

**1000 NORTH SOUTH
ROAD, SCRANTON, PA**

SimpleCiti

1000 NORTH SOUTH ROAD SCRANTON, PA



**KEYSER VALLEY
INDUSTRIAL
SPACE**

AVAILABLE

154,950 SFT

@22' Ceiling
MidBay 18'

AVAILABLE

260,000 SFT

of Paved Outdoor
Storage Yard

**270,000 SFT Warehouse
situated on 21.36 Acres**



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HIGHLIGHTS

CLEAR HEIGHT	22'
DRIVE-IN BAYS	5
COLUMN SPACING	30' X 40'
STANDARD PARKING SPACES	127

- ◆ Offers 20,000 to 154,950 square feet of divisible manufacturing or distribution space with room for a 40-foot high, 130,000-square-foot addition.
- ◆ In addition, an 800 amp service fed from a 225 kVA transformer.
- ◆ Truckers can reach roughly 60% of the nation's population, as well as 40% of Canadian consumers within a day's drive.
- ◆ Power by PP&L, Primary: 12KV (12,000 Volts), Secondary: 120/208 Volts, 3 Phase, 4 Wire. 4,000 Amps service fed from three 333-1/3 kVA transformers
- ◆ Accessibility goes unmatched with direct on-site rail access and a strategic location 2 miles from Interstate 81.
- ◆ \$1.5 million in power upgrade investments were made that can support heavy electric requirements.

SPECIFICATIONS

 BUILDING SIZE	270,000 SF
 PLOT	21.36 AC
 CONSTRUCTION	MASONRY
 YEAR BUILT/ RENOVATED	1964/1999
 ZONING	M-1 - INDUSTRIAL
 HEATING	GAS
 WATER	CITY WATER
 SEWER	CITY SEWER
 POWER	AMPS: 4,000 VOLTS: 12 PHASE: 3 WIRE: 4

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EXECUTIVE SUMMARY

Offers **20,000 to 154,950 square feet** of divisible manufacturing or distribution space with room for a **40-foot high, 130,000-square-foot** addition.

Power by **PP&L, Primary: 12KV (12,000 Volts)**, Secondary: **120/208 Volts, 3 Phase, 4 Wire, 4,000 Amps service** fed from three **333-1/3 kVA transformers**

In addition, an **800 amp** service fed from a **225 kVA transformer**.

Accessibility goes unmatched with direct on-site rail access and a strategic location **2 miles from Interstate 81**.

Truckers can reach roughly **60% of the nation's population**, as well as **40% of Canadian consumers within a day's drive**.

\$1.5 million in power upgrade investments were made that can support heavy electric requirements.

**KEYSER VALLEY
INDUSTRIAL
SPACE**

AVAILABLE

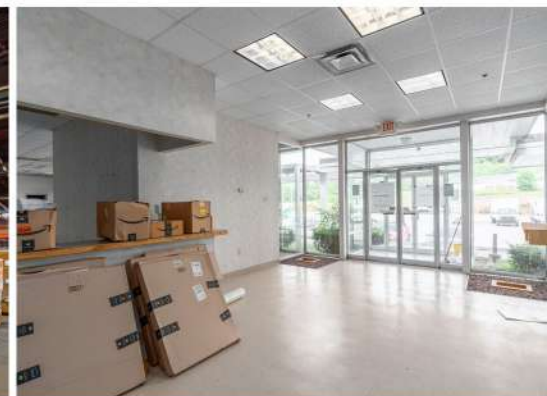
154,950 SFT

@22' Ceiling
MidBay 18'

AVAILABLE

260,000 SFT

of Paved Outdoor
Storage Yard



Location: 1000 NORTH SOUTH ROAD SCRANTON, PA

INFO AT SIMPLICITI

Call For Appointment
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www.simpliciti.com

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PROPERTY OVERVIEW

1000 NORTH SOUTH ROAD SCRANTON, PA

Keyser Valley Industrial Center offers **154,950** square feet of readily available distribution or manufacturing space with existing examples for a structural addition. The addition can be built up to 130,000 square feet and 40 feet high. 1000 N South Road includes 27 dock doors, office and mezzanine space, 12- to 22-foot clear height, and 100% sprinkler coverage. The site can support high power usage with over **\$1.5 million** in recent infrastructure investment.

- Lighting is high pressure sodium fixtures with motion detectors providing **25-30 footcandles**. Exterior Lighting is provided by a combination of wall, ground and pole mounted wall fixtures. Emergency lighting via individually operated battery pack units throughout.
- Emergency generator set - Onan natural gas operated **60 kW, 75 kVA, 120/208 volt**, three phase, four wire.
- Ceiling Height is **14' clear** in the staging area and **22' clear** in the warehouse section.
- Floors are 6" reinforced concrete **6"x6" 4/4 W.W.M. over vapor barrier and 4" gravel**.
- One story with the exception of a **3,000 SF** mezzanine space.

- **120'** Loading dock truck turn around
- The adjacent green space can be remade for use as additional parking space.
- Direct access to the **Reading & Northern Railroad rail lines** is available to the property.

Businesses will enjoy easy access to Central Scranton Expressway, located about a mile from the property, and Interstate 81, about 2 miles away. Wilkes-Barre/Scranton International Airport is only 20 minutes from the Keyser Valley Industrial Center. Within a day's drive, truckers can reach roughly **60% of the nation's population, as well as 40% of Canadian consumers**.

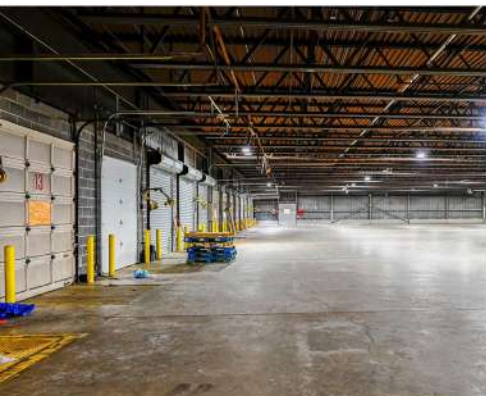
Scranton, Pennsylvania, is a small northeastern town perfectly positioned to accommodate the growth and prosperity of e-commerce, shipping, and a high distribution level with its quick highway access and connectivity. Major companies like FedEx, Amazon, and Isuzu occupy distribution hubs in Scranton. With turnkey industrial space in a pivotal distribution hub, **1000 N South Road** offers the superior option to thrive in this bustling market.



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