

FOR SALE

50,000 SF INDUSTRIAL

Asking: \$2,125,000

Address: Line Street, Archbald, PA 18403

County: Lackawanna County, PA

Owner: GENTEX Corporation

P.I.N.: 10408020019

Zoning: Archbald I-1 Light Industrial

List Price: **SALE: \$2,125,000**

Property Type: Industrial Warehouse

Acres: 7.94 Acres

Building: 49,832 SF Total, +/- 1,500 SF Office, +/- 48,000 SF Industrial

Docks: 8 Total Docks, Including 3 Dock Covered Bay

Year Built: 1970's

HVAC: Warehouse: Hot Water Heat Radiant Blowers/ Large Boiler
Office: Baseboard Electric and Wall Mounted AC

Construction: Steel Frame Interior with Block Wall/Masonry Exterior

Floor: Concrete Slab. Polished Concrete

Roof: Sawtooth Design Metal Roof Primary with partial Rubber Roofing

Sprinklered: YES - Wet

Ceiling Height: 11 Foot Clear Height

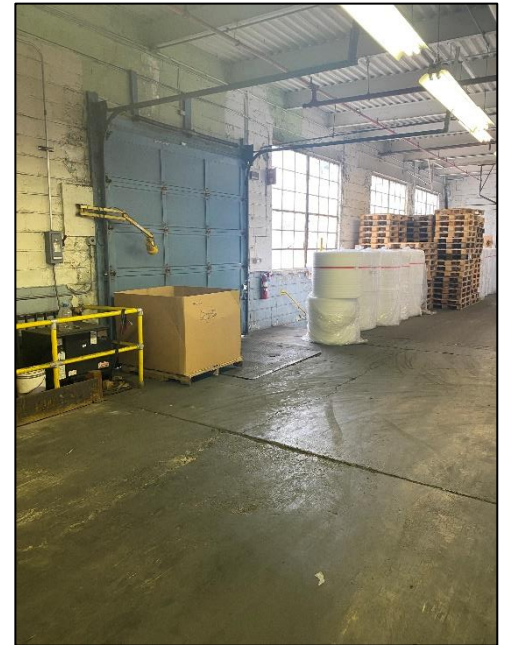
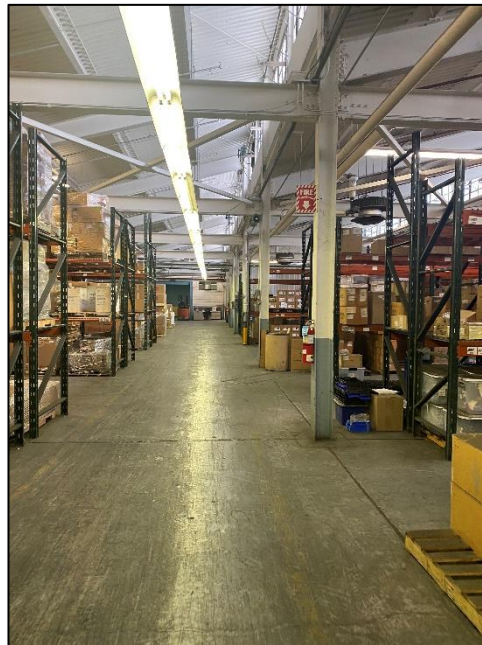


All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and same is submitted, subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing,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

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|-------------------------|-------------------------------------|
| <u>Lighting:</u> | LED / Fluorescent |
| <u>Electric:</u> | 400 Amp, 3 phase, 480 V |
| <u>Gas:</u> | Public- Standard Industrial Service |
| <u>Water:</u> | Public |
| <u>Sewer:</u> | Public |
| <u>Taxes:</u> | \$52,328 (2024) |

HIGHLIGHTS

- Well Maintained Industrial Facility
- 8 Dock Doors
- Additional Land for Development
- Proximity to Local Workforce
- Scranton Carbondale Expressway – 2 Miles
- Intersection of I-81 and I-84 - 9.2 Miles
- Scranton/ Wilkes Barre International Airport – 18.5 miles
- New York City- 130 Miles
- Philadelphia- 135 Miles



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