



100 FIRST AVENUE
GOULDSBORO, PA 18424

COVINGTON INDUSTRIAL PARK





OFFERING SUMMARY

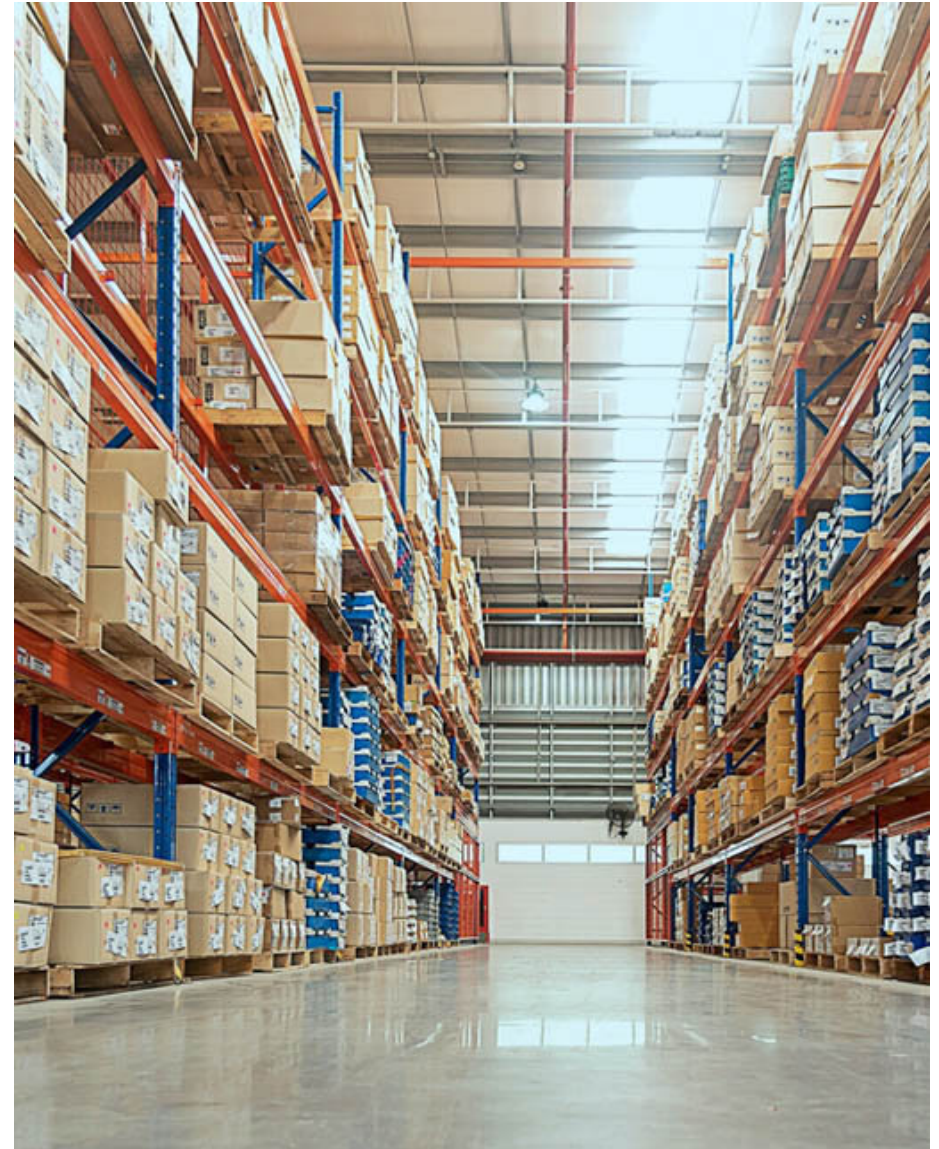
| | |
|-----------------|--------------------------------|
| Available SF | 150,000 - 250,000 SF |
| Lease Rate | Negotiable |
| Building Size | 550,000 SF |
| Lot Size | ± 60.52 Acres |
| Built/Renovated | 2002/2023 |
| Submarket | Scranton-Wilkes Barre-Hazleton |
| County | Lackawanna |
| Municipality | Covington Twp |
| Business Park | Covington Industrial Park |

PROPERTY HIGHLIGHTS

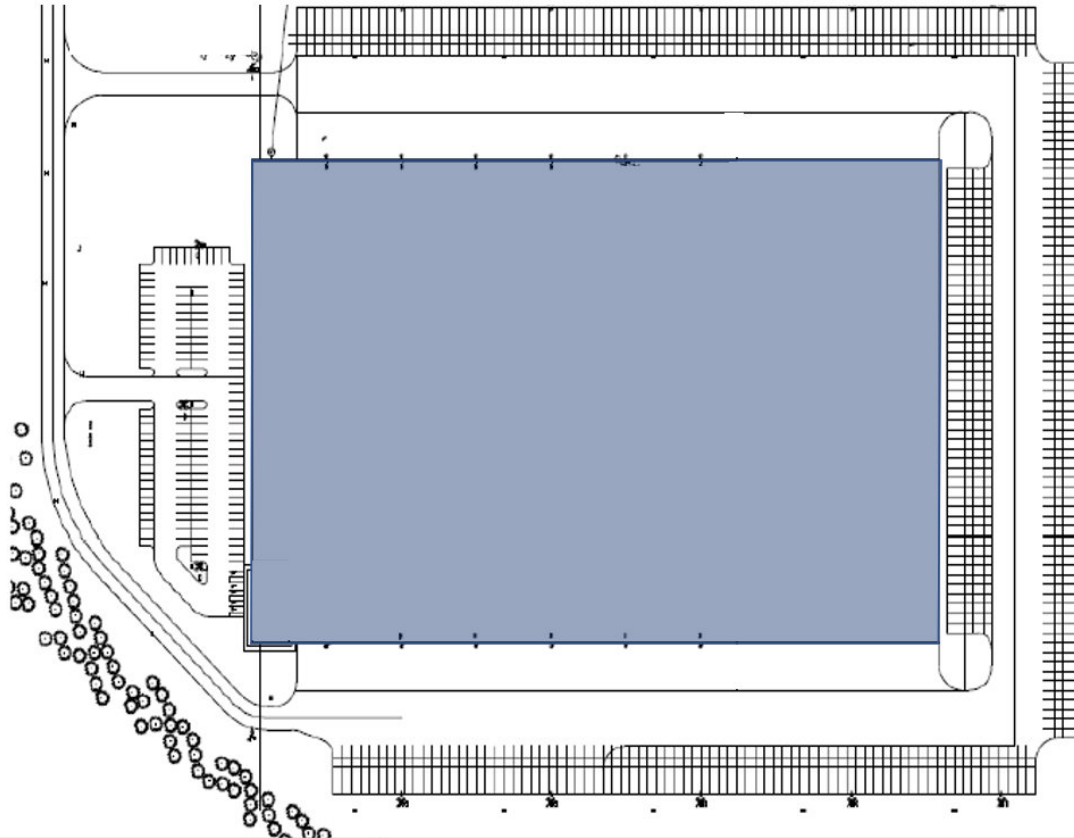
- Excellent opportunity to lease 150,000 - 250,000 SF warehouse space in Covington Industrial Park with 3PL services available. Flexible terms can be provided
- The institutional grade facility was recently expanded to 550,000 SF of class A space
- Major Mid-Atlantic & Northeast metropolitan centers can be serviced within one-day
- Location offers access to the area's dense blue collar labor pool
- Located just off with easy access to:
- Join corporate neighbors Amazon, Costco, Mazda Motors, Wakefern Foods, Americold Logistics, Innovent Solutions, & Allways Forwarding

PROPERTY DETAILS

| | |
|-------------------------|---------------------------------------|
| Property Address | 100 First Ave Gouldsboro, PA 18424 |
| Property Type | Industrial |
| Lot Size | 60.52 AC |
| Available SF | 150,000 - 250,000 SF |
| Building Size | 550,000 SF |
| Ceiling Height | 30' - 32' |
| Dock Doors | 58 |
| Drive-in Doors | 3 (12' x 14') |
| Floor Thickness | 6" |
| Construction | Tilt-up cement |
| Roof | Rubber Membrane |
| Parking | 118 Spaces |
| Trailer Parking | 315 Stalls |
| Heat | HE Cambridge rooftop units |
| Electric | 1600 amp, 480/270 v, 3-Phase |
| Water/Sewer | Public |
| Sprinkler | ESFR |
| Lighting | LED |
| Submarket | Scranton - Wilkes Barre - Hazleton |
| County | Lackawanna |
| Municipality | Covington Township |
| Zoning | Manufacturing District |
| Business Park | Covington Industrial Park |



AVAILABLE SPACE



LEASE INFORMATION

| AVAILABLE SF | BUILDING SIZE | LEASE RATE | LEASE TYPE |
|----------------------|---------------|------------|------------|
| 150,000 - 250,000 SF | 550,000 SF | Negotiable | NNN |



100 FIRST AVENUE

**WAREHOUSE SPACE
AVAILABLE**

AERIAL



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LOCAL MAP

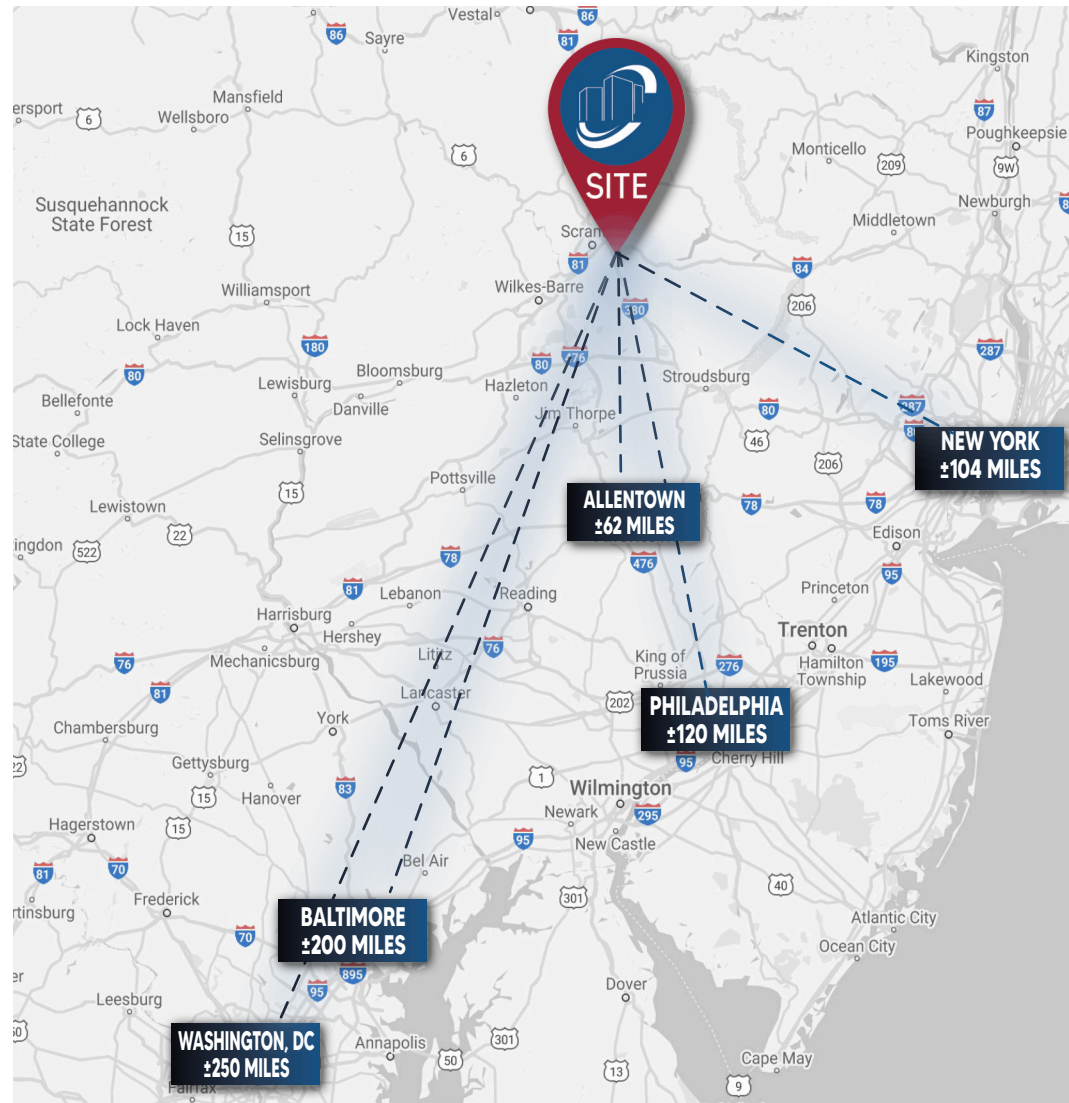


AREA OVERVIEW

LACKAWANNA COUNTY: Lackawanna County offers very high quality of life at a lower cost than similar small and mid-sized cities. The region offers affordable housing, strong educational systems, reliable healthcare, and short commute times from safe communities along with abundant recreational and cultural activities.

Lackawanna County is a wonderful place in Northeastern Pennsylvania to live, work and play and is home to The Office! Lackawanna County offers many options for indoor and outdoor activities. From our restaurants, bars, wineries, breweries, parks, trails, parades, festivals, and farmer's market to our Triple-A team of the New York Yankees, ski resort, waterpark, concert venue, Broadway shows, golf courses and many other attractions, there is an activity for everyone to enjoy.

- The biggest trends in the County in the last five years are a major increase in big box warehouses and multi-family housing. Single-family subdivisions have drastically decreased with townhouse and loft apartments on the increase. This has shifted the major developments in the County from the rural areas to the city and valley.
- Prior to the last five years, commercial square footage was around 300,000 sq ft. per year. In the past five years we are seeing 1 million square foot buildings on the rise.
- I-81 Lehigh corridor is saturated
- Large development along the Casey highway (Chewy, Amazon, Canpack)
- Large medical provider investment – 3 new hospitals
- Influx of remote workers - better quality of life – lower cost of living



POPULATION
215,615



AVG FAMILY INCOME
\$58,366



**AVERAGE TRAVEL
TO WORK**
21.7 MIN



EMPLOYEES
106,100

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.