

# 600 SCRANTON CARBONDALE HWY

SUGERMAN'S - Archbald, PA 18403

 FOR LEASE  
 INDUSTRIAL  
 138,000± SF



## PROPERTY DESCRIPTION

Excellent lease opportunity in a highly visible 430,000± multi-tenant mixed-use building, anchored by 100,000± SF Discount Grocery Tenant. Situated on Route 6 with a traffic count of 9,655 vehicles per day. Availability of up to 138,000± SF with the flexibility of Industrial & Retail Space.

LEASE RATE:

**\$5.00 SF/YR (NNN)**

## FOR MORE INFORMATION

**Chris Matus, CCIM, SIOR, PMP**

 570.760.6411

 [chris.matus@naimertz.com](mailto:chris.matus@naimertz.com)

**Steve Cole, SIOR**

 570.578.8296


 [steve.cole@naimertz.com](mailto:steve.cole@naimertz.com)

**David Weaver, SIOR**

 570.406.7428

 [david.weaver@naimertz.com](mailto:david.weaver@naimertz.com)

# NAIMertz

 **NAI Mertz** | 350 Laird Street, Suite 110  
Wilkes-Barre, PA 18702  
570-820-7700 | [naimertz.com](http://naimertz.com)



# 600 SCRANTON CARBONDALE HWY

SUGERMAN'S - Archbald, PA 18403

 FOR LEASE  
 INDUSTRIAL  
 138,000± SF



## PROPERTY HIGHLIGHTS

- 430,000± SF multi-tenant building
- Up to 138,000± SF available
- Landlord willing to subdivide
- Rate: \$5 psf, NNN
- Ceiling height: 12'7" to 13' 11"
- Wet sprinkler system
- Power – 480v, 9,800A
- Natural gas
- Public water and sewer
- (4) loading docks with ability to add more
- Yard space available
- 7-bay auto repair garage available
- 10 minutes to I-81
- 20 minutes to I-84 and PA Turnpike (I-476)
- C-2 General Commercial zoning district
- Zoning permits industrial uses such as distribution and food manufacturing, among others.



## FOR MORE INFORMATION

**Chris Matus, CCIM, SIOR, PMP**

 570.760.6411

 [chris.matus@naimertz.com](mailto:chris.matus@naimertz.com)

**Steve Cole, SIOR**

 570.578.8296


 [steve.cole@naimertz.com](mailto:steve.cole@naimertz.com)

**David Weaver, SIOR**

 570.406.7428

 [david.weaver@naimertz.com](mailto:david.weaver@naimertz.com)

**NAI Mertz**

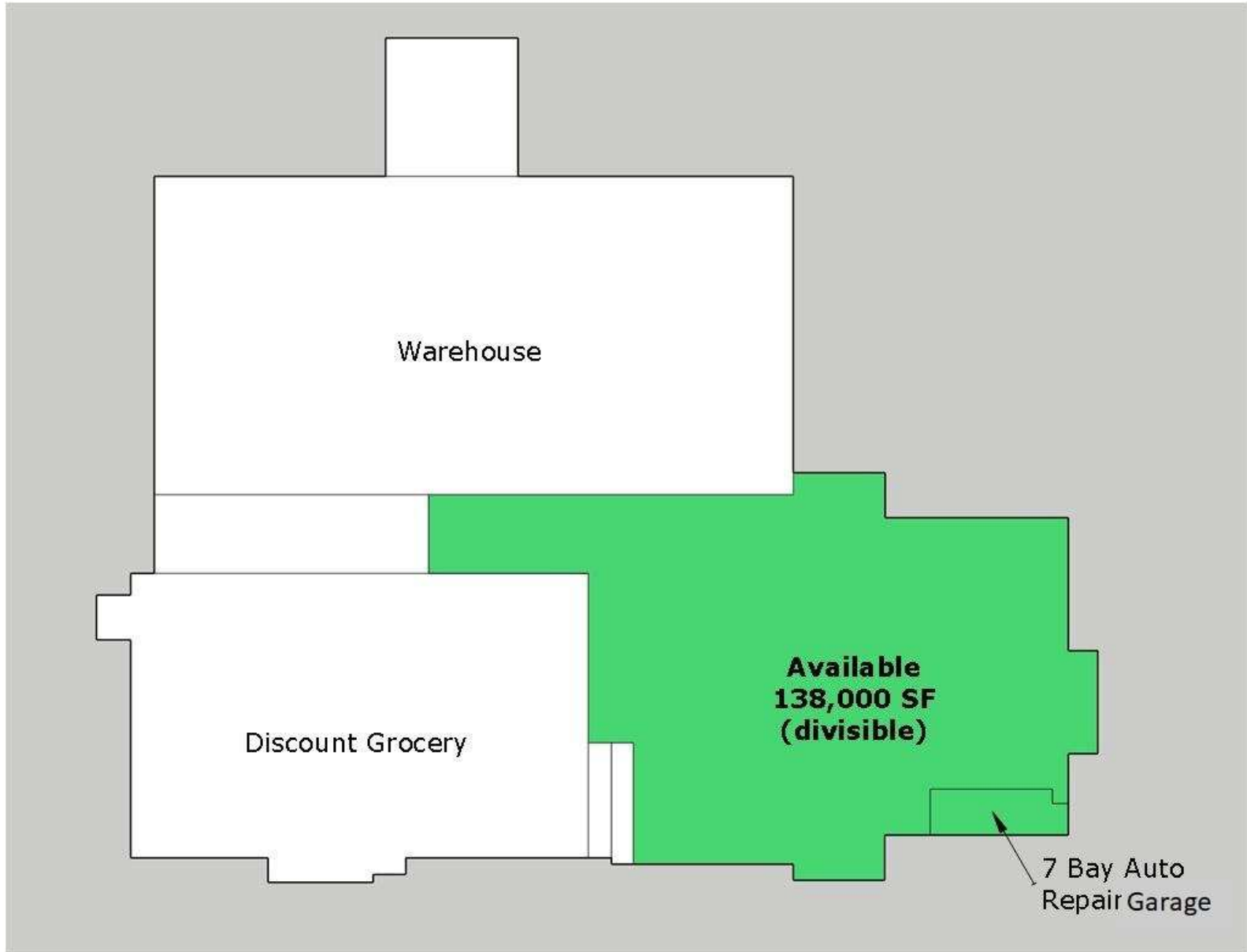
 **NAI Mertz** | 350 Laird Street, Suite 110  
Wilkes-Barre, PA 18702  
570-820-7700 | [naimertz.com](http://naimertz.com)



# 600 SCRANTON CARBONDALE HWY

SUGERMAN'S - Archbald, PA 18403

 FOR LEASE  
 INDUSTRIAL  
 138,000± SF



## FOR MORE INFORMATION


**Chris Matus, CCIM, SIOR, PMP**

 570.760.6411

 [chris.matus@naimertz.com](mailto:chris.matus@naimertz.com)

**Steve Cole, SIOR**

 570.578.8296


 [steve.cole@naimertz.com](mailto:steve.cole@naimertz.com)

**David Weaver, SIOR**

 570.406.7428

 [david.weaver@naimertz.com](mailto:david.weaver@naimertz.com)

# NAIMertz

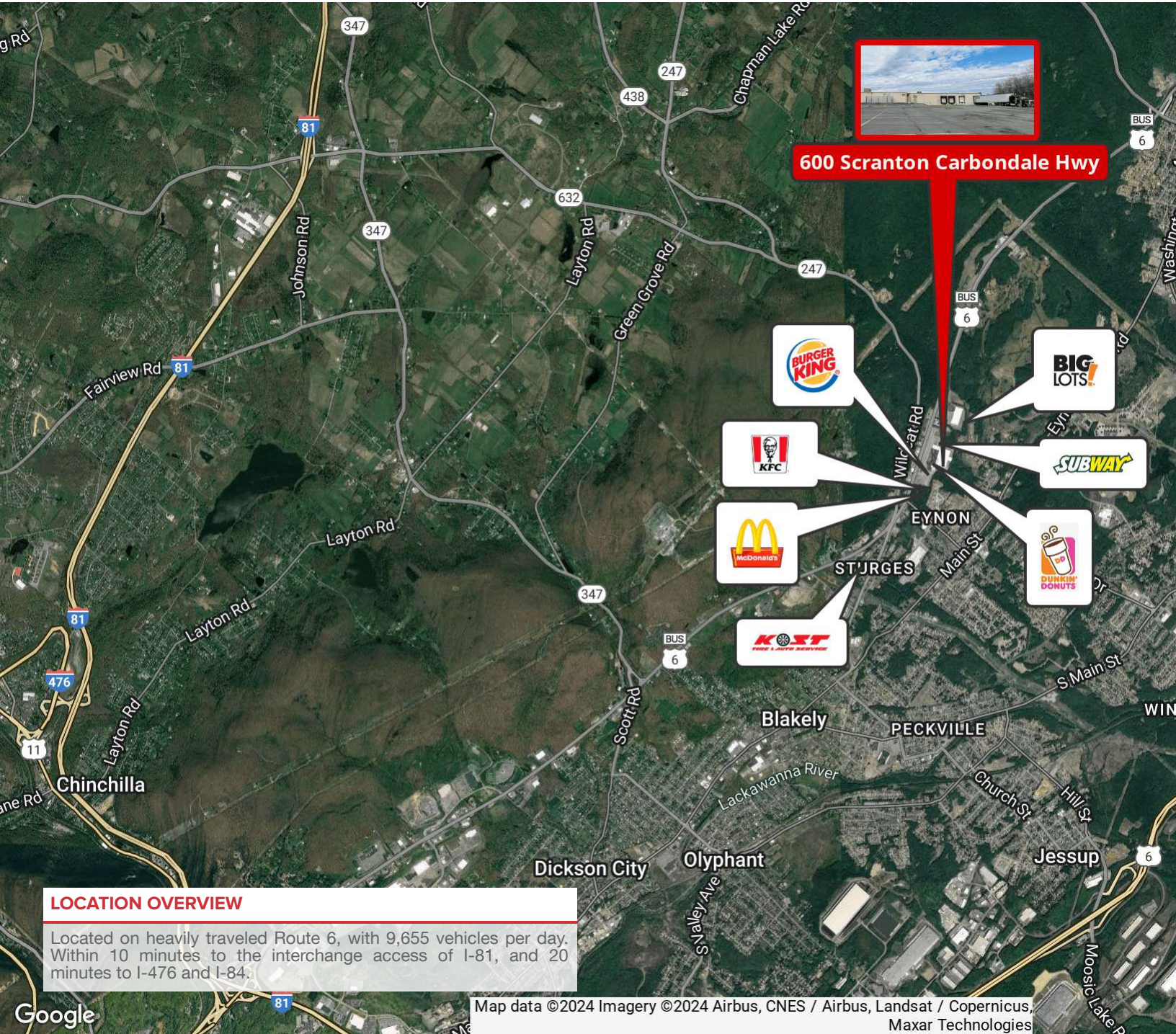
 **NAI Mertz** | 350 Laird Street, Suite 110  
Wilkes-Barre, PA 18702  
570-820-7700 | [naimertz.com](http://naimertz.com)



# 600 SCRANTON CARBONDALE HWY

SUGERMAN'S - Archbald, PA 18403

-  FOR LEASE
-  INDUSTRIAL
-  138,000± SF






## LOCATION OVERVIEW



Located on heavily traveled Route 6, with 9,655 vehicles per day. Within 10 minutes to the interchange access of I-81, and 20 minutes to I-476 and I-84.

Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies


## FOR MORE INFORMATION

**Chris Matus, CCIM, SIOR, PMP**  
 570.760.6411  
 [chris.matus@naimertz.com](mailto:chris.matus@naimertz.com)

**Steve Cole, SIOR**  
 570.578.8296  
 [steve.cole@naimertz.com](mailto:steve.cole@naimertz.com)

**David Weaver, SIOR**  
 570.406.7428  
 [david.weaver@naimertz.com](mailto:david.weaver@naimertz.com)

# NAI Mertz

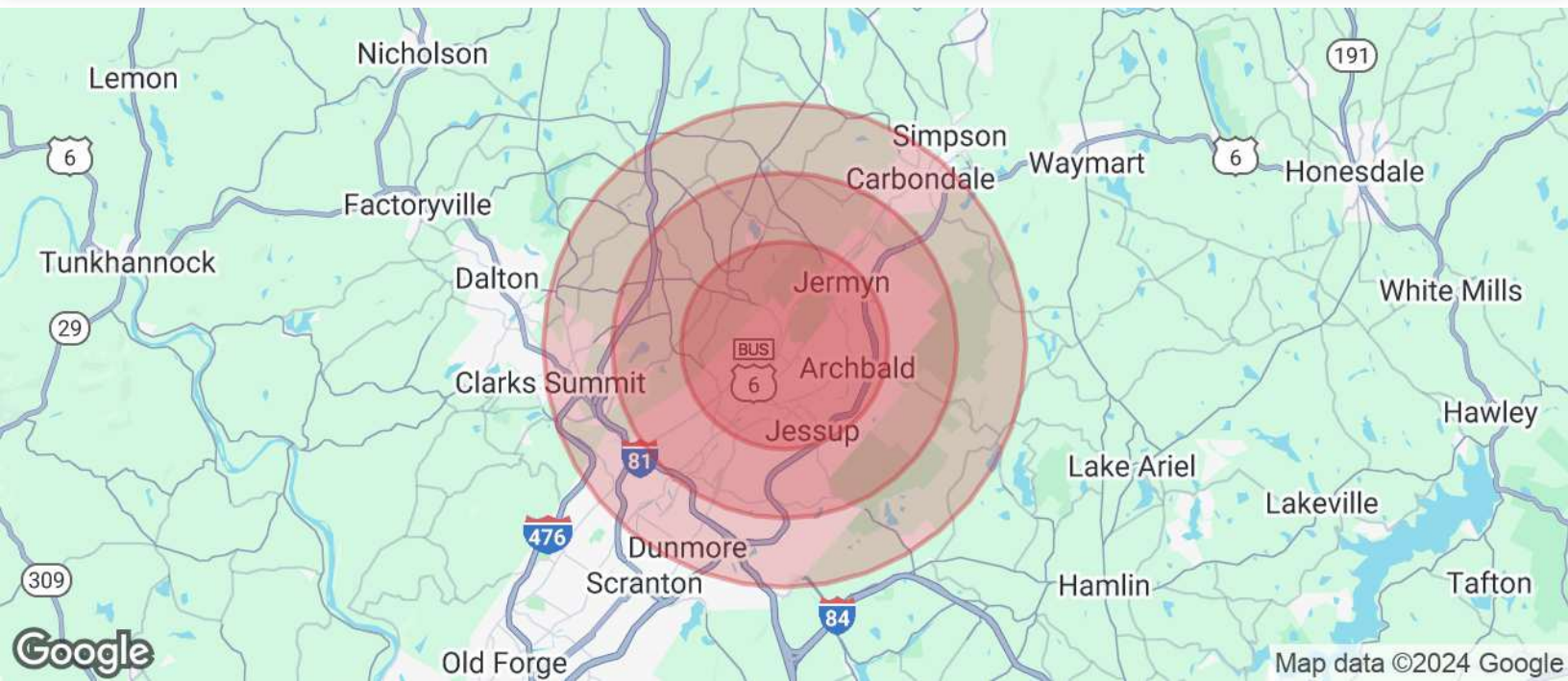
 **NAI Mertz** | 350 Laird Street, Suite 110  
Wilkes-Barre, PA 18702  
570-820-7700 | [naimertz.com](http://naimertz.com)



# 600 SCRANTON CARBONDALE HWY

SUGERMAN'S - Archbald, PA 18403

 FOR LEASE  
 INDUSTRIAL  
 138,000± SF



POPULATION	3 MILES	5 MILES	7 MILES
Total Population	27,271	44,179	100,324
Average Age	45	45	44
Average Age (Male)	43	43	42
Average Age (Female)	46	46	45



HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total Households	11,907	19,116	41,850
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$81,714	\$86,370	\$92,170
Average House Value	\$206,528	\$217,911	\$224,793



  



TRAFFIC COUNTS	
Route 6	9,655/day

Demographics data derived from AlphaMap


## FOR MORE INFORMATION

**Chris Matus, CCIM, SIOR, PMP**  
 570.760.6411  
 [chris.matus@naimertz.com](mailto:chris.matus@naimertz.com)

**Steve Cole, SIOR**  
 570.578.8296  
 [steve.cole@naimertz.com](mailto:steve.cole@naimertz.com)

**David Weaver, SIOR**  
 570.406.7428  
 [david.weaver@naimertz.com](mailto:david.weaver@naimertz.com)

# NAIMertz

 **NAI Mertz** | 350 Laird Street, Suite 110  
Wilkes-Barre, PA 18702  
570-820-7700 | [naimertz.com](http://naimertz.com)

