

SCRANTON NORTH

Logistics Center

1300 Corporate Way, Olyphant, PA 18447

10-Year LERTA
LEED Certified

Heavy Utilities Capacity Available

1,000,000 SF
AVAILABLE
FOR LEASE

NEW CONSTRUCTION
DELIVERING 2Q 2023

Ownership:

Listing Agent:



www.scrantonnorth.com

LOCATION HIGHLIGHTS



Corporate Neighbors



www.scrantonnorth.com

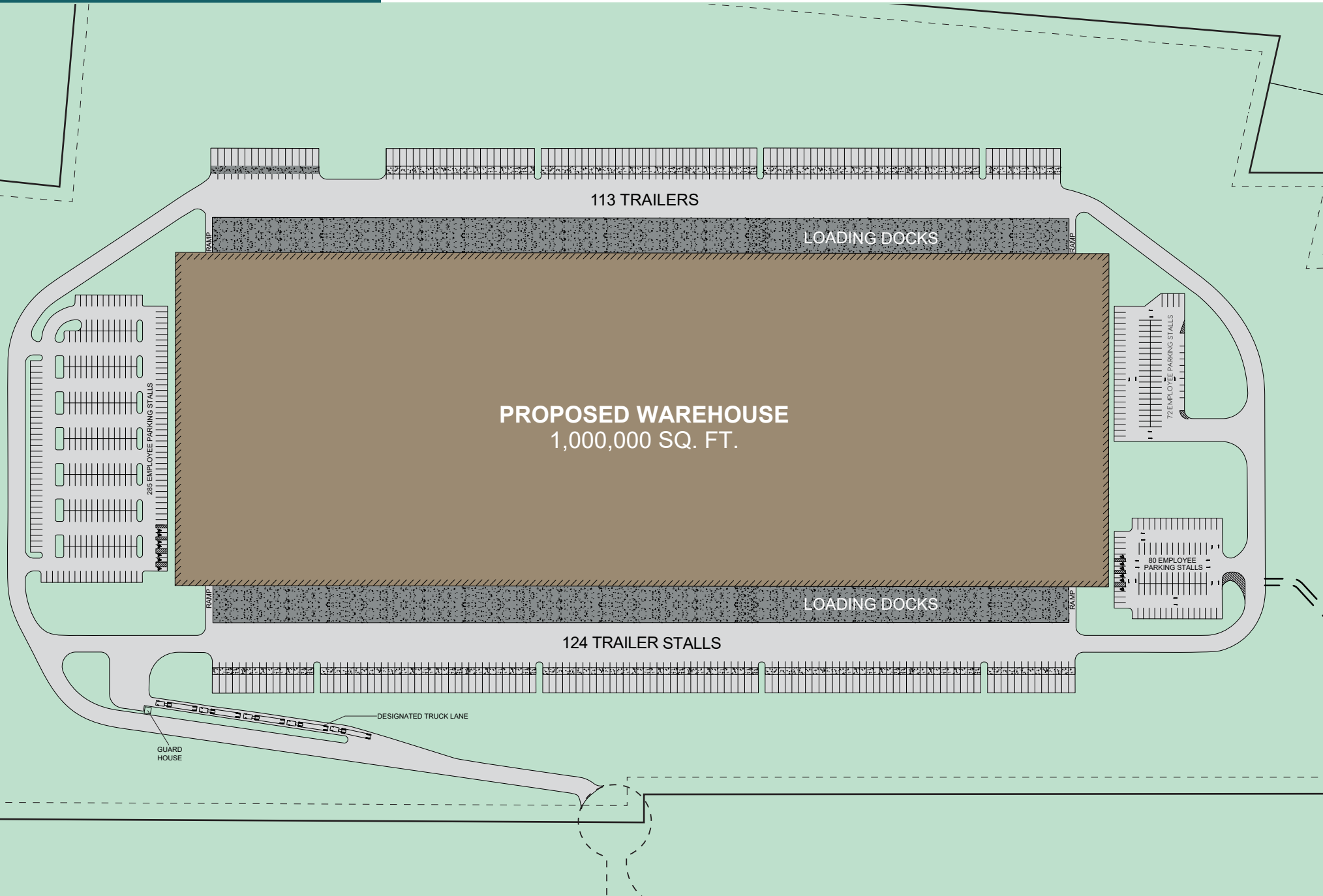
SPECIFICATIONS



Building area	±1,000,000 SF
Acres	112.267 acres
Ceiling height	40' clear at first column line
Column spacing	56' wide x 48' deep typical; 60' deep speed bays
Exterior wall construction	Tilt-up panels
Floor	7" thickness, unreinforced, 4,000 psi concrete
Drive in doors	Four (4) automatic 14' x 16' doors
Roof	Fully-adhered 60 mil TPO system; 15 year warranty
Dock doors	150 (9' x 10') manual OH steel doors. 32 additional knock-out panels
Dock equipment	75 of the 150 dock doors are equipped w/ 45k lb mechanical pit-levelers, dock bumpers, dock seals and dock lights; electrical outlets are provided at every other door position
Fire protection	ESFR sprinkler system with K-28 rated heads
Electrical	Primary power service to the site; 4,000 amp switchgear; power distribution easily expandable
Warehouse lighting	High-bay LED fixtures; 30 foot candles in speed bays and 1 fixture per structural bay in field of warehouse
HVAC	Roof mounted make-up air units; heated to 55 degrees interior at zero degrees at exterior
Truck courts	130' deep plus 55' trailer storage row
Car parking	437 auto stalls
Trailer parking	237 trailer stalls. Expandable up to 289 stalls.
Sewer	8" line in an "H" pattern in the building; discharge is gravity-fed to Olyphant Borough/ Lackawanna River Basin Sewer Authority system. Heavy discharge capacity.
Water	10" line to site served by PA American Water system. Significant capacity available.
Gas	6" line to site; served by UGI

SITE PLAN

10-Year Local Economic Revitalization Tax Assistance Act (LERTA)

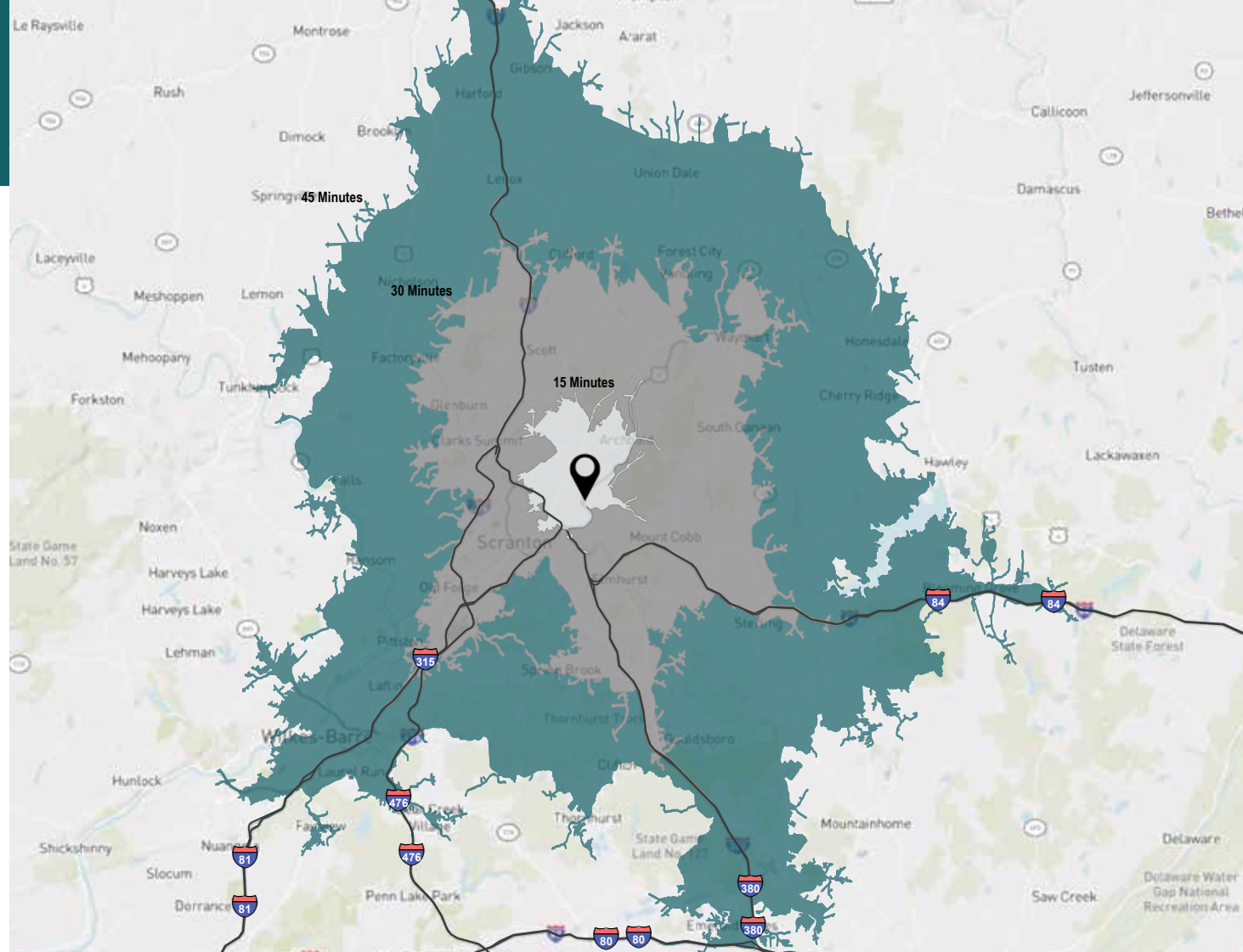


LABOR AVAILABILITY

The property is strategically located within a 15-minute drive to the Scranton/Wilkes-Barre area which is the 5th largest MSA in Pennsylvania. Within a 30-minute drive time, the property is accessible to 309,054 people and 150,801 workers between the ages of 18-65.

Lackawanna County which is where the property is located has a significant population base as well as strong blue-collar workforce. More specifically, within a 15 minute commute shed there is a total workforce of 57,667 people, 23% of which are blue-collar and align with the typical warehouse employee.

Furthermore, this location is highly reputable locally for the local blue-collar workforce that previously operated in this area. Adjacent to this property is the former Cinram Manufacturing plant which once employed $\pm 4,000$ workers.



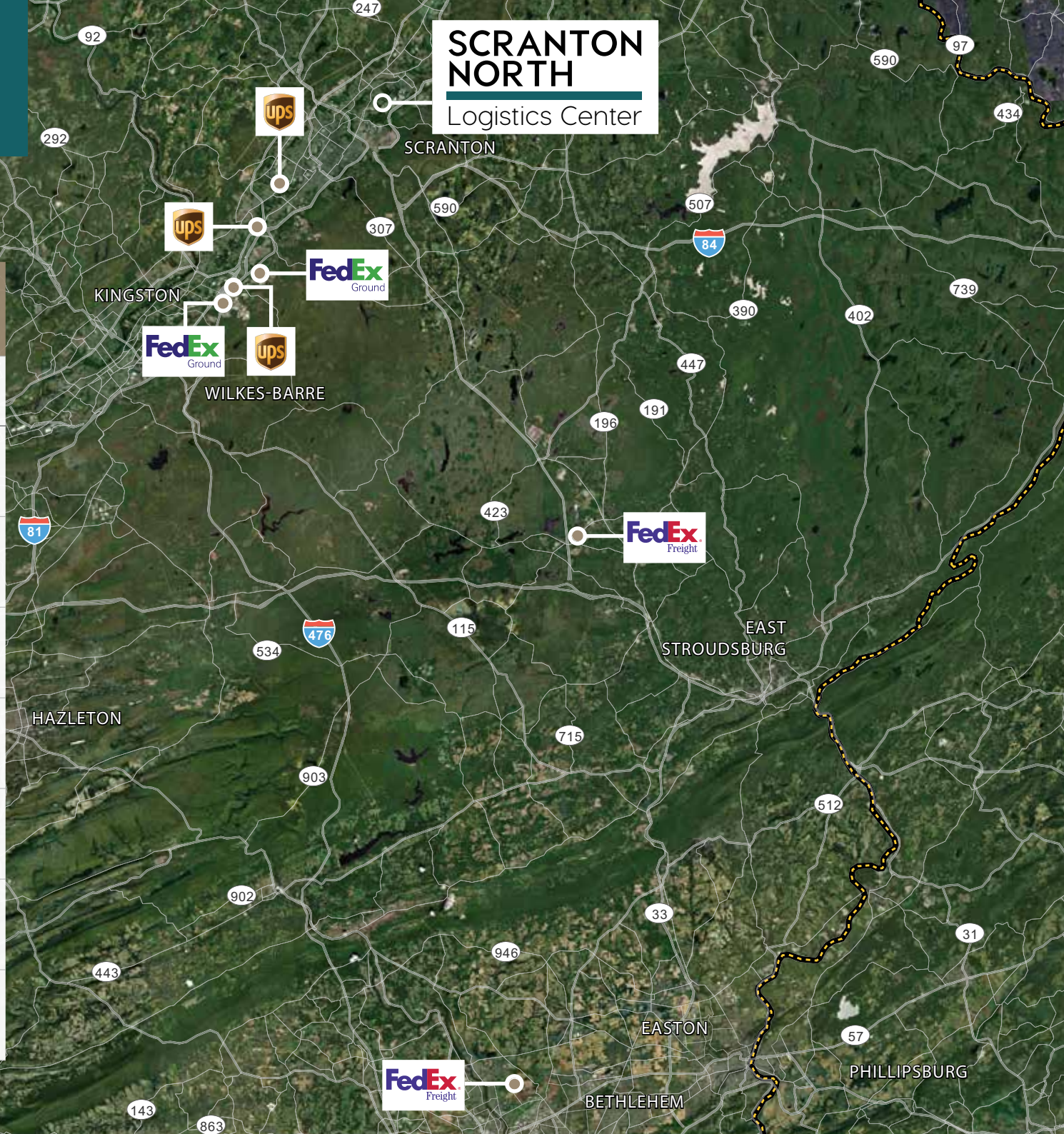
OLYPHANT SITE - LABOR STATISTICS

POPULATION

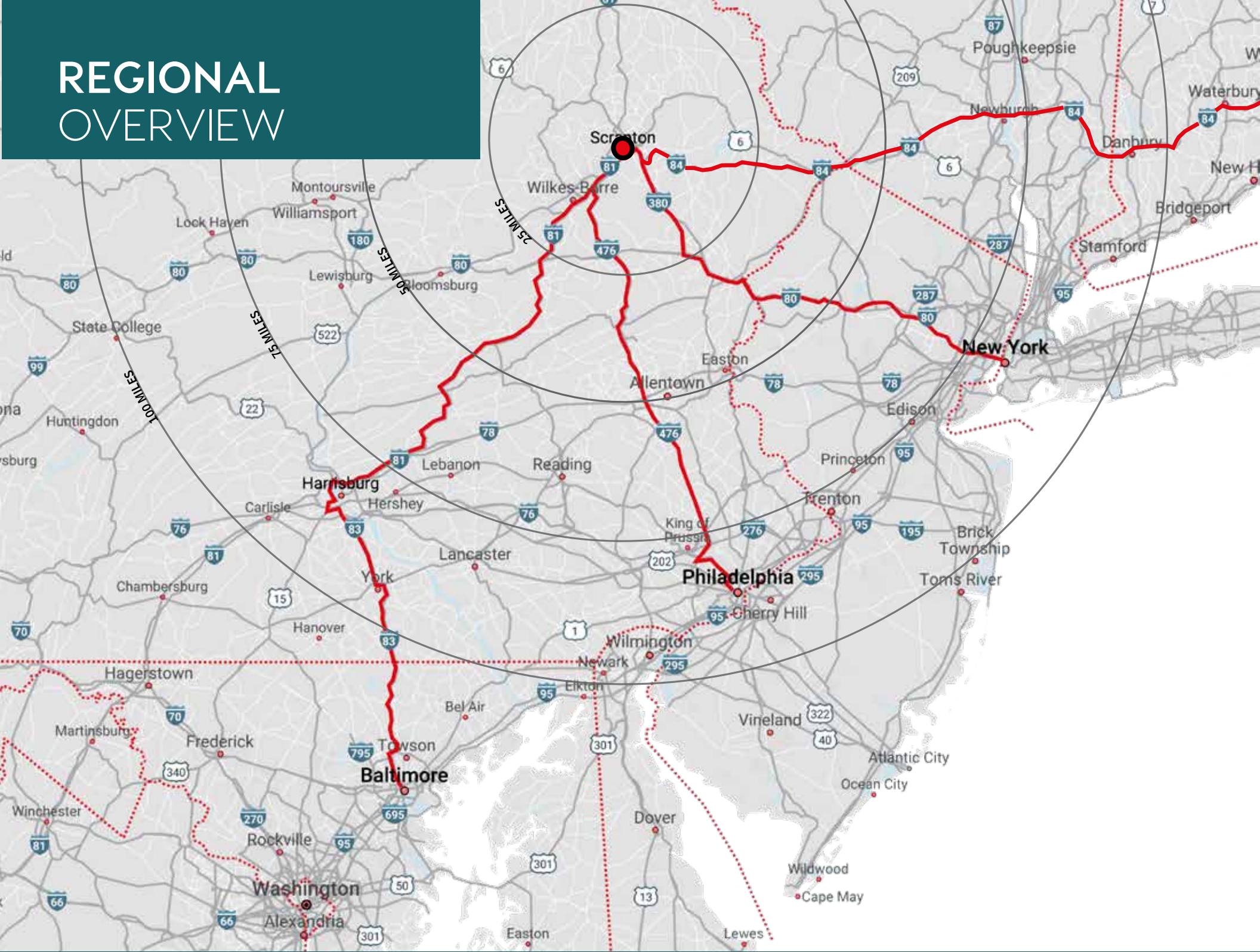
	15 Minutes	30 Minutes	45 Minutes
Population	121,135	309,054	562,118
Labor Force	57,667	150,801	275,978
Blue Collar (%)	23%	23%	23%
Unemployment (%)	3.8%	3.9%	4.3%
Median Household Income	\$43,463	\$50,540	\$52,222
Median Home Value	\$147,613	\$162,925	\$162,612

PARCEL HUBS

Location	Distance (Mileage)	Time (Minutes)
PARCELS		
UPS Freight 1001 Moosic Road, Old Forge, PA	14	16
UPS Customer Center 5 Stauffer Industrial Park, Taylor, PA	14	20
FedEx Ground 99 Freeport Road, Pittston, PA	16	20
UPS Customer Center 111 Armstrong Road, Pittston, PA	16	21
FedEx Ground 220 Armstrong Road, Jenkins Township, PA	18	21
FedEx Freight 174 Fedex Drive, Pocono Summit, PA	30	30
FedEx Ground 200 Radar Drive, Northampton, PA	76	80



REGIONAL OVERVIEW



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INSTITUTIONAL OWNERSHIP



Endurance Real Estate Group, LLC, formed in 2002, is a Radnor, PA-based real estate owner/developer focused on income and value add industrial opportunities located in the Mid-Atlantic region. Since its formation, the company has acquired \$1.3 billion of assets totaling 21 million SF and sold 11.8 million SF with a combined value of \$978 million. Endurance currently owns and operates a portfolio totaling over 5.1 million square feet consisting of 53 buildings. Existing space includes 3.7 million square feet of industrial space and 750,000 square feet of flex/office space. Endurance is currently developing over 1.6 million square feet of distribution buildings in several projects in varying building sizes from 60,000 square feet up to 1,000,000 as well as entitling several other projects totaling 2.2 million square feet.



Cabot Properties, L.P. and its predecessor firms, were formed in 1986 as the investment advisor affiliate of Cabot, Cabot & Forbes, a nationally diversified real estate development company. In 1998, the firm took Cabot Industrial Trust public, and it was subsequently sold in 2001. In 2002, senior principals of Cabot Industrial Trust formed Cabot Properties, L.P., to build on Cabot's track record in the industrial property business in a private equity format. Cabot's current senior principals have a twenty-year history of working together.

Cabot is an independent, private partnership wholly owned by the senior members of the team. Cabot is a registered SEC investment advisor and as a fiduciary, aspires to excellence in service to its institutional investors. Overtime, Cabot has invested over \$12 billion in logistics real estate, served nearly 4,000 tenants, and operated over 1,500 buildings totaling more than 200 million square feet. Cabot is headquartered in Boston with offices in Chicago, Dallas, London, and Sydney.