

1308-1316 PENNSYLVANIA AVE. W.

Warren, PA 16365



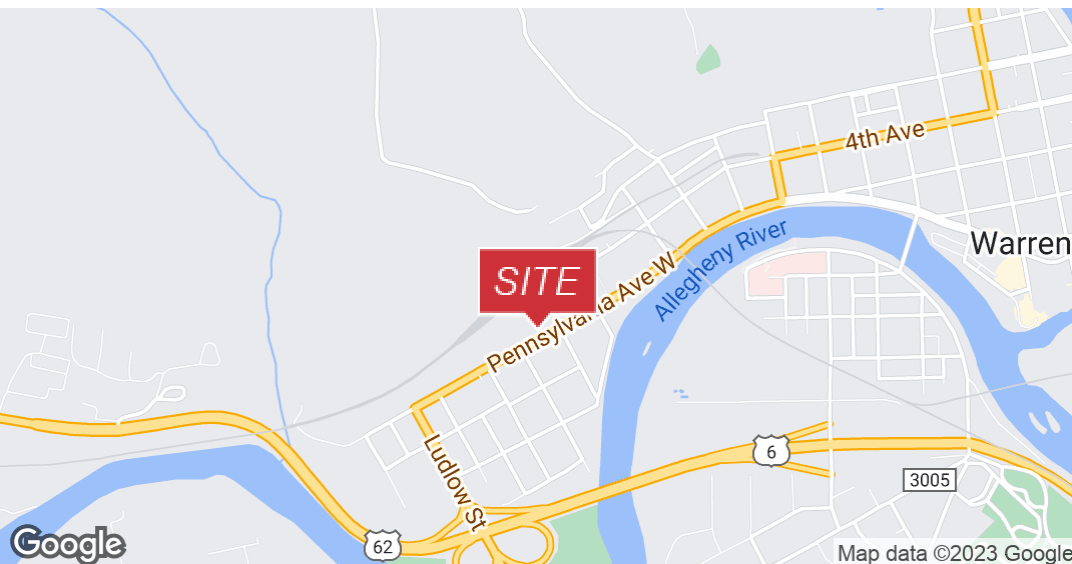
FOR SALE



TWO INDUSTRIAL BLD.



12,000± SF EACH



PROPERTY DESCRIPTION

Two Industrial Warehouse/
Distribution Buildings 12,000±
each. Fully Leased - Tenant
occupied till 2026. Parcel is 6.64
acres allowing ample space for a
new 40,000 SF building. Rail
access is a possibility.

SALE PRICE:

PRICE UPON REQUEST

FOR MORE INFORMATION

Steve Cole, SIOR

☎ 570.820.7700 x401

✉ steve.cole@naimertz.com

David Weaver, SIOR

☎ 570.820.7700 x402

✉ david.weaver@naimertz.com

NAI MERTZ DISCLAIMER: NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. OUTLINES ARE APPROXIMATE AND SHOWN ONLY TO IDENTIFY THE PARCEL IN CONSIDERATION.

NAI Mertz



NAI Mertz | 350 Laird Street, Suite 110

Wilkes-Barre, PA 18702

570-820-7700 | naimertz.com



1308-1316 PENNSYLVANIA AVE. W.

Warren, PA 16365



FOR SALE



TWO INDUSTRIAL BLD.



12,000± SF EACH



PROPERTY HIGHLIGHTS

- Investment Sale - Two 12,000± SF Buildings
- Fully Leased till 2026
- Expansion Available: Site allows for an addition of a new 40,000± SF Building
- Building Type: Butler Building System
- Size: 80 x 150 x 20
- Ceiling Height: 15'
- Floor: 6" thick reinforced concrete
- Dock Door: 1 each Bld. - 9' x 10' steel insulated w/ 2 windows & weatherseals
- Drive-in Door: 1 each Bld. - 12' x 14' steel insulated w/ 2 windows, 7' light track weatherseals
- Dock Levelers: 1 each Bld. w/ 6' x 8' deck, 20" lip, weatherseals and 6" laminated bumpers
- Exterior Doors: 4 each Bld.
- Windows: 5 each Bld. - 3 x 3 slide
- Restrooms: 2 each Bld. - 2 x 6 single user - ADA compatible
- Heating: Natural Gas - 6 each Bld. - 175,000 BTU Radiant overhead heaters
- Lighting: 400 Watt Metal Halide high bay lights
- Electric: each Bld. - 480 Volt, 3 phase, 400 amp
480/277 volt, 200 amp circuit panel
208/120 volt, 200 amp circuit panel
75 KVA 480/208 volt transformer
- Parking: 20,000 SF of surface parking to the side and between each building including the entryway.

FOR MORE INFORMATION

Steve Cole, SIOR

☎ 570.820.7700 x401

✉ steve.cole@naimertz.com

David Weaver, SIOR

☎ 570.820.7700 x402

✉ david.weaver@naimertz.com

NAI MERTZ DISCLAIMER: NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. OUTLINES ARE APPROXIMATE AND SHOWN ONLY TO IDENTIFY THE PARCEL IN CONSIDERATION.

NAIMertz



NAI Mertz | 350 Laird Street, Suite 110

Wilkes-Barre, PA 18702

570-820-7700 | naimertz.com



1308-1316 PENNSYLVANIA AVE. W.

Warren, PA 16365



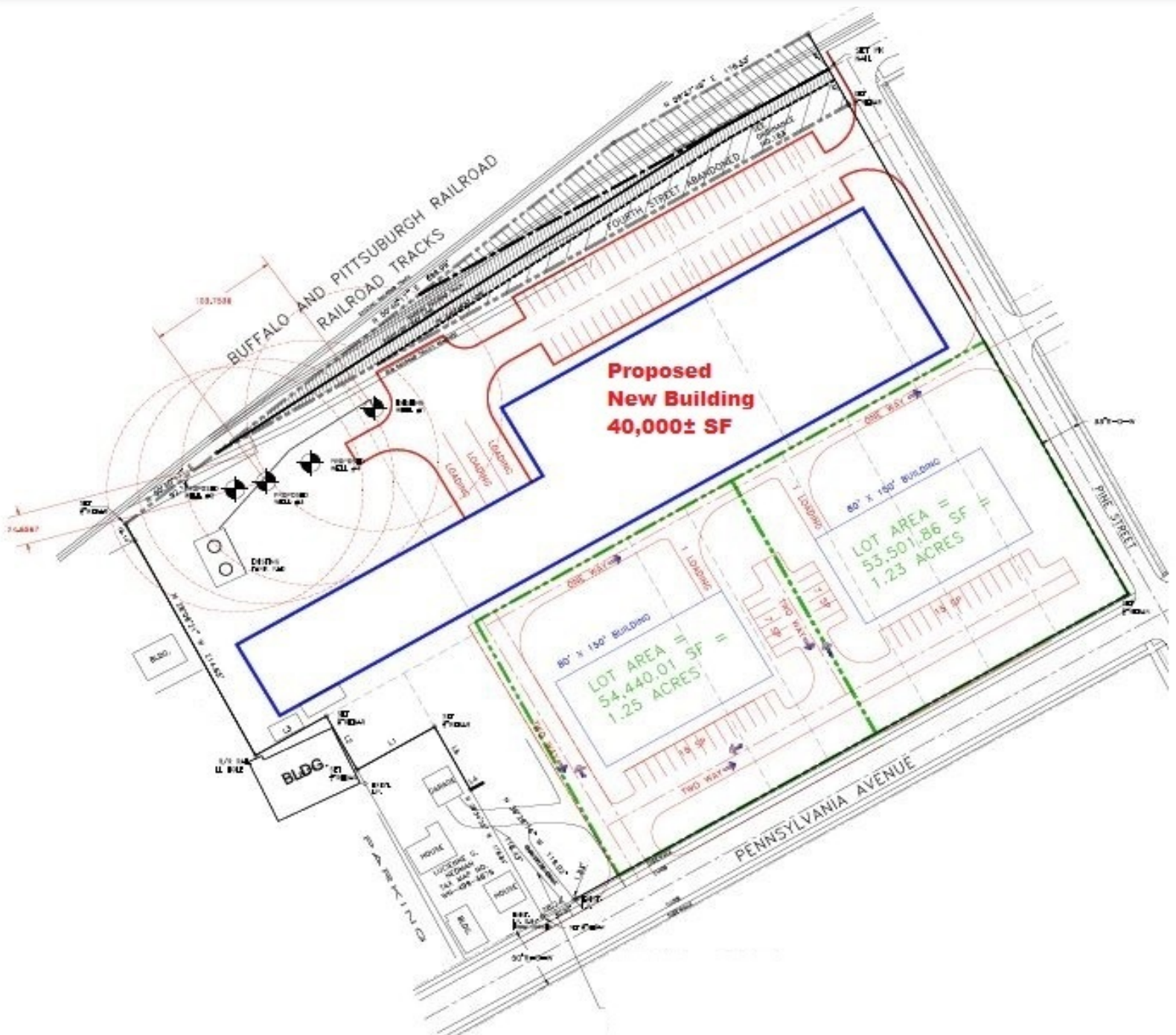
FOR SALE



TWO INDUSTRIAL BLD.



12,000± SF EACH



Site Plan

FOR MORE INFORMATION

Steve Cole, SIOR

570.820.7700 x401

steve.cole@naimertz.com

David Weaver, SIOR

570.820.7700 x402

david.weaver@naimertz.com

NAIMertz



NAI Mertz | 350 Laird Street, Suite 110

Wilkes-Barre, PA 18702

570-820-7700 | naimertz.com

NAI MERTZ DISCLAIMER: NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. OUTLINES ARE APPROXIMATE AND SHOWN ONLY TO IDENTIFY THE PARCEL IN CONSIDERATION.



1308-1316 PENNSYLVANIA AVE. W.

Warren, PA 16365



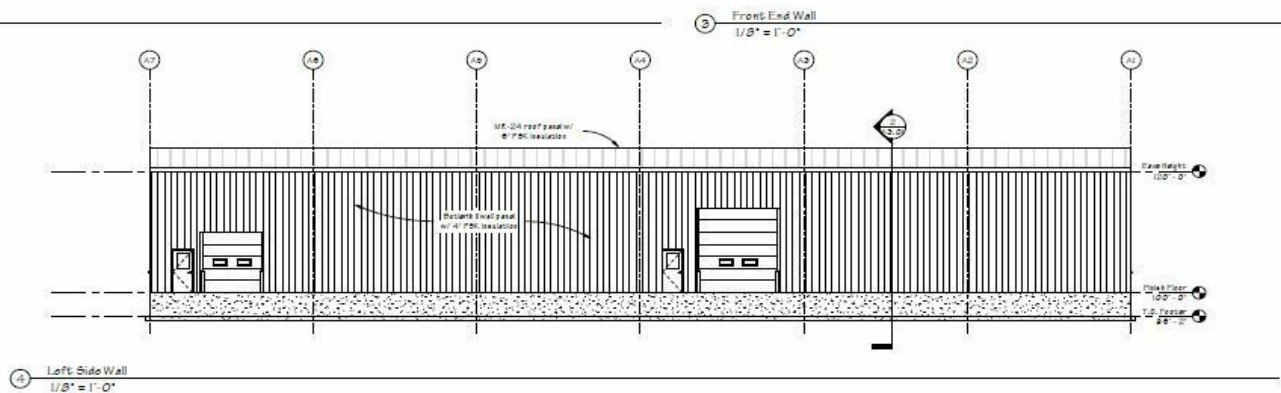
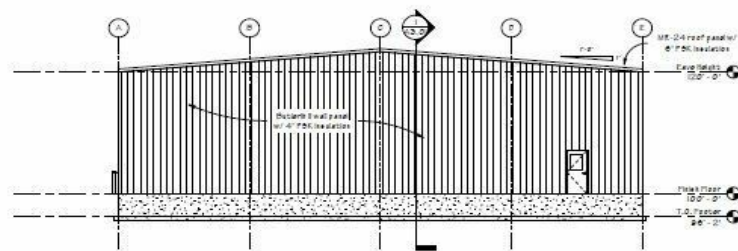
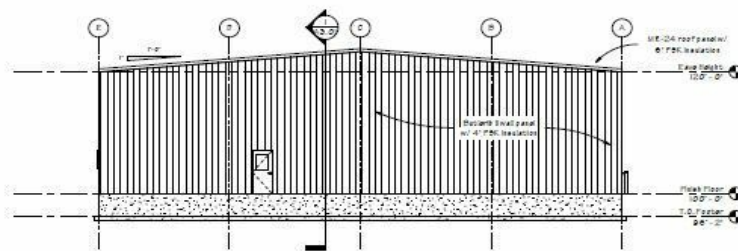
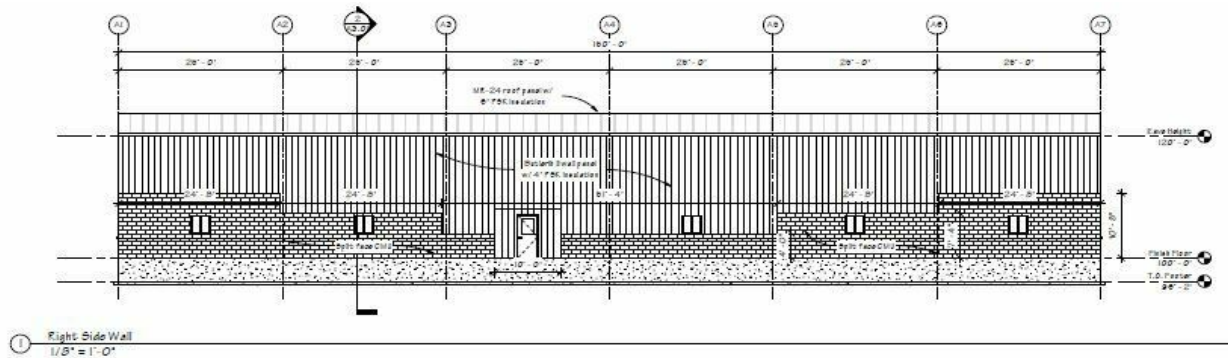
FOR SALE



TWO INDUSTRIAL BLD.



12,000± SF EACH



FOR MORE INFORMATION

Steve Cole, SIOR

570.820.7700 x401

steve.cole@naimertz.com

David Weaver, SIOR

570.820.7700 x402

david.weaver@naimertz.com

NAIMertz



NAI Mertz | 350 Laird Street, Suite 110

Wilkes-Barre, PA 18702

570-820-7700 | naimertz.com

NAI MERTZ DISCLAIMER: NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. OUTLINES ARE APPROXIMATE AND SHOWN ONLY TO IDENTIFY THE PARCEL IN CONSIDERATION.



1308-1316 PENNSYLVANIA AVE. W.

Warren, PA 16365



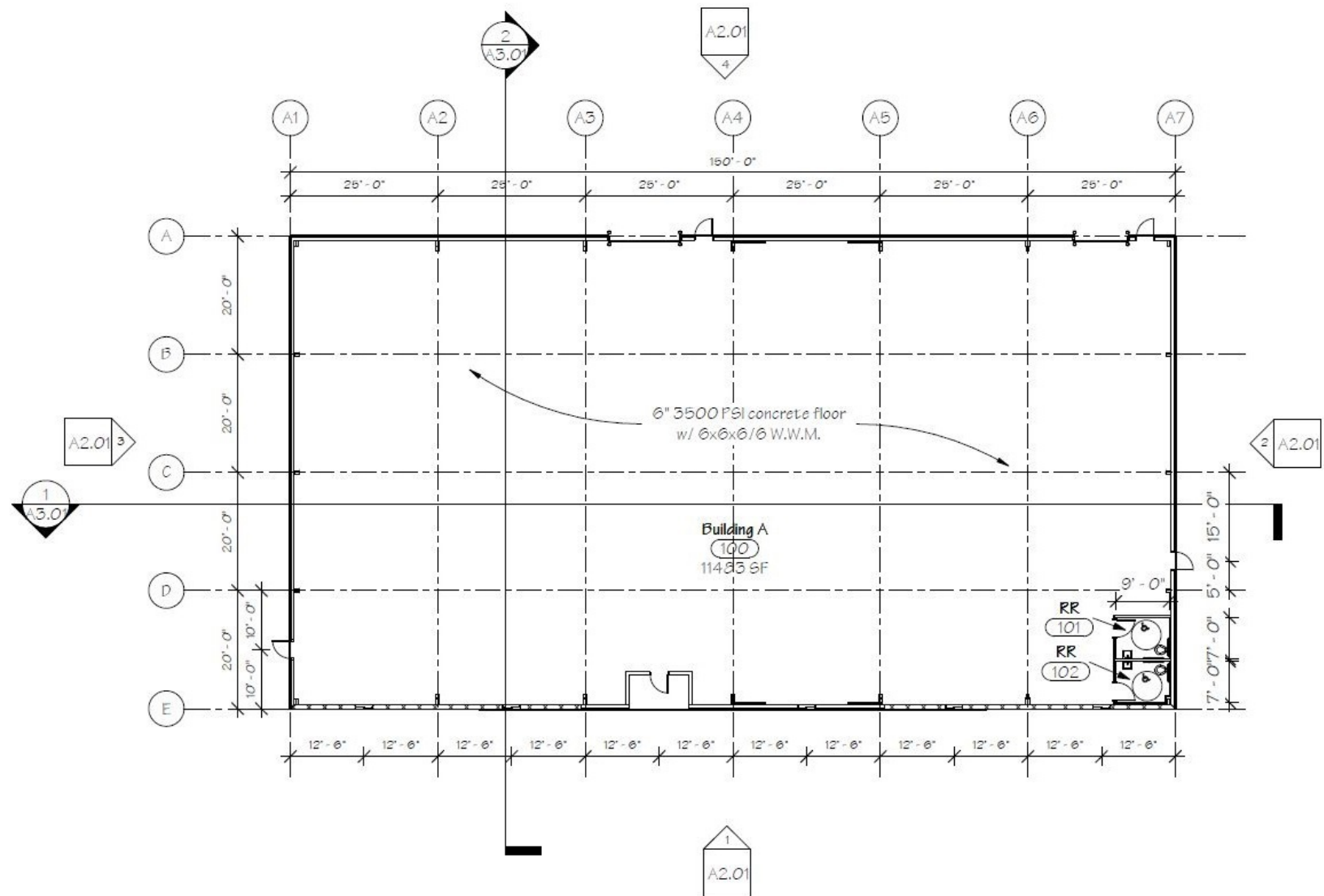
FOR SALE



TWO INDUSTRIAL BLD.



12,000± SF EACH



FOR MORE INFORMATION

Steve Cole, SIOR

570.820.7700 x401

steve.cole@naimertz.com

David Weaver, SIOR

570.820.7700 x402

david.weaver@naimertz.com

NAIMertz

NAI Mertz | 350 Laird Street, Suite 110

Wilkes-Barre, PA 18702

570-820-7700 | naimertz.com

NAI MERTZ DISCLAIMER: NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. OUTLINES ARE APPROXIMATE AND SHOWN ONLY TO IDENTIFY THE PARCEL IN CONSIDERATION.



1308-1316 PENNSYLVANIA AVE. W.

Warren, PA 16365



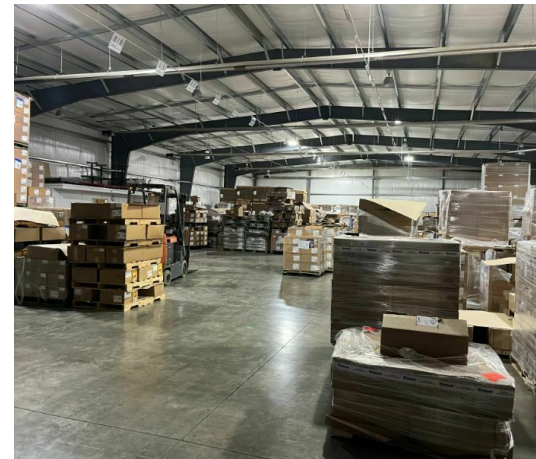
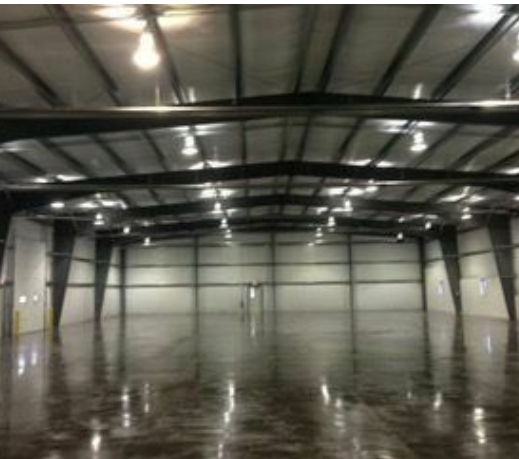
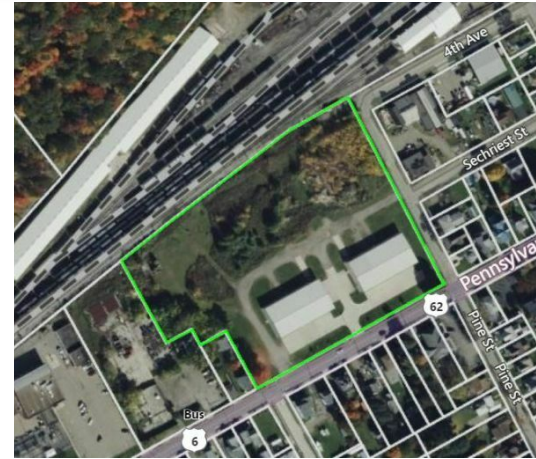
FOR SALE



TWO INDUSTRIAL BLD.



12,000± SF EACH



FOR MORE INFORMATION

Steve Cole, SIOR

☎ 570.820.7700 x401

✉ steve.cole@naimertz.com

David Weaver, SIOR

☎ 570.820.7700 x402

✉ david.weaver@naimertz.com

NAI MERTZ DISCLAIMER: NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. OUTLINES ARE APPROXIMATE AND SHOWN ONLY TO IDENTIFY THE PARCEL IN CONSIDERATION.

NAI Mertz



NAI Mertz | 350 Laird Street, Suite 110

Wilkes-Barre, PA 18702

570-820-7700 | naimertz.com



1308-1316 PENNSYLVANIA AVE. W.

Warren, PA 16365



FOR SALE



TWO INDUSTRIAL BLD.



12,000± SF EACH



1308-1316 Pennsylvania Ave W



LOCATION OVERVIEW

Within close proximity to the junction of Routes 6 and 62 along the Allegheny River Valley

Map data ©2023 Imagery ©2023, CNES / Airbus, Maxar Technologies, PA Department of Conservation and Natural Resources-PAMAP/USGS, USDA/FPAC/GEO

FOR MORE INFORMATION

Steve Cole, SIOR

☎ 570.820.7700 x401

✉ steve.cole@naimertz.com

David Weaver, SIOR

☎ 570.820.7700 x402

✉ david.weaver@naimertz.com

NAI MERTZ DISCLAIMER: NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. OUTLINES ARE APPROXIMATE AND SHOWN ONLY TO IDENTIFY THE PARCEL IN CONSIDERATION.

NAI Mertz



NAI Mertz | 350 Laird Street, Suite 110

Wilkes-Barre, PA 18702

570-820-7700 | naimertz.com



1308-1316 PENNSYLVANIA AVE. W.

Warren, PA 16365



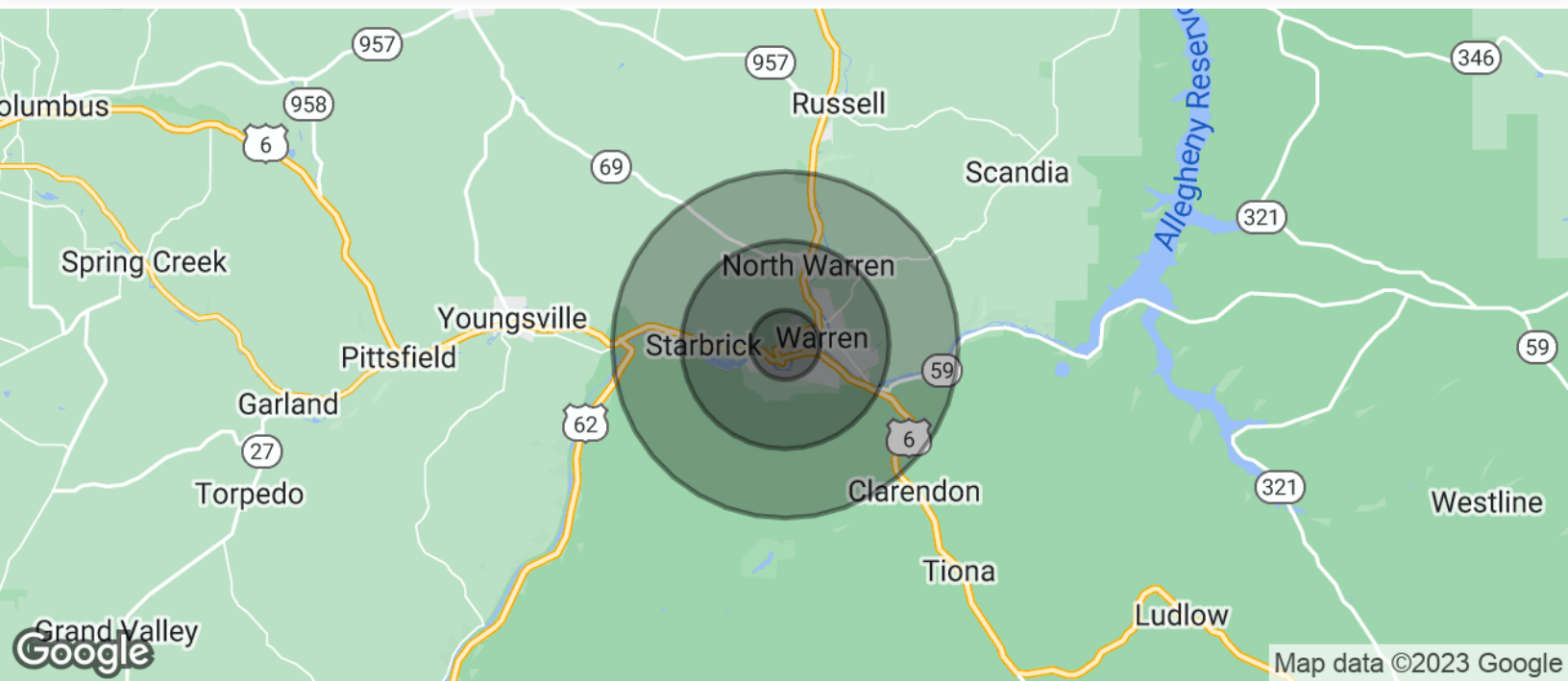
FOR SALE



TWO INDUSTRIAL BLD.



12,000± SF EACH



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,702	13,239	15,556
Average Age	45.2	46.5	47.4
Average Age (Male)	42.6	46.2	47.1
Average Age (Female)	45.8	46.9	47.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,485	6,929	8,279
# of Persons per HH	1.8	1.9	1.9
Average HH Income	\$56,890	\$57,103	\$56,186
Average House Value	\$99,072	\$87,945	\$93,664

TRAFFIC COUNTS

Pennsylvania Ave. West	8,856/day
------------------------	-----------

* Demographic data derived from 2020 ACS - US Census

FOR MORE INFORMATION

Steve Cole, SIOR

☎ 570.820.7700 x401

✉ steve.cole@naimertz.com

David Weaver, SIOR

☎ 570.820.7700 x402

✉ david.weaver@naimertz.com

NAIMertz



NAI Mertz | 350 Laird Street, Suite 110

Wilkes-Barre, PA 18702

570-820-7700 | naimertz.com

NAI MERTZ DISCLAIMER: NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. OUTLINES ARE APPROXIMATE AND SHOWN ONLY TO IDENTIFY THE PARCEL IN CONSIDERATION.

