

1247 WALNUT STREET

Danville, PA 17821

 FOR LEASE

 INDUSTRIAL

 22,500± SF



PROPERTY DESCRIPTION

Available for lease: a 22,500± SF industrial space in Danville, PA, just 1.25 miles from Geisinger Medical Center. The unit offers 16'-19' ceiling heights, reinforced concrete floors, and three loading docks. Fully air-conditioned and equipped with a 100% wet sprinkler system, this space supports a range of industrial needs.

LEASE RATE:

PRICE UPON REQUEST

FOR MORE INFORMATION


Chris Matus, CCIM, SIOR

 570.820.7700 x403

 chris.matus@naimertz.com

NAI MERTZ DISCLAIMER: NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. OUTLINES ARE APPROXIMATE AND SHOWN ONLY TO IDENTIFY THE PARCEL IN CONSIDERATION.

NAI Mertz

 **NAI Mertz** | 350 Laird Street, Suite 110
Wilkes-Barre, PA 18702
570-820-7700 | naimertz.com



1247 WALNUT STREET

Danville, PA 17821

 FOR LEASE

 INDUSTRIAL

 22,500± SF



COMPLETE PROPERTY HIGHLIGHTS

- 22,500± SF Unit
- Built in 1994
- Concrete block & insulated metal panel construction
- 6" reinforced concrete floors, 3,500 PSI
- Ceiling height: 16' - 19'
- (3) 8'x9' dock doors
- Column spacing: 25' x 30'
- Power: 1600 A, 3-phase, 120/208V
- 100% wet sprinkler system
- Fully Air Conditioned
- Municipal Water & Sewer
- Natural Gas
- Ample car and truck parking



FOR MORE INFORMATION


Chris Matus, CCIM, SIOR

 570.820.7700 x403

 chris.matus@naimertz.com

NAI MERTZ DISCLAIMER: NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. OUTLINES ARE APPROXIMATE AND SHOWN ONLY TO IDENTIFY THE PARCEL IN CONSIDERATION.

NAI Mertz

 NAI Mertz | 350 Laird Street, Suite 110
Wilkes-Barre, PA 18702
570-820-7700 | naimertz.com



1247 WALNUT STREET

Danville, PA 17821

 FOR LEASE

 INDUSTRIAL

 22,500± SF



FOR MORE INFORMATION


Chris Matus, CCIM, SIOR

 570.820.7700 x403

 chris.matus@naimertz.com

NAI MERTZ DISCLAIMER: NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. OUTLINES ARE APPROXIMATE AND SHOWN ONLY TO IDENTIFY THE PARCEL IN CONSIDERATION.

NAI Mertz

 **NAI Mertz** | 350 Laird Street, Suite 110
Wilkes-Barre, PA 18702
570-820-7700 | naimertz.com



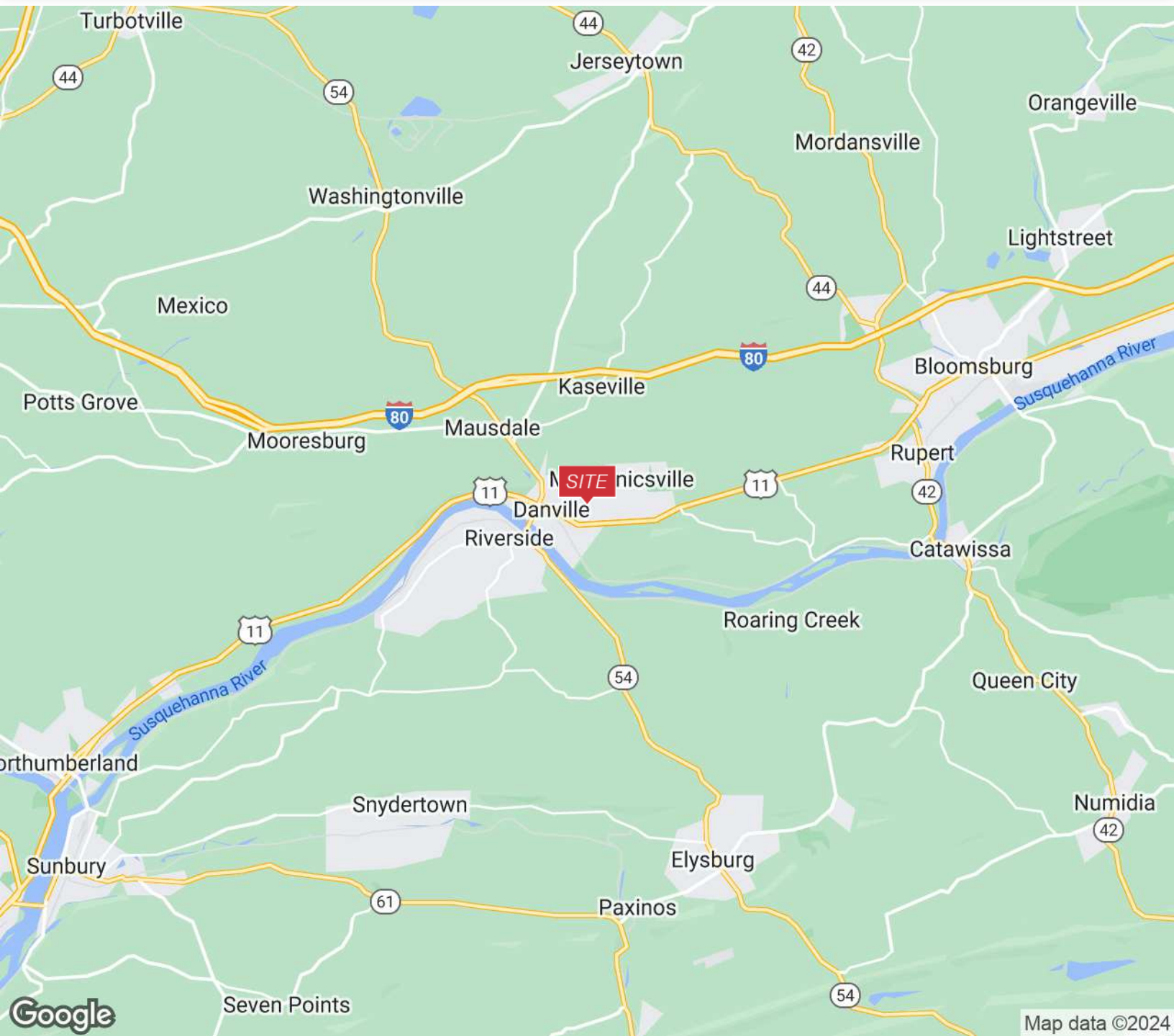
1247 WALNUT STREET

Danville, PA 17821

 FOR LEASE


 INDUSTRIAL

 22,500± SF



FOR MORE INFORMATION

Chris Matus, CCIM, SIOR

 570.820.7700 x403

 chris.matus@naimertz.com

NAI MERTZ DISCLAIMER: NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. OUTLINES ARE APPROXIMATE AND SHOWN ONLY TO IDENTIFY THE PARCEL IN CONSIDERATION.

NAI Mertz

 NAI Mertz | 350 Laird Street, Suite 110

Wilkes-Barre, PA 18702

570-820-7700 | naimertz.com



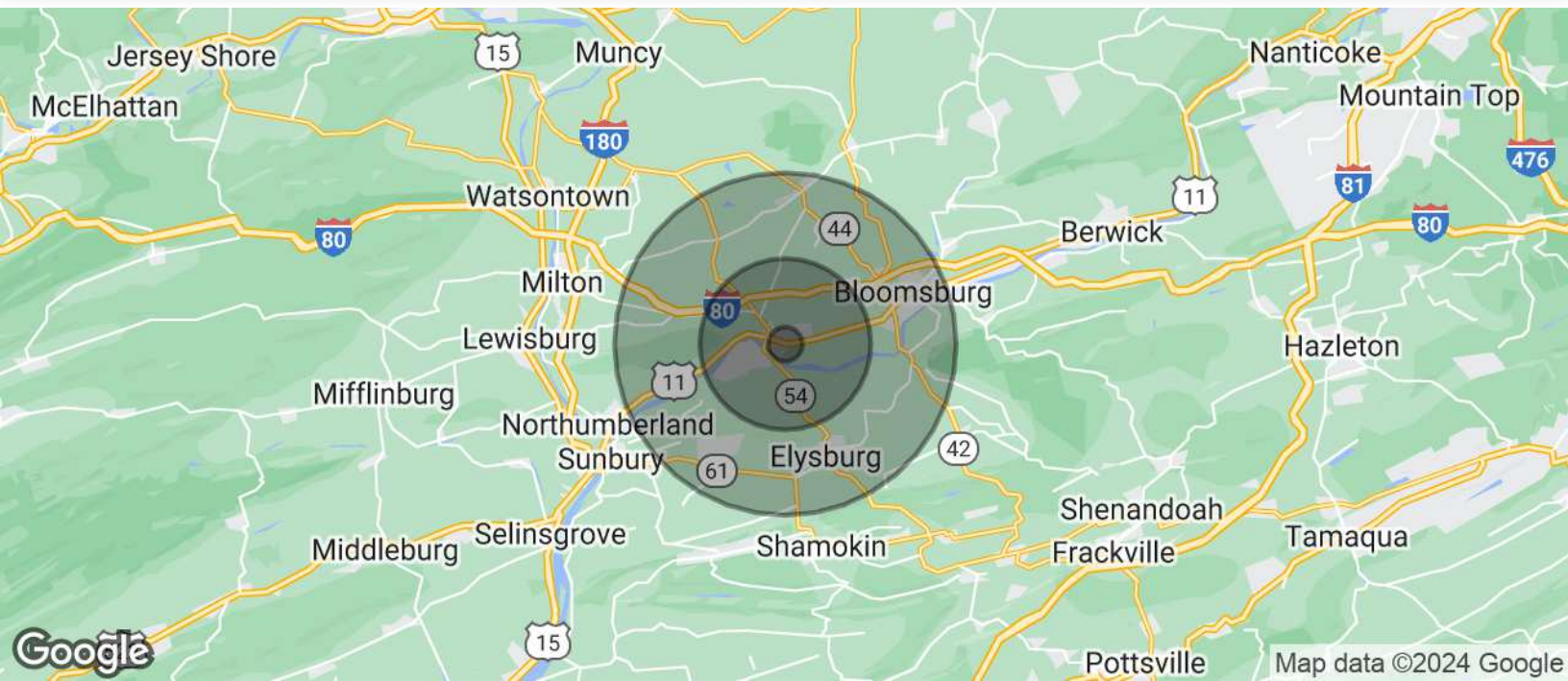
1247 WALNUT STREET

Danville, PA 17821

 FOR LEASE

 INDUSTRIAL

 22,500± SF



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,473	12,134	38,426
Average Age	45.5	45.8	43.1
Average Age (Male)	43.8	44.8	42.6
Average Age (Female)	48.4	47.4	44.0

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	581	4,878	15,736
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$83,093	\$77,037	\$65,197
Average House Value	\$224,265	\$209,396	\$187,017

2020 American Community Survey (ACS)

FOR MORE INFORMATION


Chris Matus, CCIM, SIOR

 570.820.7700 x403

 chris.matus@naimertz.com

NAI MERTZ DISCLAIMER: NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. OUTLINES ARE APPROXIMATE AND SHOWN ONLY TO IDENTIFY THE PARCEL IN CONSIDERATION.

NAI Mertz

 NAI Mertz | 350 Laird Street, Suite 110
Wilkes-Barre, PA 18702
570-820-7700 | naimertz.com

