



## Retail/Office Available for Lease

**ADDRESS** 1331 PA-315, Plains, Luzerne County, PA 18702

**LOCALE** Property is located along Route 315 in Plains Township, just north of the main entrance to the Mohegan Sun Casino.

PARCEL	Unit	Space Location	Square Feet	Prior Use
	1	Various	± 17,700 (divisible)	New Construction

**PARCEL AREA** ± 2.54 Acres.

**DELIVERY** Cold Dark Shell.

**UTILITIES** Electric, Natural Gas, Public Water and Public Sewer.

**SPRINKLERS** Building has a 6" feed to accommodate sprinklers, if needed.

**PARKING** ± 86 shared, paved, and striped spaces.

**TRAFFIC VOLUME** Route 315 - 18,156 ADT (November 2017).

**ZONING** B-3: Highway Commercial District (Plains Township).

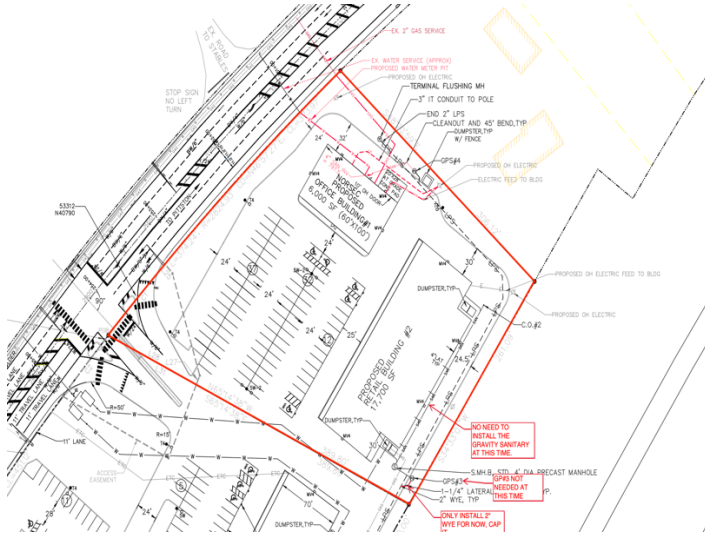
**RENT/TERM** **\$14/SF plus \$3.25/SF for NNN (estimated), separate utilities. Trash removal is Tenant's responsibility.**

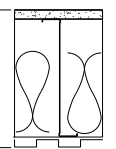
**REMARKS** ± 17,700 SF of retail/office space available for lease at 1331 PA-315 in Plains Township (divisible to a minimum ± 2,700 SF unit). Ample parking available for tenant and customer use. Lease rate reflects a cold dark shell and does not include utilities, property expenses or building services. Landlord will consider a build to suit option for Tenant.

1331 PA-315 - Info

5/1/2024

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and same is submitted, subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.





**WALL TYPES**  
SCALE: 1/8" = 1'-0"

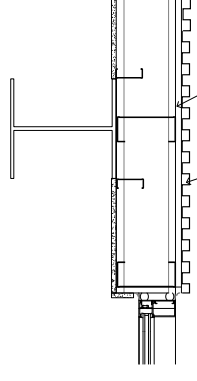
**WI** INTERIOR WALLS

**EW** EXTERIOR WALL  
BEARING (IF NOT NOTED)  
CONCRETE  
2" - 4" THICK

**REAR EAVES**  
WITH HANGERS AND INSULATION (IF NOT NOTED)  
SLOPE DOWN AWAY FROM ROOF

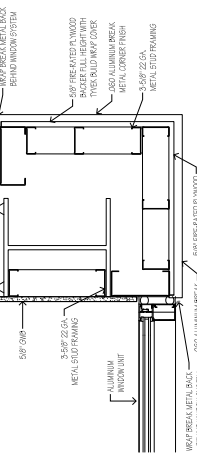
**2 COLUMN PLAN DETAIL - ATAS PANELS**  
SCALE: 1/12" = 1'-0"

80% PRE-CASTED TILT-UP  
CONCRETE PANEL  
METAL CORNER FINISH  
TYPICAL ALUMINUM  
WINDOW FRAME  
ALUMINUM WINDOW  
BEHIND WINDOW SYSTEM  
METAL BRACE METAL BACK



**1 CORNER COLUMN PLAN DETAIL**  
SCALE: 1/12" = 1'-0"

80% PRE-CASTED TILT-UP  
CONCRETE PANEL  
METAL CORNER FINISH  
TYPICAL ALUMINUM  
WINDOW FRAME  
ALUMINUM WINDOW  
BEHIND WINDOW SYSTEM  
METAL BRACE METAL BACK



**315 Commercial Shell Bldg**  
Client: Wolf Zera  
1331 State Route 315  
Plains Township, Pa 18702

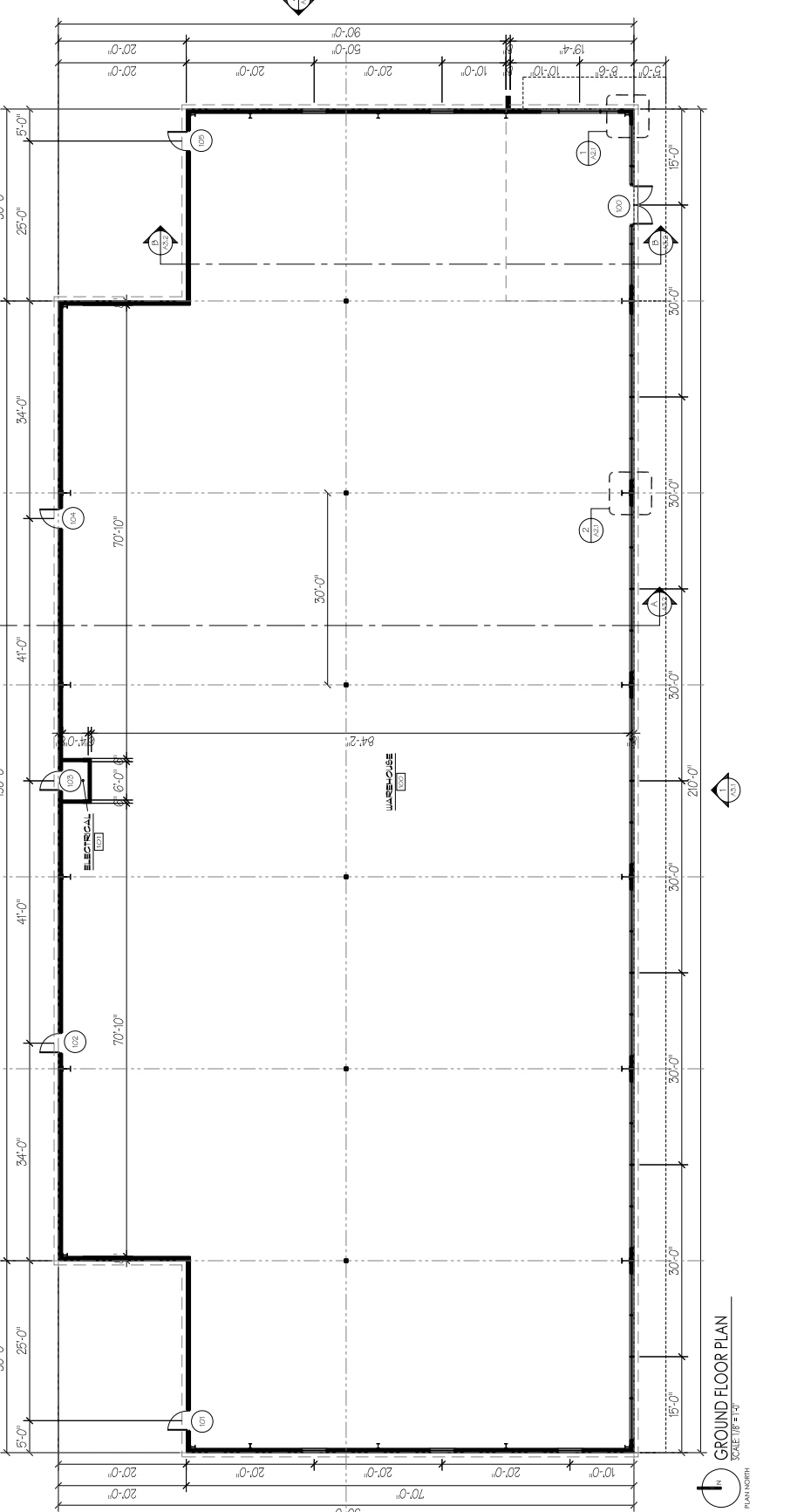
CONSTANTS  
DMG  
EJPONS

ARCHITECT  
C. ALLEN MULLINS ARCHITECT  
15701 604 4966  
www.campmullins.com  
2021 C. ALLEN MULLINS ARCHITECT

REVISIONS | ISSUES  
NO: DATE:

REVIEW SET  
PROJECT: 315 COMMERCIAL SHELL BLDG  
DATE: 10/10/2021  
DRAWN: RTH /MMR  
CHECKED: ---  
SCALE: 1/8" = 1'-0"  
SHEET: ---  
FLOOR PLAN

A2.1  
(BLOG ONLY)  
FLOOR PLAN



**GROUND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
PLANNERSH

WINDOW SCHEDULE			
NO	NOMINAL SIZE	TYPE	REMARKS
A	48" x 72"	DOUBLE GLAZED, THERMALLY BROKEN ALUMINUM CASING, LOW E, ARGON FILL, 1/2" GLASS	
B	72" x 72"	DOUBLE GLAZED, THERMALLY BROKEN ALUMINUM CASING, LOW E, ARGON FILL, 1/2" GLASS	
C	36" x 72"	DOUBLE GLAZED, THERMALLY BROKEN ALUMINUM CASING, LOW E, ARGON FILL, 1/2" GLASS	

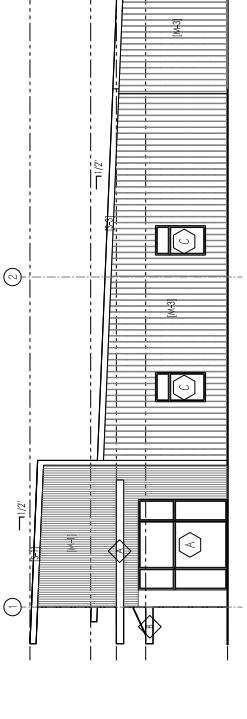
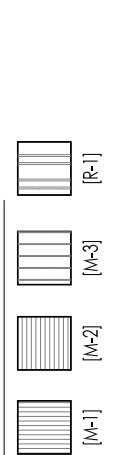
1. ALL WINDOW SIZES ARE NOMINAL. ALL UNITS ARE NEW CONSTRUCTION. 1/2" GLASS. 2. UNITS TO ALLOW FOR FUTURE DOUBLE DOOR TO BE INSTALLED AT ANY LOCATION.

**GLAZING PERFORMANCE NOTE:**  
 TYPE: THERMALLY BROKEN ALUMINUM CASING, LOW E, ARGON FILL, 1/2" GLASS.  
 PERFORMANCE REQUIREMENTS:  
 U-VALUE: 0.25  
 SHADING COEFFICIENT: 0.45  
 SOLAR ENERGY TRANSMITTANCE: 0.50  
 VISIBLE LIGHT TRANSMITTANCE: 0.70  
 SOLAR ENERGY REFLECTANCE EXTERIOR: 0.25  
 SOLAR ENERGY REFLECTANCE INTERIOR: 0.25  
 SHADING COEFFICIENT: 0.45  
 SOLAR ENERGY TRANSMITTANCE: 0.50

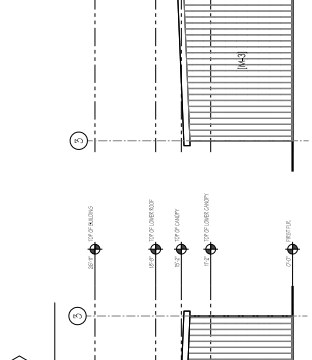
EXTERIOR FINISH SCHEDULE				
FINISH	MANUFACTURER	DESCRIPTION	STYLE / COLOR	NOTES
1	ALUMINUM	ALUMINUM PANEL	ALUMINUM	
2	SPANREL	SPANREL PANEL	SPANREL	
3	ALUMINUM	ALUMINUM PANEL	ALUMINUM	
4	ALUMINUM	ALUMINUM PANEL	ALUMINUM	
5	ALUMINUM	ALUMINUM PANEL	ALUMINUM	
6	ALUMINUM	ALUMINUM PANEL	ALUMINUM	
7	ALUMINUM	ALUMINUM PANEL	ALUMINUM	
8	ALUMINUM	ALUMINUM PANEL	ALUMINUM	
9	ALUMINUM	ALUMINUM PANEL	ALUMINUM	
10	ALUMINUM	ALUMINUM PANEL	ALUMINUM	
11	ALUMINUM	ALUMINUM PANEL	ALUMINUM	
12	ALUMINUM	ALUMINUM PANEL	ALUMINUM	
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97	ALUMINUM	ALUMINUM PANEL	ALUMINUM	
98	ALUMINUM	ALUMINUM PANEL	ALUMINUM	
99	ALUMINUM	ALUMINUM PANEL	ALUMINUM	
100	ALUMINUM	ALUMINUM PANEL	ALUMINUM	

NOTE: PROVIDE SAMPLES OF ALL FINISHES FOR OWNER / ARCHITECT APPROVAL. INSTALL ALL PRODUCTS PER MANUFACTURER'S INSTRUCTIONS. MOCK-UPS: PROVIDE 4'x4' MOCK-UP OF EACH EXTERIOR MATERIAL ON SITE FOR OWNER / ARCHITECT APPROVAL.

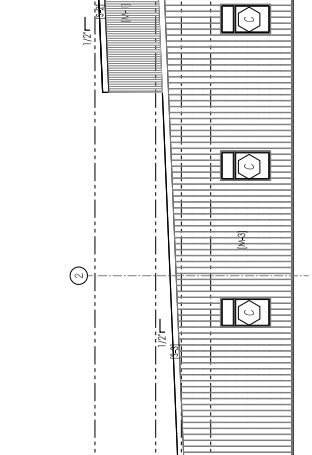
EXTERIOR FINISH HATCH LEGEND



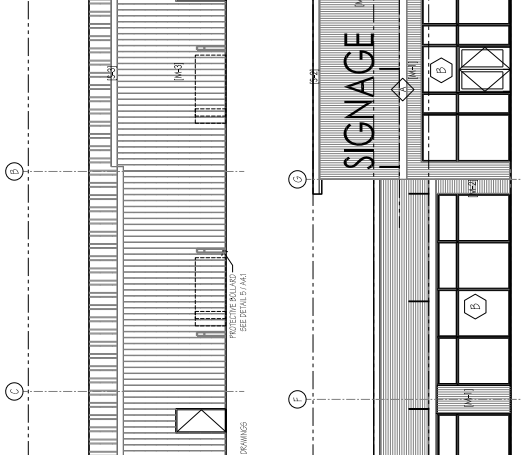
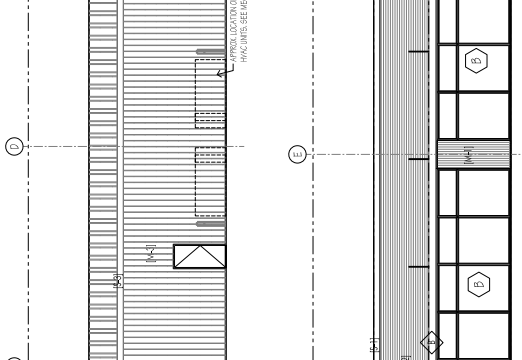
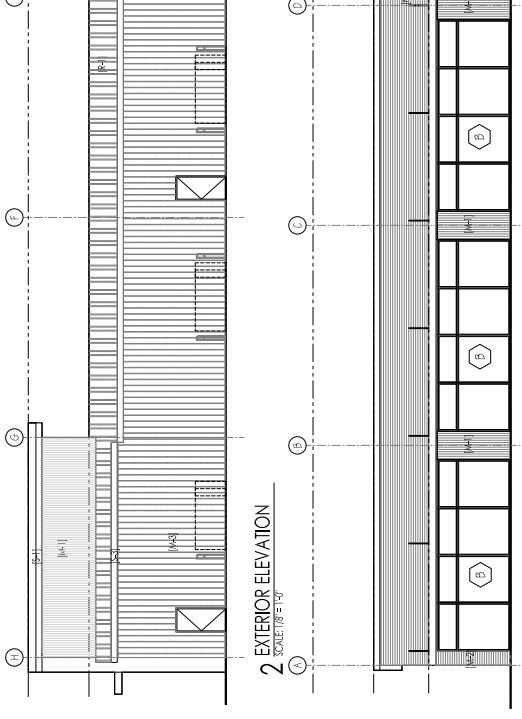
1 EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"



3 EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"



4 EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"



2 EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"

3 EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"

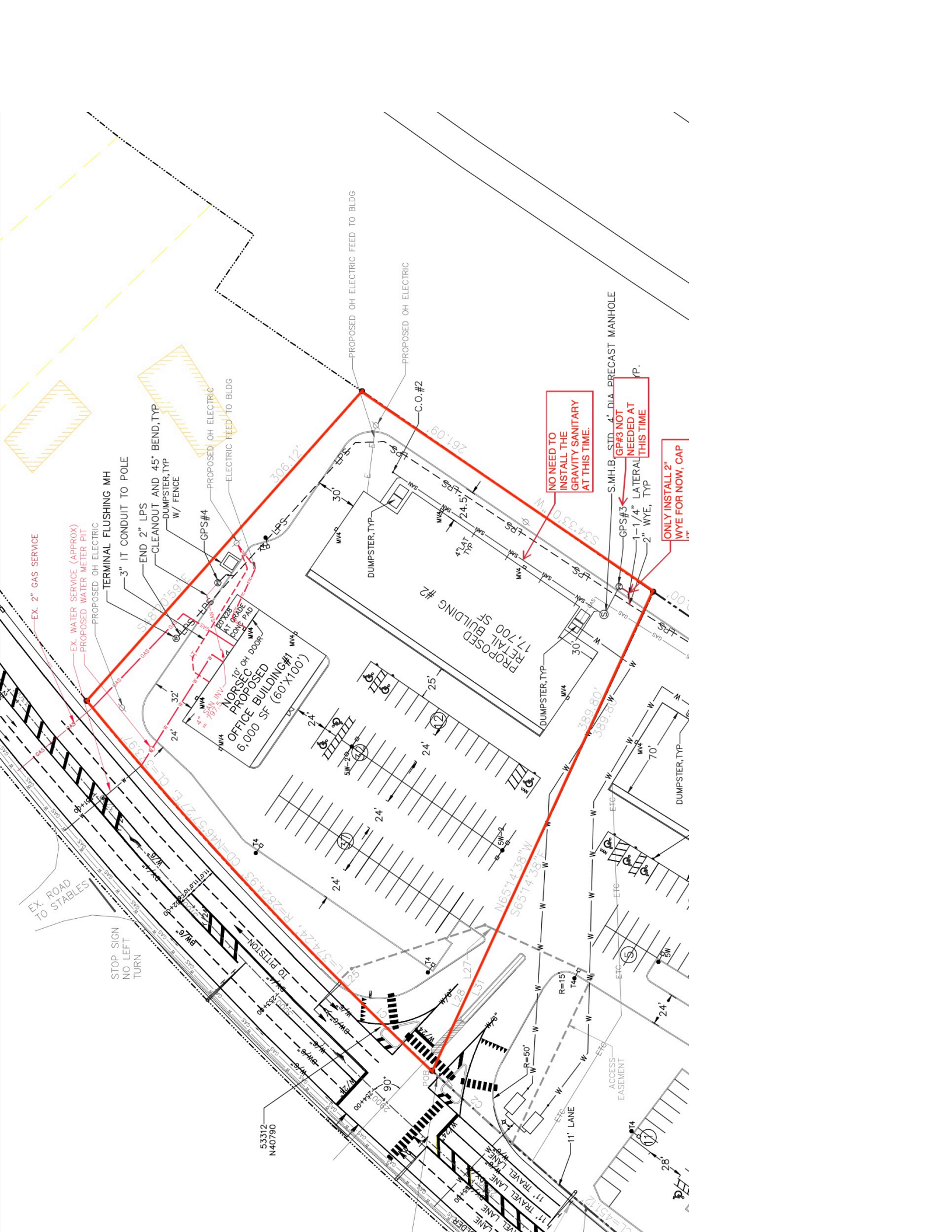
4 EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"

Client: Wolf Zera  
 1331 State Route 315  
 Plains Township, Pa 18702

EPSON  
 DMC  
 Consultants

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 P 570.624.3320  
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 www.cammullins.com  
 cam  
 architect

REVISIONS | ISSUES  
 No: Date:  
 REVIEW SET  
 Project: 315 COMMERCIAL SHELL BLDG  
 Date: 10/13/2021  
 Drawn: RTH /MMH  
 Checked: ---  
 Scale: 1/8" = 1'-0"  
 Sheet:  
 (BLDG ONLY)  
 EXTERIOR ELEVATIONS  
**A3.1**



EX. 2" GAS SERVICE

EX. WATER SERVICE (APPROX)  
PROPOSED WATER METER PIT

TERMINAL FLUSHING MH  
3" IT CONDUIT TO POLE

END 2" LPS  
CLEANOUT AND 45° BEND, TYP  
DUMPSTER, TYP  
W/ FENCE

PROPOSED OH ELECTRIC  
ELECTRIC FEED TO BLDG

GPS#4

MORSEY OH DOOR  
PROPOSED  
OFFICE BUILDING #1  
6,000 SF (60'x100')

PROPOSED OH ELECTRIC FEED TO BLDG

PROPOSED OH ELECTRIC

C.O.#2

PROPOSED RENTAL BUILDING #2  
17,700 SF

DUMPSTER, TYP

NO NEED TO  
INSTALL THE  
GRAVITY SANITARY  
AT THIS TIME.

S.M.H.B STD. 4' DIA. PRECAST MANHOLE

GPS#3  
1-1/4" LATERAL  
2" WYE, TYP

ONLY INSTALL 2"  
WYE FOR NOW, CAP

STOP SIGN  
NO LEFT  
TURN

EX. ROAD  
TO STABLES

53312  
N40790

N6514136"W  
36514387'

R=50'

R=15'

11' LANE

11' TRAVEL LANE

11' TRAVEL LANE

11' TRAVEL LANE

ACCESS  
EASEMENT

11' LANE

11' TRAVEL LANE

11' TRAVEL LANE

11' TRAVEL LANE

11' TRAVEL LANE

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