



154 N. Cedar

HAZLETON IRON WORKS

Hazleton, PA 18201

OFFERING SUMMARY

Sale Price:	Price Upon Request
Building Size:	11,326± SF
Lot Size:	0.26 Acres
Year Built:	1980
Zoning:	Industrial - Heavy
Market:	Northeastern Pennsylvania
Submarket:	I-80 Corridor
Traffic Count:	8,469

Property Overview

Industrial Building excellent positioning for access to major markets. Turnkey Opportunity! Building is currently operating as a steel Fabrication Business. There is adequate room for production, finishing and material storage. A full list of equipment is available. Everything is in place offering a quick transition for those looking to begin a new venture, relocate or expand.



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Property Highlights

- 11,326± SF Building
- Acres: 0.26
- Zoned: Industrial Heavy
- Built: 1980
- Two Story:
 - 1st Floor - Office, Private Restroom, Employee Restroom, Utility Room, Parts Room, Production Area
 - 2nd Floor - Breakroom, Drawing Room, File Room, Restroom
- Ceiling Height: 18' single story production area
- Cranes: 5 & 1 Ton
- Drive-in Doors: Two
- Power: 200a/440v 3p 3w
- Lighting: Fluorescent
- Heating: Natural Gas Forced Air
- Public Utilities
- Parking: 20 cars
- Pylon Sign
- VPD: 8,469
- Full list of equipment available



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154 N Cedar St



Sency Airport (55PA)

LOCATION OVERVIEW

Property is located within close proximity to Rt. 309 for direct access to I-80 and I-81 allowing easy accessibility to major markets

Map
data
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Steve Cole, SIOR

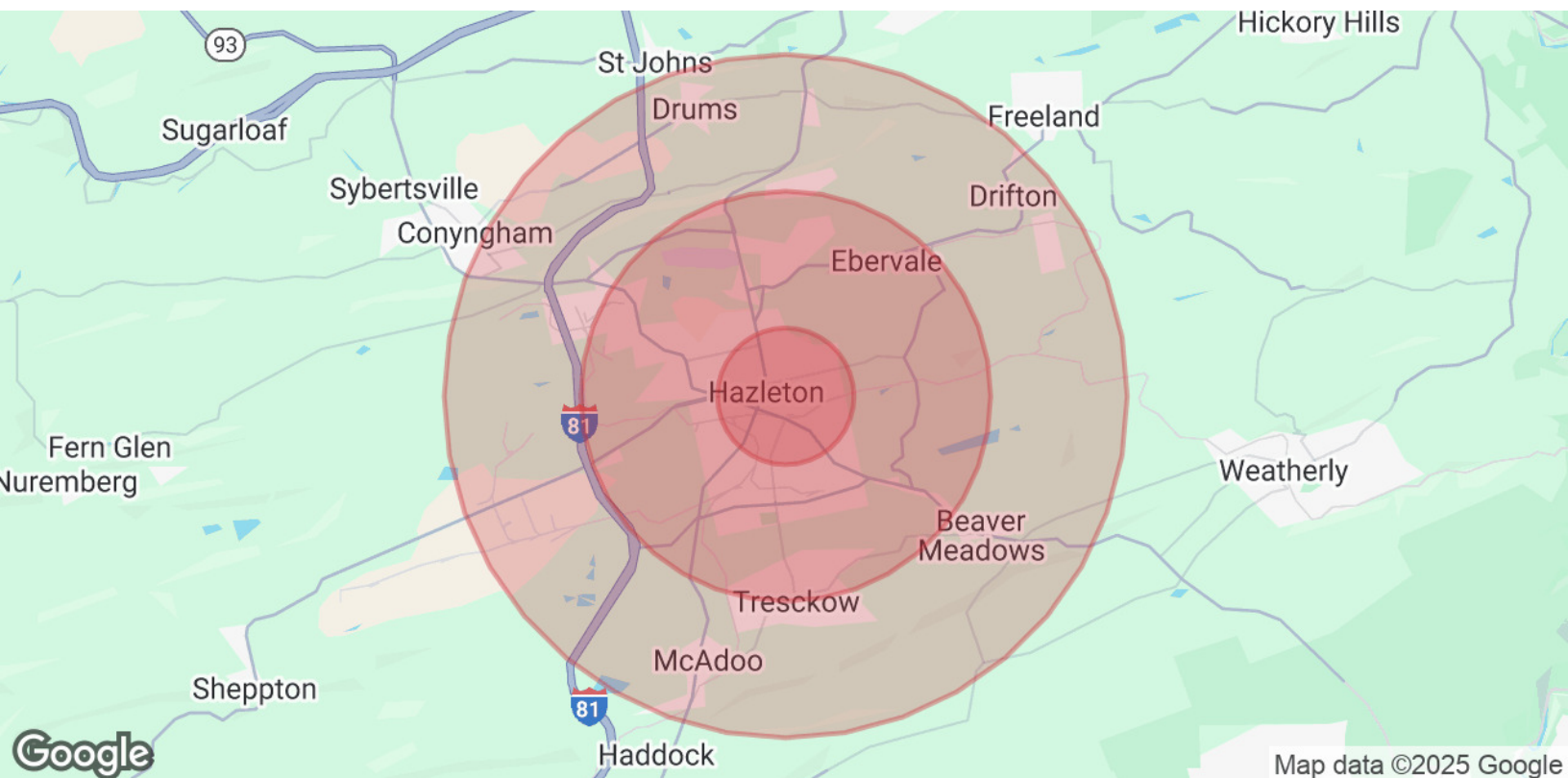
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	23,725	44,419	56,005
Average Age	37	40	41
Average Age (Male)	36	38	40
Average Age (Female)	38	41	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	8,404	16,432	21,304
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$57,155	\$62,375	\$66,175
Average House Value	\$145,134	\$159,166	\$168,728

TRAFFIC COUNTS

N Cedar & E Holly St	8,469/day
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Demographics data derived from AlphaMap



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