

SALE - ~~\$2,390,000~~ **\$2,270,000** 20 UNICO DR, WEST HAZLETON, PA

OFFERING SUMMARY

Building SF: 25,000 +/- Office/Warehouse
Cap Rate: 9%
Lot Size: 2.24 +/- Acres
Lease Term: New, 6 years with long-term tenant
Lease Type: NNN
Rent Includes: 4% Annual increases

TENANT OVERVIEW



- Founded in 1979 and headquartered in Aston, PA with offices in Horsham-Philadelphia-West Hazleton PA, Mt. Laurel NJ & Wilmington DE
- KDI is the fastest growing, independent office technology provider in the mid-Atlantic region
- Services include Managed Print and Managed IT Services, Digital Transformation Solutions, Document Management, and IT Support Services
- KDI's West Hazleton location, IMR Digital, is dedicated to providing exceptional document conversion, outsourcing services, and secure document storage solutions. Conveniently located where Routes 80 and 81 intersect and with easy access to the northeast extension of the PA Turnpike, our office serves a wide geographic area including PA, NY, NJ, DE, and MD



PROPERTY OVERVIEW

- Fully leased through December 2029
- Constructed in 1989 for tenant, expanded 1992
- Warehouse roof improved in March 2023
- Zoned M2 - Gen. Manufacturing/Industrial District
- Within close proximity to I-80, I-81, connecting to Scranton, Harrisburg, Lehigh Valley, Philadelphia and New York City

Adjoining 2 +/- acre lot available for \$200,000

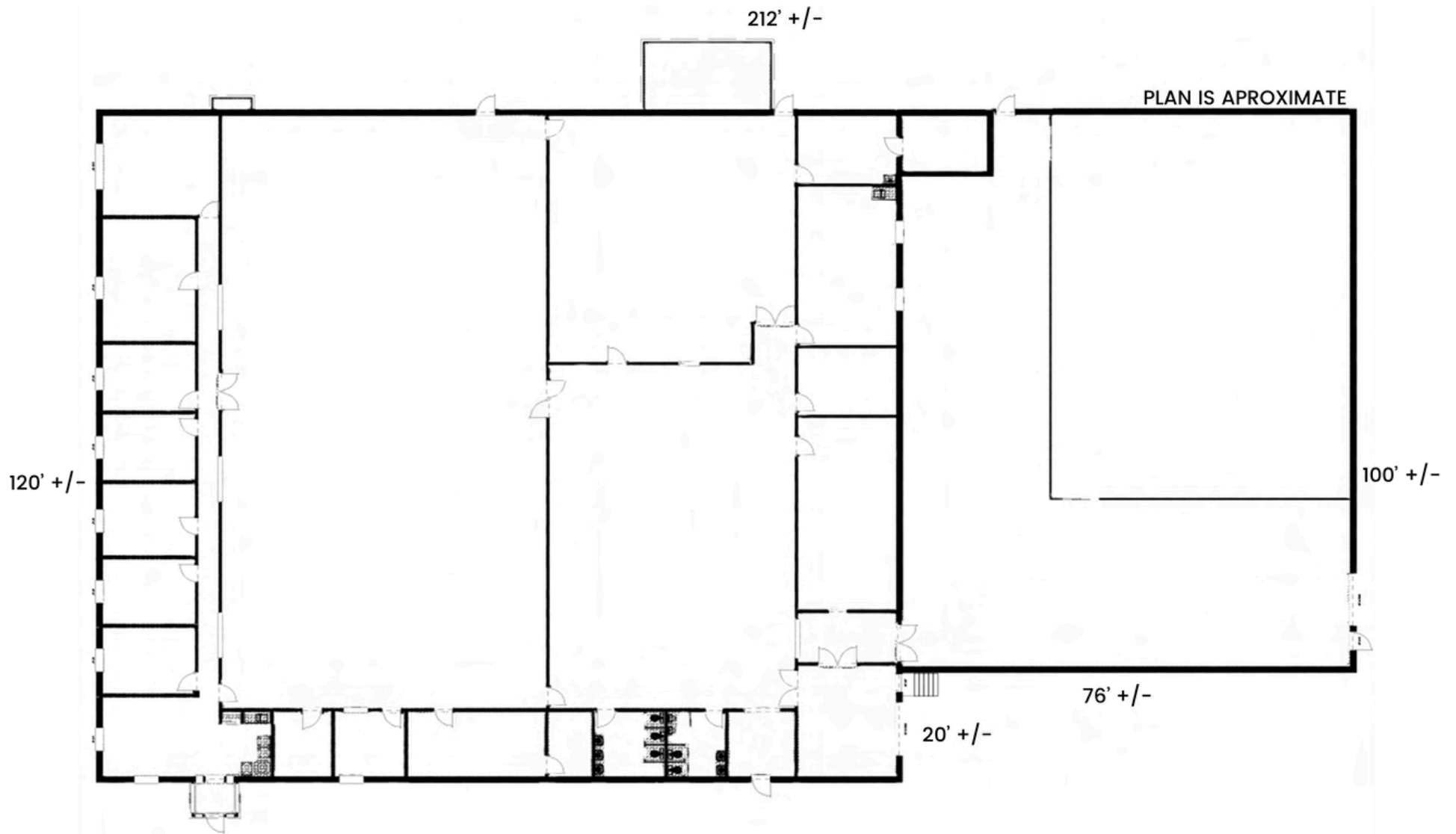
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CAMPBELL
Commercial Partners LLC

525 N. 12th Street, Suite 203
Lemoyne, PA 17043
717.737.6161
www.acampbell.net

ART CAMPBELL
717.737.6161
art@acampbell.net

TYLER MATISSE
717.839.3164
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Utilities: Public Water/Sewer
Natural Gas/Electric Heat
600 Amp Service A/C

Drive-in Door: One, 6' 8"
Dock: One, 6' 8"

Parking: 50 +/- spaces
Security System: Yes

TAX ASSESSMENT

PARCEL ID	63T7S7001024000
PROPERTY ADDRESS	20 Unico Dr, West Hazleton, PA 18202
DEED ACRES	2.24 +/-
SQUARE FOOTAGE	24,000 +/-
LAND VALUE	87,500
BUILDING VALUE	528,800
TOTAL VALUE	616,300
MUNICIPALITY	West Hazleton Borough



TAXES				
COUNTY:	\$616,300	x	0.00635410	= \$3,916.03
MUNICIPAL:	\$616,300	x	0.00563000	= \$3,469.77
SCHOOL:	\$616,300	x	0.01240790	= \$7,646.99
TOTAL:				\$15,032.79
INDICATED MARKET VALUE:	\$616,300	x	1.15	= \$708,745.00

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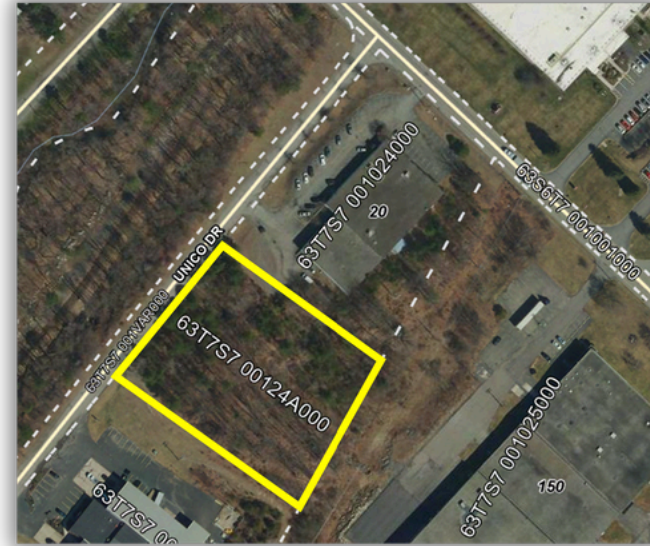
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TAX ASSESSMENT (LAND)

ADDITIONAL LOT \$200,000

PARCEL ID	63T7S700102400
PROPERTY ADDRESS	20 Unico Dr, West Hazleton, PA 18202
DEED ACRES	2.0 +/-
LAND VALUE	51,000
TOTAL VALUE	51,000
MUNICIPALITY	West Hazleton Borough



TAXES				
COUNTY:	\$51,000	x	0.00635410	= \$324.06
MUNICIPAL:	\$51,000	x	0.00530000	= \$287.13
SCHOOL:	\$51,000	x	0.01240790	= \$632.80
TOTAL:				\$1,243.99
INDICATED MARKET VALUE:	\$51,000	x	1.15	= \$58,650.00

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HAZLETON REGIONAL AIRPORT

TO WILKES-BARRE,
I-80 & I-76

LAUREL MALL



20 UNICO DR



TO HARRISBURG

PARK BUSINESSES



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