

Humboldt Industrial Park Northwest Site 1



For Sale

95.17 acres

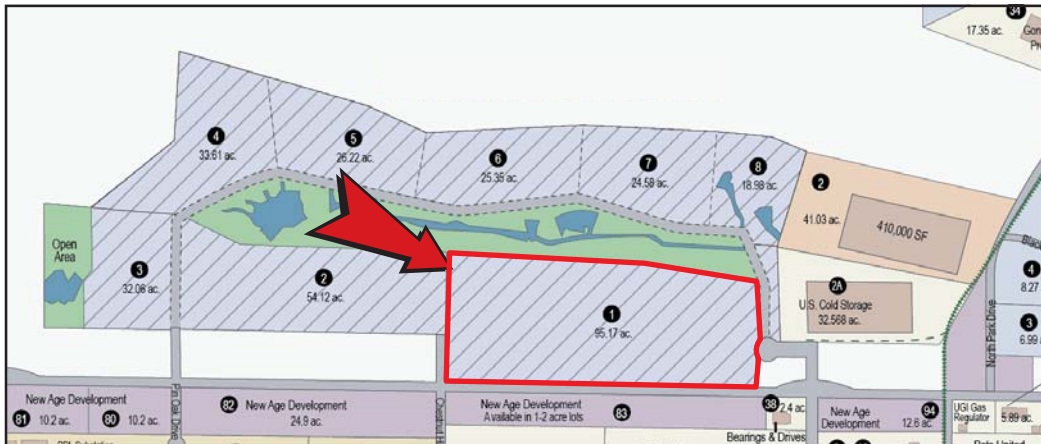
**Humboldt Northwest
Scotch Pine Drive
Hazle Township, PA 18202**

**Industrial site suited for
Manufacturing / Distribution / Warehouse
Rail Access Available**



**State and Local Taxes
abated through 2019!**

Humboldt Industrial Park Northwest



The 3,000-acre Humboldt Industrial Park is located at the on/off ramp for Exit 143 of Interstate 81, and is minutes from the interchange of Interstate 80 - putting it in the center of 25% of the world's population and production. Humboldt Industrial Park is home to nearly 50 industries.



For more information, contact CAN DO
One South Church Street, Suite 200
Hazleton, PA 18201
(570) 455-1508 | (570) 454-7787 fax
www.hazletoncando.com

SITE DETAILS

Owner:	CAN DO, Inc.								
Previous use of the site:	Reclaimed greyfield								
Zoning:	Industrial								
Site acreage:	95.17± acres								
Address:	Scotch Pine Drive Hazle Township, PA 18202								
Property taxes:	This site is designated KOZ with most state and local property taxes abated through Dec 31, 2019.								
Industrial park details:	All utilities are located at the property boundary <table><tr><td>Water and Sewer</td><td>CAN DO, Inc.</td></tr><tr><td>Natural Gas:</td><td>UGI Utilities</td></tr><tr><td>Electric:</td><td>PPL Utilities</td></tr><tr><td>Telecom:</td><td>Frontier Communications Solutions</td></tr></table>	Water and Sewer	CAN DO, Inc.	Natural Gas:	UGI Utilities	Electric:	PPL Utilities	Telecom:	Frontier Communications Solutions
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Site description:	There are minor areas of low quality wetlands on the site that have already been delineated. A wetland application permit has been submitted to the Pennsylvania Department of Environmental Protection Agency for review which will reduce the timeline for mitigation.								
Topography:	Partially cleared parcel with sloping topography; a portion of the site had been strip mined; the Bureau of Mineland Reclamation backfilled those areas.								
Proximity to interstate:	1 mile to Interstate 81, exit 143 via State Route 924 10 miles to Interstate 80, via exits 151 A & B 27 miles to the NE Extension of the PA Turnpike								

