wet Sprinkler (.45 GPM over 4,000 SF)
Lighting	LED
Power	3 phase electric (800 amps)



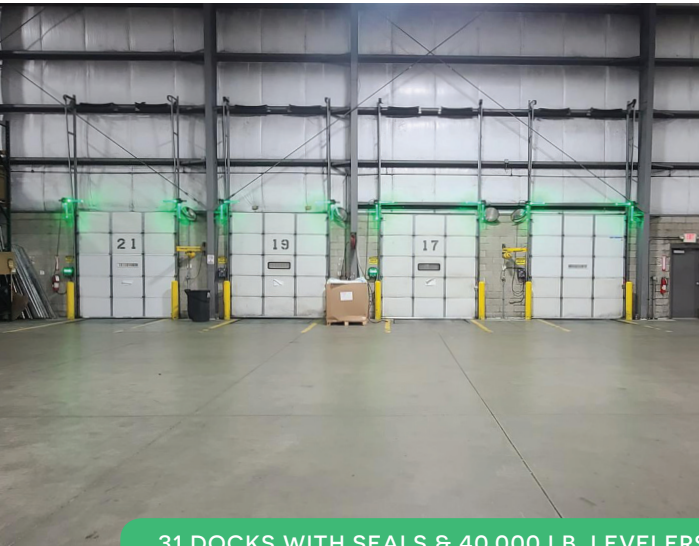
LOCATION HIGHLIGHTS:

- ±2 miles from the Exit 91 interchange of Interstate 70
- Excellent proximity to primary distribution corridors that service the Midwest US including (I-70, I-71)
- Within 15 minutes to both FedEx & UPS parcel operations



FOR MORE INFORMATION CONTACT:

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31 DOCKS WITH SEALS & 40,000 LB. LEVELERS



CLEAR HEIGHT 38'



ON-DEMAND TRANSPORTATION CAPACITY THROUGH WATSONTOWN TRUCKING COMPANY



WATSONTOWN TRUCKING COMPANY
- FAMILY OWNED SINCE 1941 -



PATTON LOGISTICS



LOCATIONS

Pennsylvania, New Jersey, Ohio, Virginia



REAL ESTATE

2,750,000 Square Feet of Managed Warehouse Space



SAFETY

AIB Audited Food Grade Certified



SERVICES

Distribution, Fulfillment, Co-Packing, Freight Management and Asset Based Transportation



TECHNOLOGY

WMS, RFI Scanning, Inventory Control



INC. 5000

The Fastest Growing Warehouse Company in the United States. *- Inc. 5000 2019 Magazine*



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