

1019 N. VINE STREET

Berwick, PA 18603



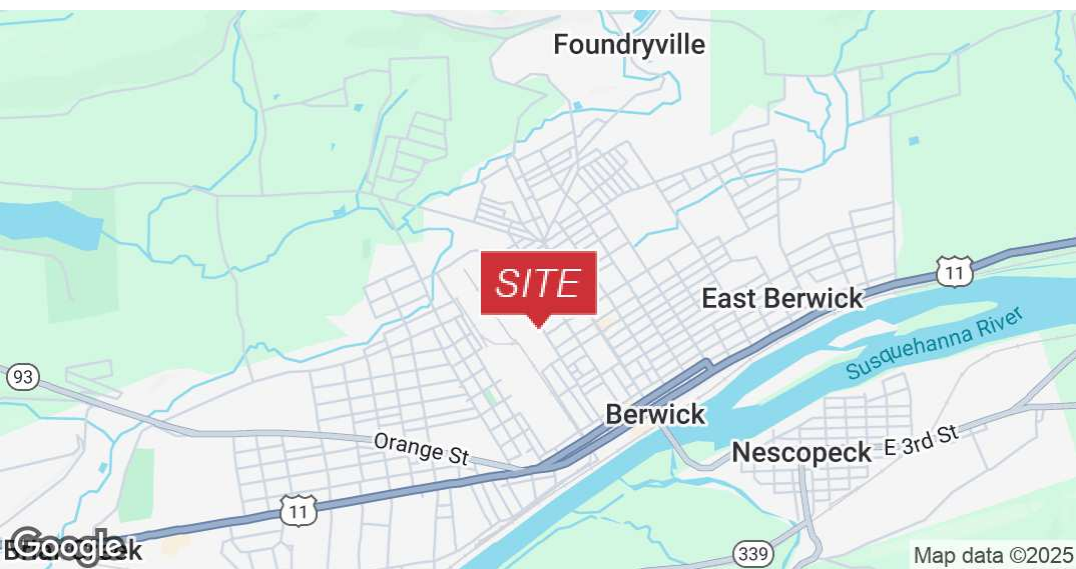
FOR SALE OR LEASE



INDUSTRIAL



10,000± SF



EXPANSION OPPORTUNITY

- Warehouse / Distribution Facility
- Excellent Location
- Located 6 miles from I-80.

SALE PRICE / LEASE RATE:
\$800,000 / UPON REQUEST

FOR MORE INFORMATION

David Weaver, SIOR

☎ 570.406.7428

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Steve Cole, SIOR

☎ 570.578.8296

✉ steve.cole@naimertz.com

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NAI Mertz



NAI Mertz | 350 Laird Street, Suite 110

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570-820-7700 | naimertz.com



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PROPERTY HIGHLIGHTS

- 10,000± SF warehouse/manufacturing facility.
- 8,000± SF manufacturing area/2,000± SF office.
- Building can be expanded to 8,000-10,000 SF.
- Dimensions: 125' x 80'.
- 1.4± Acre Parcel.
- Ceiling height under eave: 20'.
- (1) 8'x9' tailgate dock, electric operated, with dock seals and service with scissors lift platform (5,000 lb capacity).
- (1) 10'x12' electrical operated drive-in door.
- Electric Supplied by PP&L - 600 amp, 3 phase 480/277 volts.
- 400 watt metal halide factory lights
- 250 watt metal halide wall pack fixtures on exterior
- Water is supplied by PAWC, through 8" diameter service line, 100 psi pressure
- Gas supplied by PG Energy
- Manufacturing area is heated by gas fired infrared tube heaters and ventilated by (3) roof mounted gravity ventilators
- Fire protection is available through a fire hose station.
- Office area is fully carpeted and features central air conditioning.
- Restrooms are handicapped equipped.
- Lunch area located between manufacturing and office areas.
- Located 6 miles from I-80.

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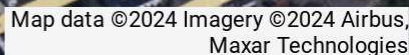
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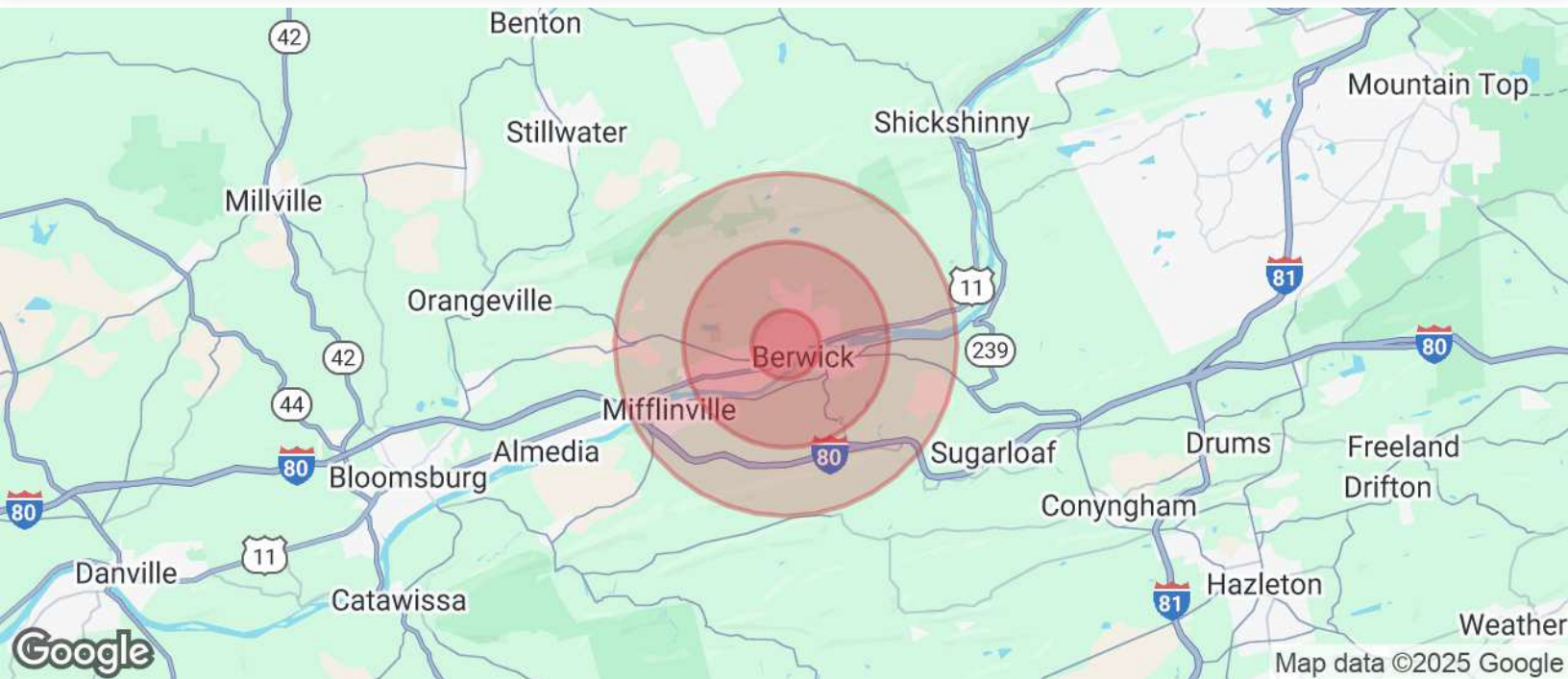
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,646	17,044	23,513
Average Age	38.4	39.1	40.9
Average Age (Male)	35.8	37.0	39.3
Average Age (Female)	41.9	41.8	42.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,700	7,172	9,800
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$39,096	\$42,580	\$46,629
Average House Value	\$87,067	\$101,384	\$118,656

TRAFFIC COUNTS

N Vine Street	1,130/day
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* Demographic data derived from 2020 ACS - US Census

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