

## Privacy Pines

ED_CONTACT	PIDCO
NAME	Privacy Pines
AVAILABILITY	Yes
RE_CONTACT	Bob Chavey or Kerry Nix
ADDRESS1	RE/MAX of Lake Wallenpaupack, Greentown Office (570) 676-0695
ADDRESS2	1345 Route 507
CITY	Greentown
STATE	Pennsylvania
ZIP	18426
COMMUNITY_TYPE	Greene Township
COUNTY	Pike
CROSS_STREET	
ZONING	None
LOCATION	Property fronts on Rte 507 in the village of Greentown, it is adjacent to the Wallenpaupack Creek
BUILDING_TYPE	Four Buildings: Residence, Office, Potting Barn, Pole Building
PREVIOUS_USE	Retail and Wholesale Nursery
INDUSTRIAL_PARK	No
NUM_BUILDING	4
MULTIPLE_TENANTS	No
OCCUPIED	Yes
NUM_FLOOR	Residence and Pole Barn: 1; Office and Potting Barn: 2
FLOOR_TYPE	Wood: Residence, Office, Potting Barn; 6" Concrete: Pole Barn
LOT_SIZE	5.81 Acres
RAIL_SPUR	No
YEAR_BUILT	1975 +/-
TOTAL_SQFT	Residence: 1400; Office: 1500; Potting Barn: 1610; Pole Barn: 3200
AVAILABLE_SQFT	Same
MANUFACTURING_SQFT	3200 + 1610 = 4810
OFFICE_SQFT	1500
CONSTRUCTION_TYPE	Residence, Office, Potting Barn are all Lindell Cedar Homes; Pole Barn is metal sided post & beam with roof trusses (completely open—no center supports)
ROOF_TYPE	Residence, Office, Potting Barn: Asphalt shingle; Pole Barn: metal
MAX_CEILING_HGT	Residence, Office, Potting Barn: 8 ft; Pole Barn: 18 ft
CEILING_HEIGHT	All Ceilings flat—max height is only height
COLUMN_SPACING	No Columns
HEATING_TYPE	Residence: electric baseboard + propane + wood stove; Office & Potting Barn: electric baseboard + propane; Pole Barn: coal furnace
HVAC_BUILDING	No
HVAC_OFFICE	No
SPRINKLERS	No
SPRINKLER_TYPE	None
COOLER_SPACE	Yes – Potting Barn has walk in “Flower Cooler” approx 6’ x 4’
FREZER_SPACE	No
CRANES	No
NUM_CRANES	N/A
MAX_CRANE_CAPACITY	N/A
DOC_1_HEIGHT	N/A
DOCK_1_WIDTH	N/A
DOC_2_HEIGHT	N/A
DOCK_2_WIDTH	N/A
NUM_DOCKS	None
NUM_DOCKS_RAILSIDE	None
NUM_DRIVE_IN_DOORS	One
DRIVE_IN_HEIGHT	16’ 0”
DRIVE_IN_WIDTH	12’ 0”
NUM_PARKING_SPACES	50
OUTDOOR_STORAGE	Yes

ENVIRONMENTAL REPORTS	None
REAL ESTATE TAXES	\$4685.00
COMMON AREA MAINTENANCE	N/A
NNN_COST	N/A
DATE AVAILABLE	30-45 days
DISTANCE TO HIGHWAY	Property fronts on PA State Rte 507;
HIGHWAY	Property is 2.0 miles from Interstate 84
DISTANCE TO AIRPORT	30 miles
AIRPORT	Wilkes-Barre Scranton International
AIRPORT TYPE	Commercial
DISTANCE TO RAIL	15 miles
RAIL	The Stourbridge Railroad, Hawley, Pa. (Contact: Thomas Shepstone (570) 251-9550; full service available on or about June 1, 2008)
DISTANCE TO PORT	120 miles
PORT	Newark, NJ
PUBLIC TRANSPORTATION	No
NEAREST FIRE PROTECTOR	Greene-Dreher Fire Co, Newfoundland, Pa.
DISTANCE TO FIRE	0.8 miles
DISTANCE TO LANDFILL	Transfer Station, Beach Lake, Pa, 25 miles
ELECTRIC PROVIDER	PPL Electric Utilities, Allentown, Pa.
PHASE	1- phase
VOLTS	220/110
AMPS	200
GAS PROVIDER	N/A
GAS LINE SIZE	N/A
GAS AVAILABLE	No
WATER COMPANY	N/A (Well on Site)
WATER LINE SIZE	N/A
WATER CAPACITY GPD	UKN
WATER DEMAND GPD	UKN
SEWER PROVIDER	Septic on Site
SEWER CAPACITY GPD	UKN
SEWER DEMAND GPD	UKN
STORM SEWER	None
FIBER OPTIC	No
COGEN AVAILABLE	No
DATE ENTERED	12/19/2007
DATE MODIFIED	
ENTERED BY	BC
LATITUDE	+41.324882
LONGITUDE	-075.306862
KOZ KOEZ	No
INDUST MAN	No Zoning
RETAIL	No Zoning
COMM OFF	No Zoning
BUS PARK	No Zoning
FLEX	No Zoning
UTILITIES REMARKS	
REGIONAL ORGANIZATION	#1
BAY1_LENGTH	
BAY1_WIDTH	
BAY2_LENGTH	
BAY2_WIDTH	
MULTIPLE LOTS	Property includes 2 parcels; none is subdivided
TOTAL AREA	5.81 Acres
MAX LOT SIZE	5.81
MIN LOT SIZE	5.81
AVAILABLE AREA	5.81 Acres
FRONTAGE	520 feet on Pa Rte 507
ADJACENT LAND AVAILABLE	No
TOPOGRAPHY	Two flat plains with approx 10 feet elevation difference connected by a gentle slope

RAIL	No
REMARKS	Property is under 5 minutes from I-84 and approximately 40 minutes from the NY/NJ state lines and 20 minutes from the Scranton/Wilkes-Barre area.
SALE	Yes
LEASE	No
BASE_PRICE	\$750,000.00
ASKING_PRICE	\$750,000.00
LEASE_TERMS	N/A
REAL_ESTATE_TAXES	\$4685.00
DATE_AVAILABLE	30 – 45 days
Private- Notes	
DISTANCE_HIGHWAY_IN_MILES	0.00
NAME_HIGHWAY	Pa Rte 507
SALE_LEASE	Sale
DIRECTIONS	At Exit 20 off Interstate 84 follow Pa Rte 507 south 2.0 miles—property is on the right (west) side of the highway
FLOOD_PLAIN	Yes
WETLANDS_DESCRIPTION	No delineated wetlands
WETLANDS_STUDIES_COMPLETE	N/A
ENVIRONMENTAL_REPORT	None
PRICE_PER_ACRE	N/A
ADACENT_LAND_DESCRIPTION	Similar except some delineated wetlands
REGIONAL_ORGANIZATION	#1
LastUpdated	December 19, 2007