

## Milford Professional Park, a multi-tenant building in Pike County, PA

Contact us: 570-296-7332	209 East Harford, Milford PA 18337 570-296-7332
570-296-2852 FAX	<a href="mailto:vp@pidco.com">vp@pidco.com</a>
<b>ED_CONTACT</b>	<b>PIDCO</b>
<b>NAME</b>	Rachel Hendricks
<b>AVAILABILITY</b>	Yes
<b>RE_CONTACT</b>	None
<b>ADDRESS1</b>	10 Buist Road
<b>ADDRESS2</b>	
<b>CITY</b>	Milford
<b>STATE</b>	PA
<b>ZIP</b>	18337
<b>COMMUNITY_TYPE</b>	Township (Dingman)
<b>COUNTY</b>	Pike
<b>CROSS STREET</b>	US Rt. 6
<b>ZONING</b>	Commercial/Office
<b>LOCATION</b>	Intersection of I-84 and US Rt. 6 in Milford, PA
<b>BUILDING_TYPE</b>	Flex
<b>PREVIOUS_USE</b>	Storage of museum artifacts
<b>INDUSTRIAL_PARK</b>	No
<b>NUM_BUILDING</b>	5
<b>MULTIPLE_TENANTS</b>	Yes
<b>OCCUPIED</b>	Yes
<b>NUM_FLOOR</b>	1
<b>FLOOR_TYPE</b>	Concrete
<b>LOT_SIZE</b>	10+ acres
<b>RAIL_SPUR</b>	No
<b>YEAR_BUILT</b>	1990
<b>TOTAL_SQFT</b>	35,000
<b>AVAILABLE_SQFT</b>	2,800/1600
<b>MANUFACTURING_SQFT</b>	2800
<b>OFFICE_SQFT</b>	2800
<b>CONSTRUCTION_TYPE</b>	Steel girders
<b>ROOF_TYPE</b>	shingles
<b>MAX_CEILING_HGT</b>	12'
<b>CEILING_HEIGHT</b>	8-12'
<b>COLUMN_SPACING</b>	Clear span within the individual spaces
<b>HEATING_TYPE</b>	Electric based heat pumps
<b>HVAC_BUILDING</b>	Yes
<b>HVAC_OFFICE</b>	Yes
<b>SPRINKLERS</b>	No
<b>SPRINKLER_TYPE</b>	
<b>COOLER_SPACE</b>	No
<b>FREEZER_SPACE</b>	No
<b>CRANES</b>	No
<b>NUM_CRANES</b>	0
<b>MAX_CRANE_CAPACITY</b>	
<b>DOC_1_HEIGHT</b>	
<b>DOCK_1_WIDTH</b>	
<b>DOC_2_HEIGHT</b>	
<b>DOCK_2_WIDTH</b>	
<b>NUM_DOCKS</b>	0
<b>NUM_DOCKS_RAILSIDE</b>	0
<b>NUM_DRIVE_IN_DOORS</b>	1
<b>DRIVE_IN_HEIGHT</b>	7.5'
<b>DRIVE_IN_WIDTH</b>	8.5'
<b>NUM_PARKING_SPACES</b>	80 front + rear parking
<b>OUTDOOR_STORAGE</b>	N/A

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ENVIRONMENTAL_REPORTS	N/A
<b>REMARKS</b>	Other tenants in the building include the Office of the Delaware River Master, Advanced Life Support, Wayne Memorial Health Systems, Pike County Assistance Office, Maternal & Family Health Services, Pike County Health Center, Mental Health/Mental Retardation, Verizon
SALE	No
<b>LEASE</b>	Yes
LEASE_TERMS	\$12.75 / sf. per annum
REAL_ESTATE_TAXES	N/A
COMMON_AREA_MAINTENANCE	Yes
NNN_COST†	\$15.75 / sf. per annum total
DATE_AVAILABLE	Listed spaces are currently available
<b>DISTANCE_TO_HIGHWAY</b>	.025
<b>HIGHWAY</b>	I-84
DISTANCE_TO_AIRPORT	44 miles
AIRPORT	Stewart International
AIRPORT_TYPE	Commercial
DISTANCE_TO_RAIL	15 miles
RAIL	New York, Susquehanna & Western
DISTANCE_TO_PORT	
PORT	
PUBLIC_TRANSPORTATION	No
NEAREST_FIRE_PROTECTOR	Milford Fire Department
DISTANCE_TO_FIRE	2 miles
DISTANCE_TO_LANDFILL	45 miles
ELECTRIC_PROVIDER	Pike County Light & Power (subsidiary of Orange & Rockland Utilities)
PHASE	
VOLTS	
AMPS	
GAS_PROVIDER	NA – Numerous LP Providers are available in the area
Directions	Exit 46 (Milford) from I-84, to US Rt. 6 East. Make first right (Buist Rd.) then immediate right onto driveway for Milford Professional Park.
GAS_AVAILABLE	No
WATER_COMPANY	N/A
WATER_LINE_SIZE	
WATER_CAPACITY_GPD	
WATER_DEMAND_GPD	
SEWER_PROVIDER	
SEWER_CAPACITY_GPD	
SEWER_DEMAND_GPD	
STORM_SEWER	
FIBER_OPTIC	Yes
COGEN_AVAILABLE	No
DATE_ENTERED	11/16/05
DATE_MODIFIED	9/17/2007
ENTERED_BY	RH
<b>LATITUDE</b>	+41.336857
<b>LONGITUDE</b>	-.074.835909
KOZ_KOEZ	No
INDUST_MAN	Yes as conditional use approval per tenant
RETAIL	No
COMM_OFF	Yes
BUS_PARK	No
FLEX	Yes as conditional use approval per tenant
Owner	Samall Properties
	570-296-6249
REGIONAL_ORGANIZATION	#1 – Penn's Northeast
BAY1_LENGTH	
BAY1_WIDTH	
BAY2_LENGTH	

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BAY2_WIDTH	
SALE_LEASE	Lease
LastUpdated	9/17/07