

I-81 CORRIDOR WAREHOUSE & MANUFACTURING INDUSTRIAL FACILITY

Scranton, PA.'s Industrial Sub-Market. | 18.9
Acre Site | Available for Lease & Sale

Multi-Tenant or Single Tenant Leasing
Opportunity.




SCOPE
INVESTMENT REAL ESTATE SERVICES

600 Sander Street, Scranton, PA. 18505
LEASING MEMORANDUM
[VIRTUAL TOUR](#)
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Summary

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MEET THE TEAM

We are an elite group of investment sales professionals, with a focus on Multi-Tenant Retail, Multi-family, Office, Industrial, and Net-Leased properties. Based out of Philadelphia & Harrisburg, the group has successfully advised hundreds of clients in the formulation of both long term and short term investment plans focusing on buy, sell, hold, and refinance strategies. We pride ourselves on our consultative approach and in-depth knowledge of the



\$500M+

Total Sales



130+

Total Transactions



\$50M

Record Sale

20+

States Closed In

123%

List vs. Sales Price



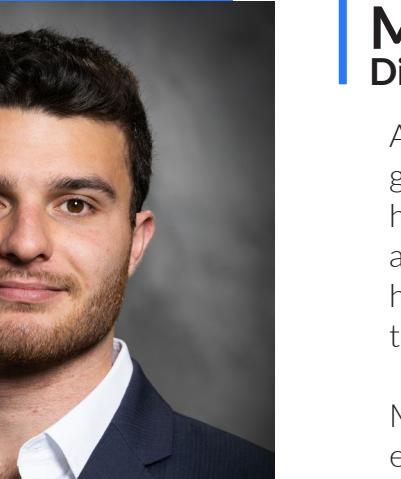
MHER M. VARTANIAN

Director

CRAIG DUNKLE

Senior Director

Craig has built a team of 13 highly qualified professionals specializing in Multi-Tenant Retail, Multi-Family, Office, Industrial, and Net-Leased properties. Leading his team, the Dunkle Vartanian Group has arranged the sale of over 100 assets throughout the Mid-Atlantic region and beyond, totaling over \$500 million in transactions to date. Recently promoted to Senior Director, he was promoted twice in 2020, once in 2019, and has been awarded the National Achievement Award every year since 2019. In 2021, Craig was named the #1 agent in the Philadelphia Office, with a total annual sales volume of \$171.5M. The training and development of new mentees are a passion of Craig's. So much so, in 2021, Craig also received the prestigious Mentor of the Year award, an accomplishment he is most proud of. He recognizes the hurdles a new commercial broker must overcome to make a name for themselves in the industry and he enjoys leading by example while training and developing new associates. Craig looks out for his partners, from learning how to build a solid database to generating leads, navigating the under-contract process, and closing a deal; Craig helps his mentees, taking great pride in seeing them become independent licensees capable of managing their way through the broker continuum from start to finish.



As an accomplished, dependable Portfolio Manager, Broker, Advisor, and Team Lead, Mher Vartanian has a proven history of exceeding goals and delivering measurable wins for the organizations and clients he represents. His ability to be an influential communicator has allowed him to become adept at building a strong network of relationships with partners and engaging diverse prospects, clients, and leadership to negotiate and close deals which drive growth. With a broad experience across asset classes and financial markets, he has developed an eye for identifying and capitalizing on market opportunities. Recognized as an innovative thinker, Mher possesses the capacity to solve complex problems and judgment to make sound, impactful decisions.

Mher also works with clients who are not yet in a position to sell by recommending strategies to strengthen property value, improve efficiency, generate greater cash-flow, manage debt, and reduce expenses during their hold period. Mher has a history in commodities trading, and specialized in Wealth Management at Goldman Sachs.

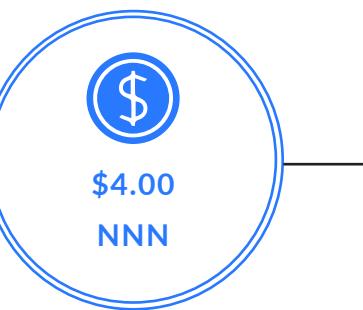
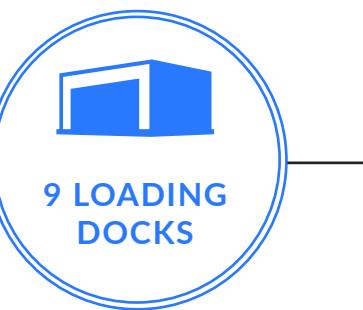
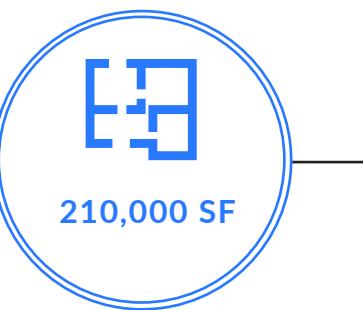


PROPERTY OVERVIEW

Scope Commercial Real Estate Leasing & Investment Services is proud to present 600 Sander Street, Scranton, PA. 18505 - for lease. The subject property comprises 210,000 square feet of warehouse/manufacturing space and is ideally situated on 18.9 acres of industrial land. The former Olympic Chimney / Comtec Building is ideally located seconds away from the I-81 clover leaf. (At Montage Mt. Rd. and Davis Street, I-81 Exit 182) The subject property has ample truck and tractor trailer parking, which can easily accommodate over 100 full-size tractor trailers and approx. 80-plus vehicle parking spaces w/ additional land area to expand into. The building's clear heights are approximately 17 FT clear heights throughout much of the warehousing area with specific area reaching 21 FT clear heights. The subject property additionally has an (attached) ground level "high-bay" storage area which consists of approximately 4,000 SF of rack-able space with 30 FT clear heights. Please note that the space area is fully demised but contiguous to the other warehouse section of the building. The industrial facility additionally includes two stories of class B office space and boardroom areas. Each office floor plate comprises approximately 7,000 square feet of office space, totaling 14,000 square feet. Please see page 12 of the leasing memorandum for more detail. The facility has 7 employee break rooms, with ample bathrooms to accommodate a large workforce. The subject property has three (3) exterior and one (1) interior loading dock doors on the Eastern side of the facility, five (5) interior loading dock on the Western side of the facility, two (2) oversized drive-in bays on the Western side of the facility, and two (2) delivery height dock door located at the rear of the facility. Please call the Listing Agent for more details.

I-81 CORRIDOR WAREHOUSE & MANUFACTURING INDUSTRIAL FACILITY

600 Sander Street, Scranton, PA. 18505



EXCELLENT WAREHOUSE FEATURES

- Abundant Truck and Tractor Trailer Parking w/ Additional Land to Expand More.
- Nine (9) Loading Docks, Two (2) Oversized Drive-in Doors, and Two (2) Delivery Docks.
- Partially Fenced and Rear Fully Gated and Secured Facility.
- Cost-Efficient (below-market) Electrical Power with Industrial Transfermer On-site
- Heavy Power Three (3) Phase Electric w/ 60,000 Volts & 9,500 AMPS

VALUE ADD FOR NEW TENANTS

- Availability Q1 2024 - 210,000 SF
- Single Tenant Layout with/ the Ability to Demise for Tenant/User Space Needs
- Optional Existing Racking Package Available - Call Agents for Details

PRIME LOCATION

- Ideally Located Less than 1 Mile from Interstate I-81 on Ramps
- Regional Power Grid Sub-Station is less than 400 feet from the Subject Property.

PROPERTY REPORT

LEASING OVERVIEW

Rentable SF:	210,000 SF
Lot Size:	18.9 Acres
Docks:	9
Drive In Doors	2 OVERSIZED
Delivery Docs	2
Parking Spaces	80
Parcel No.	16718010004
Ceiling Height	17-21 Feet
Power	Phase Electric w/ 60,000 Volts & 9,500 AMPS
OPEX	\$0.49/SF
Year Built	1942
Year Renovated	2001

SUB-STATION

The direct power value propositions for the building. With the on site heavy transformers and the substation located 200 feet away from property

LOT	LOADING DOCKS	DRIVE IN DOORS	ASKING
18.9 ACRES	9	2	\$4.00





I-81 CORRIDOR WAREHOUSE & MANUFACTURING INDUSTRIAL FACILITY

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Loading Docks:

Nine (9) Loading Docks, Two (2) Oversized Drive-in Doors
Two (2) Delivery Docks

Building Height

17-18 FT in most of the warehousing area with a section portion of 21 FT and a ground access lower level with about 30 FT ceiling heights (which is attached) but a fully demised space area of approximately 7,500 SF

Lot Size:

OVERSIZED

Columns:

2

Cost-efficient (below-market) Electrical Power with Industrial Transfer On-site
The Regional Power Grid Sub-Station is less than 400 feet from the Subject Property

heavy three (3) phase power consisting of a primary breaker with 5,500 AMP, a secondary breaker of 4,000 AMP, and a total capacity of 60,000 volts

Parcel No.

1671801004

Sprinkler:

Yes

Roof:

EPDM Black Rubber

Parking:

30+

Foundation

The Construction is Reinforced Concrete

Year Renovated

14/2/2001

Framing

The Column Spacing is 32' - 43'W x 24'L

Floor/Site Plan

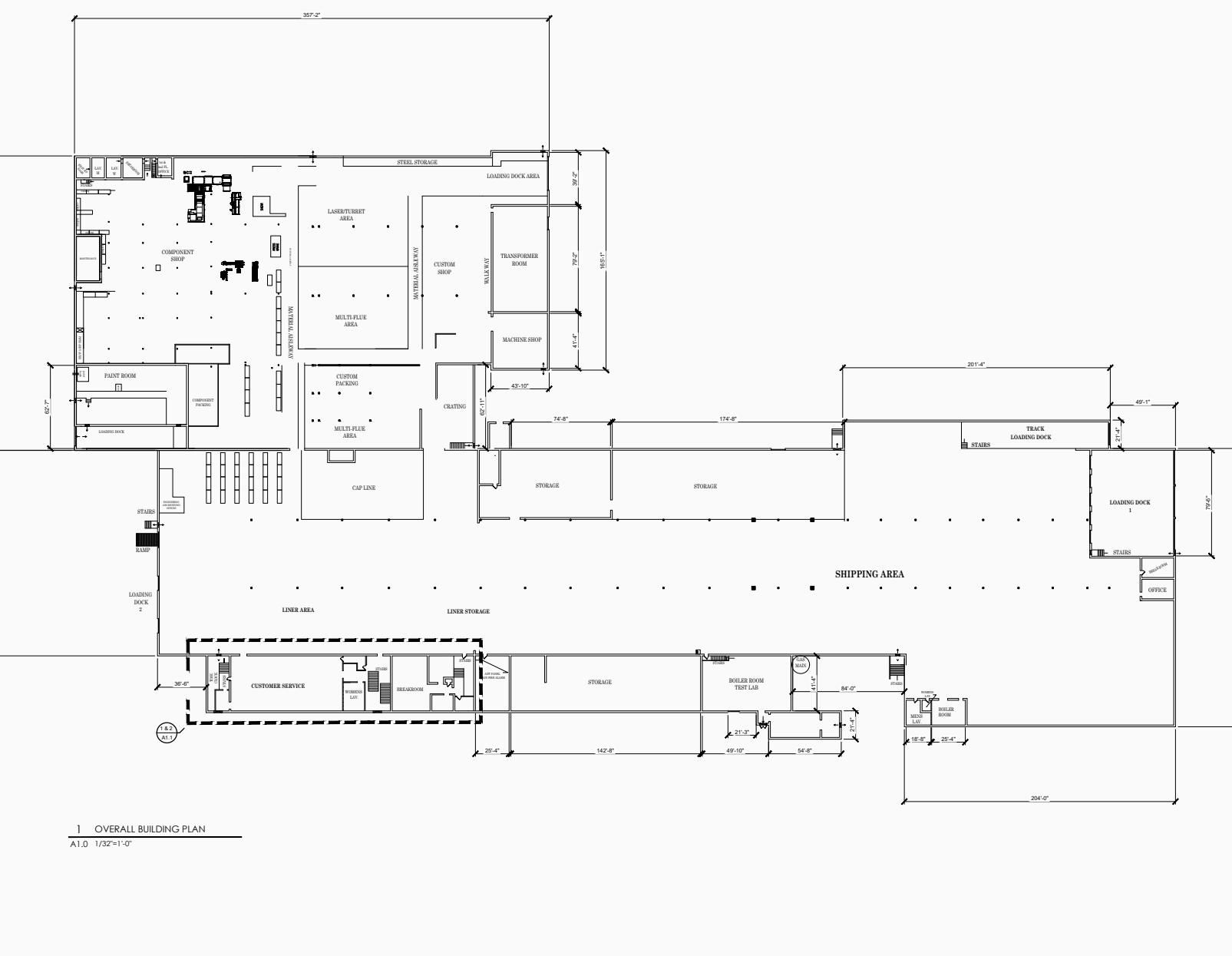
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Architectural Drawing

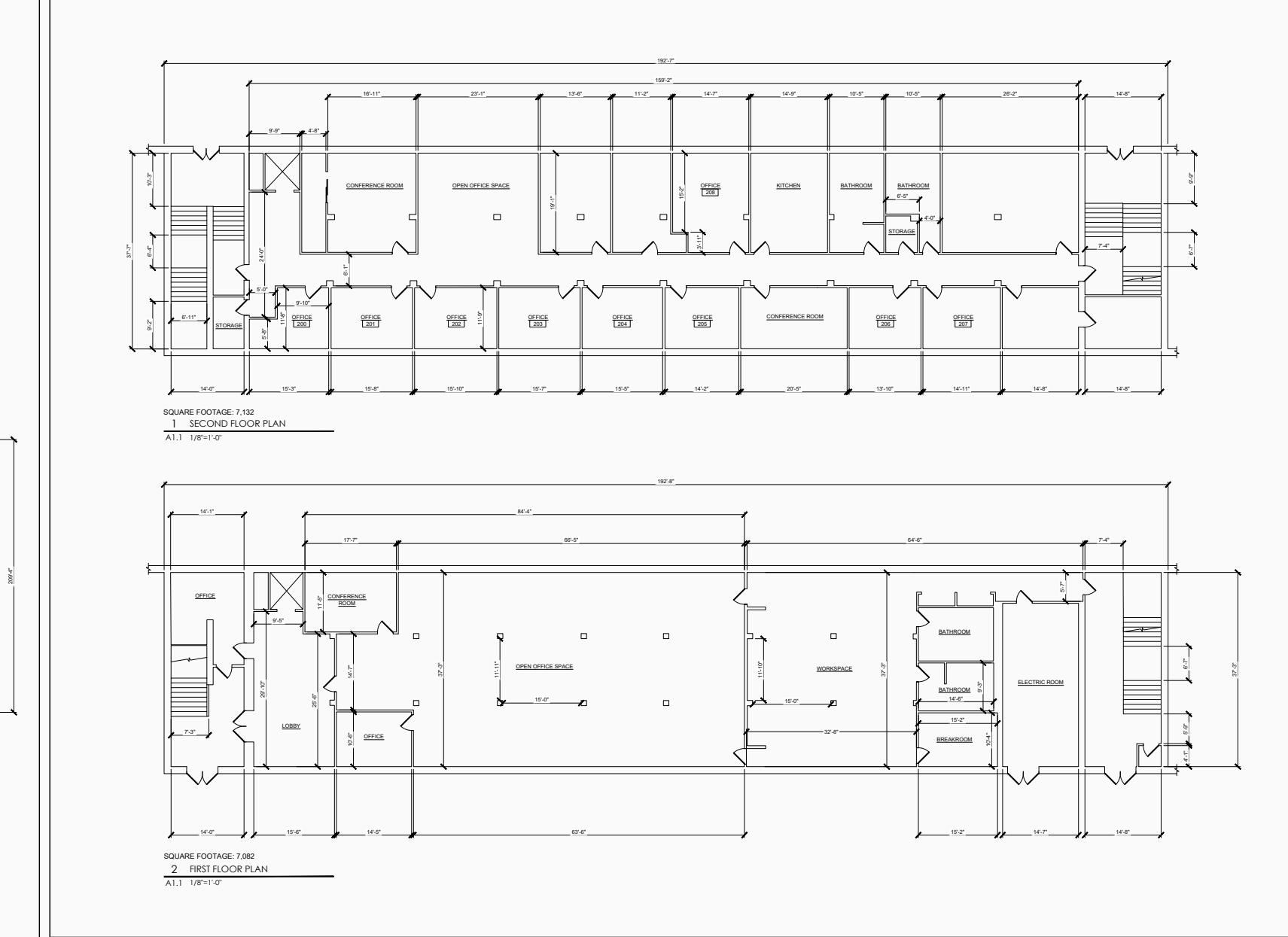
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RST FLOOR PLAN

pproximately 210,000 SF overall



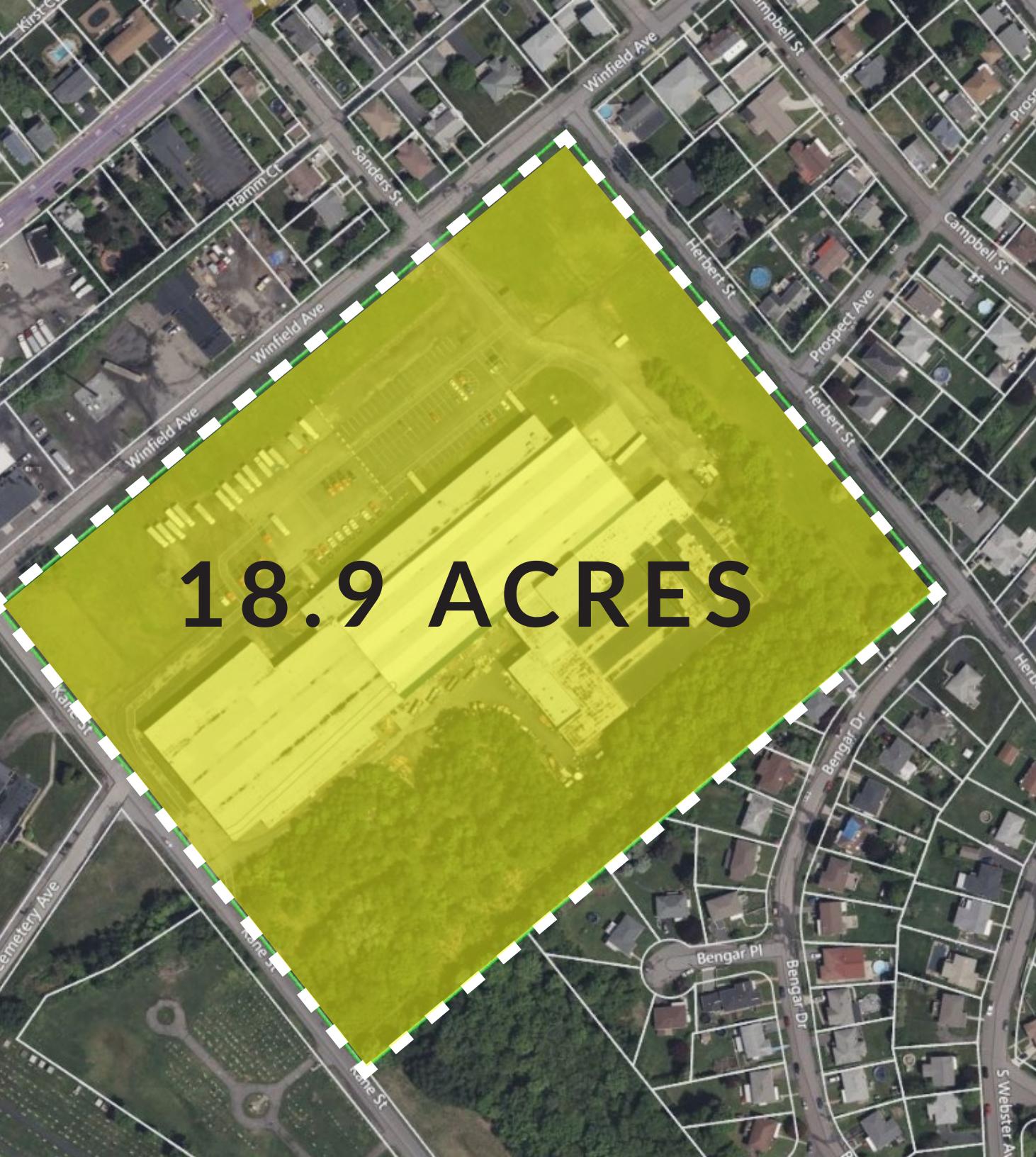
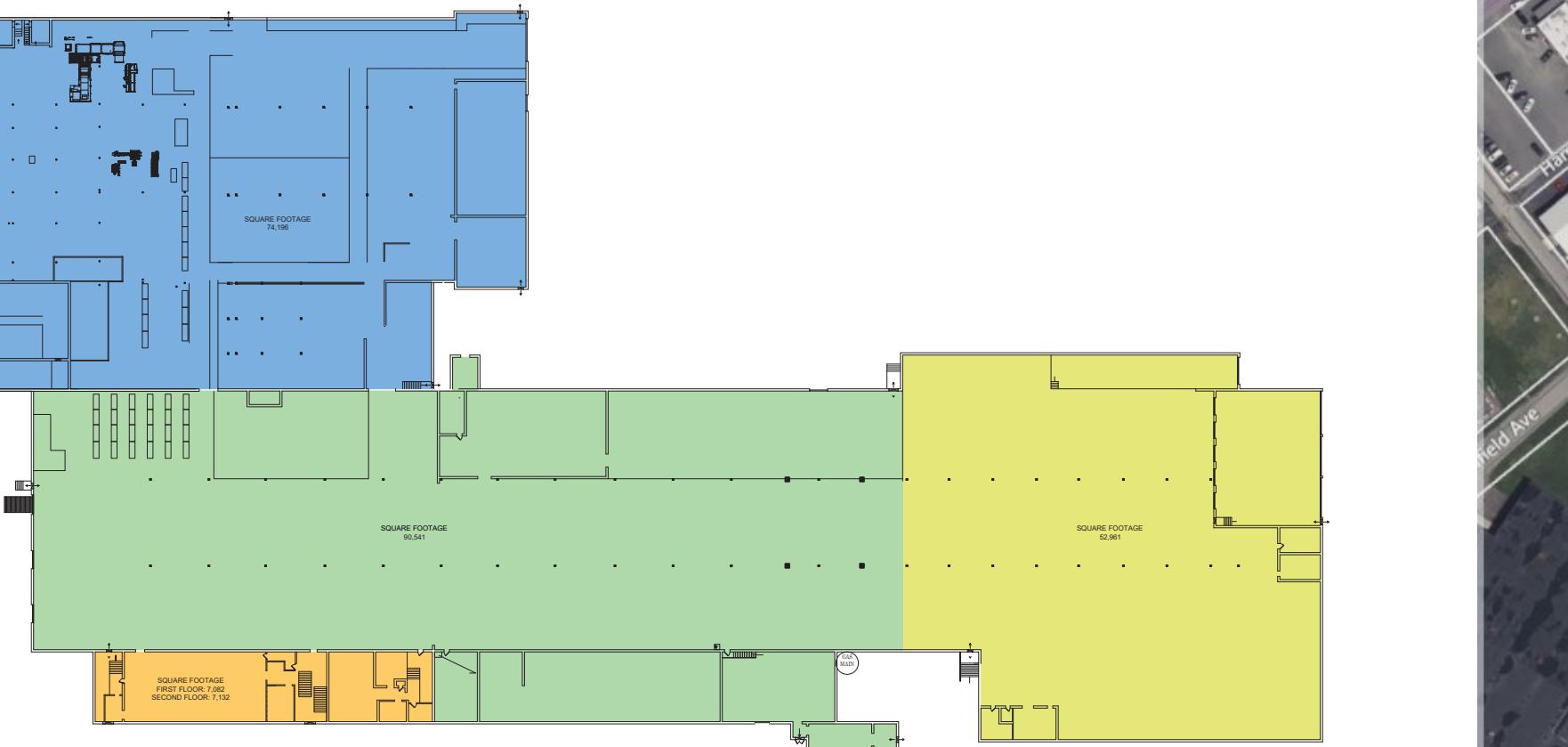
SECOND FLOOR PLAN



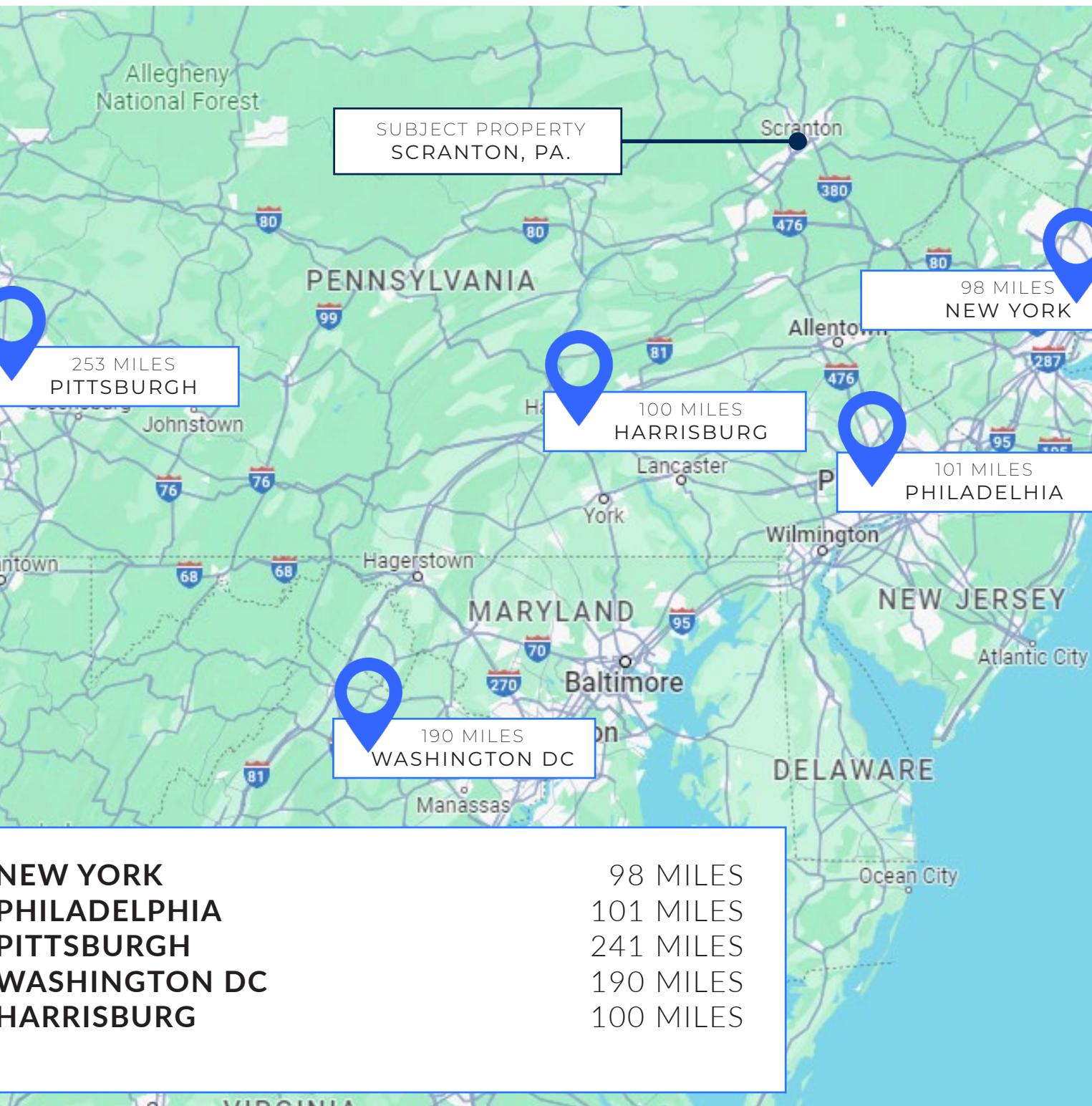
12

FLOOR PLAN

- The overall building can easily be broken up into three (3) separate industrial/flex suites



LOCATION MAP



SCRANTON AT A GLANCE

115,125

Total Population (5 Miles)

55,096

Total Households (5 Miles)

\$55,482

Average Household Income



LOCATION OVERVIEW

Scranton is located in Northeastern Pennsylvania, within the Ridge-and-Valley Appalachians. It is approximately 120 miles northwest of New York City and 120 miles north of Philadelphia. The city is situated between the Pocono Mountains to the east and the Endless Mountains to the west, making it a significant area for natural beauty and outdoor activities.

Scranton's economy has transitioned from its historical reliance on coal mining and railroads to a more diversified mix. Today, the city's economy includes sectors like healthcare, education, retail, and manufacturing. The presence of institutions like the University of Scranton and the Commonwealth Medical College has helped in this economic transition, contributing to growth in education and healthcare services.

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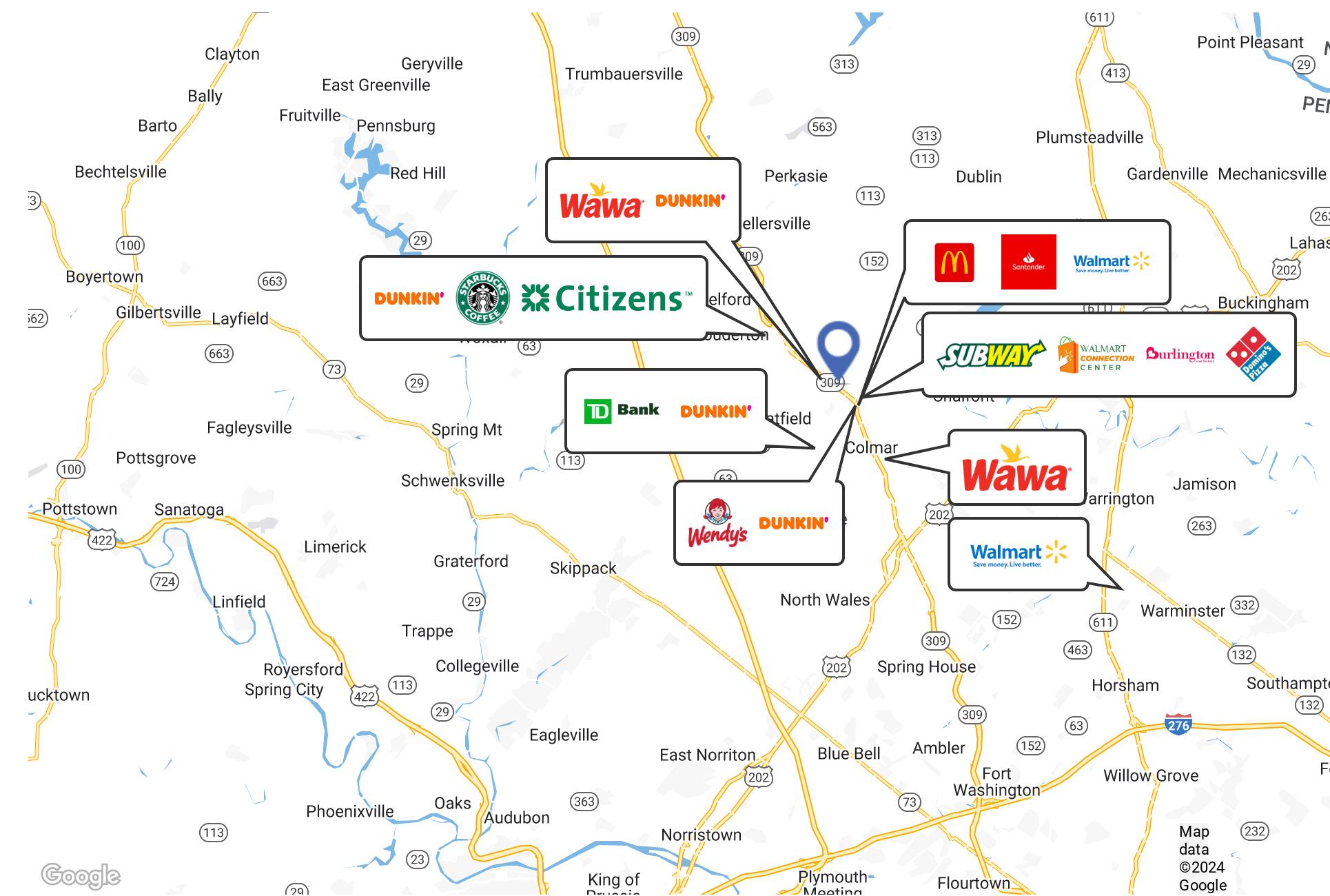
SUB-MARKET DETAIL

- The I-81 Corridor is a central industrial submarket in the United States, with an inventory base of 114 million SF. It has gained recognition for its affordability and strategic location along key highways, making it a magnet for retailers, third-party logistics companies, and investors.
- Within a two-hour drive of New York City and two hours of Philadelphia, the market offers tenants access to over 50 million people. Additionally, it is near multiple airports, including Wilkes Barre/Scranton International, Lehigh Valley International, Newark Liberty, and Philadelphia International Airports.
- Notably, the logistics sector has emerged as a dominant force in this market, accounting for an impressive 80.2 million SF, representing over 70% of the industrial landscape. Another 2.2 million square feet of logistics space is currently under construction.
- The growth of trucking has bolstered the local economy, making it the region's backbone. Logistics facilities account for a substantial portion of the local supply, reaching 74 million square feet, and continue to expand with an additional 2.2 million SF currently being constructed. The availability of tax incentives and federal and state opportunity zones has attracted major developers and international manufacturers to invest in the logistics space.

DEMOGRAPHICS

	50-MILE	250-MILE	5-MILE
Current Population	1,395,029	60,157,821	102,548,139

REGIONAL MAP



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