

LEASE PRICE: SEE AGENT



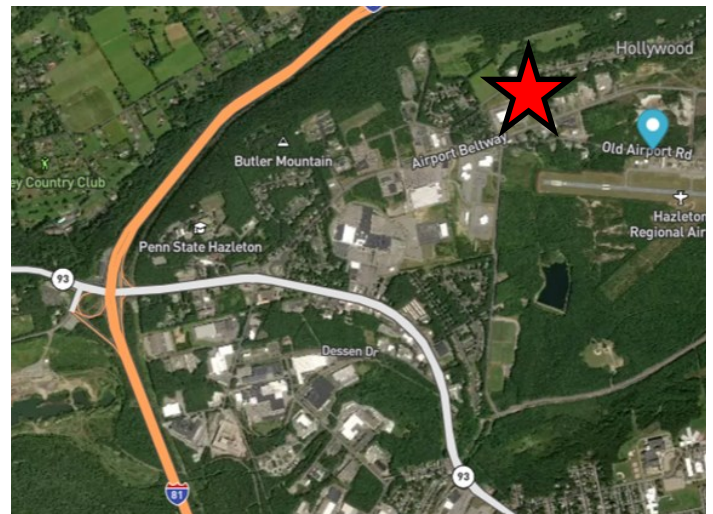
410 AIRPORT ROAD, HAZLE TOWNSHIP, PA 18202

LATITUDE: 40.992062 LONGITUDE: -76.004293

9,768 SF+/- of Class "A" space immediately available for Lease. Space is divisible to 3,802 SF on first level which can be used as office, retail or warehouse space, 1,844 SF mezzanine office space and 4,122 SF office space on the second floor. There is also an additional 12,000 SF+ of proposed mezzanine office space available. Fit out to be performed by Landlord or Tenant. Excellent location! Co-Tenants: Hayden Power Group (Owner) and Schaedler Yesco Distribution.

SPACE DETAILS:

- 9,768 SF+/- Finished Space Available
- 12,000 SF+ Proposed Mezzanine Office Space
- Public Utilities
- Gas Hot Air Heat
- Central A/C
- Steel Exterior
- Metal Roof
- 12 ft. - 15 ft.+ Ceiling Heights
- Concrete Floors
- ESFR Sprinkler System
- 400 amp - 1200 amp Electrical, 3 Phase
- 1 Passenger Elevator
- 60+ Parking Spaces
- Generator Power Available
- Insulated
- Zoned B-2 (General Commercial)
- AADT: 12,832 Vehicles (PennDOT TIRe 2021)



For Information Contact:

Al Guari, Vice President-Brokerage

aguari@mericle.com

Office: 570.823.1100 * Cell: 570.499.2889

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, prior sale/lease, withdrawal notice, or other conditions.

570.823.1100
mericle.com



East Mountain Corporate Center
100 Baltimore Drive
Wilkes-Barre, PA 18702

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

