TOBYHANNA ARMY DEPOT, COOLBAUGH TOWNSHIP, PENNSYLVANIA

Installation Summary:

Established in 1953, Tobyhanna Army Depot is the Department of War's premier center of industrial and technical excellence for C5ISR electronics and communications. Tobyhanna is a full-service logistics and sustainment facility, providing maintenance, repair, and overhaul support for all branches of the Armed Forces, as well as other Department of War organizations. It is the largest industrial employer in northeastern Pennsylvania and serves as a critical hub for organizations such as the Communications-Electronics Command (CECOM) and the Defense Logistics Agency (DLA) Distribution. Currently, more than 3,200 specialized personnel and their families call Tobyhanna and the surrounding Pocono Mountain region home.

Available Property:

The property available for lease is comprised of 1 parcel totaling 15.32 acres of land located in what was formerly Wherry Housing. The parcel is separated from the rest of the Installation by State Route 423, located directly east of the Stroudsburg ACP.

Parcel Identifier	Acres
Parcel 1	15.32

Map Identifying the Property:

Land Usage of the Property:

Parcel 1: With the exception of an abandoned roadway consisting of approximately 4,600 square yards of asphalt and curbing, the property is cleared and undeveloped. It is located outside the Installation's main access control points due to being divided by State Route (SR) 423 and the perimeter being secured by fencing. There are two paved access points to the parcel from SR 423.

Utilities at Tobyhanna Army Depot:

Electricity: Electrical transmission service is provided by PPL Utilities for Tobyhanna. 230kV serves the Installation. Washington Gas & Light (WGL) currently provides electricity generation services for Tobyhanna.

Natural Gas: UGI Utilities provides transmission services for Tobyhanna. NRG (Formally Direct Energy) provides gas generation services.

Water: Tobyhanna manages its own potable water via wells and wastewater via government owned wastewater treatment plant located on the Installation.

Fiber: There is no existing commercial internet established in Parcel 1.

Environmental Considerations for the Property:

a. The property matches soil type *9y9x – Cy Cut and fill land,* with Udorthents, cut and fill, and similar soils.

b. There are no known historical or archeological sites located on the property.

Legislative Jurisdiction at Tobyhanna Army Depot:

Tobyhanna is subject to exclusive federal legislative jurisdiction. Exclusive legislative jurisdiction exists when the federal government acquires all the state's judicial, legislative and administrative authority, and the state concerned has not reserved to itself the right to exercise any of the authority concurrently with the federal government, except the right to serve state civil or criminal process for activities that occurred outside of the area. Since there are no federal general municipal laws, the state law in effect at the time such exclusive jurisdiction is acquired generally governs with respect to civil matters. The criminal laws of the state are generally adopted within areas of exclusive federal jurisdiction under 18 U.S.C. § 13 (the Assimilative Crimes Statute). As a result, laws governing both criminal offenses and certain civil matters may be ambiguous or non-existent in some cases. Offerors should therefore familiarize themselves with jurisdictional matters to best determine how to address the enforcement of civil matters on the properties, such as enforcement of contractual obligations, which may be addressed through choice of law provisions.