

4081 ROUTE 92

Kingsley, PA 18826

 **FOR SALE**
 **INDUSTRIAL**
 **38,400± SF**



PROPERTY DESCRIPTION

The 38,400± SF building offers a rare opportunity for truck terminal / transit, warehouse/ distribution or manufacturing use. Situated in upper Northeast Pennsylvania, Susquehanna County along Rt. 92 parallel to I-81. Zoned for industrial use, boasting ample space and strategically designed features, this property is perfectly suited for a transportation hub or meeting the evolving needs of the logistics industry.

SALE PRICE:

PRICE UPON REQUEST

FOR MORE INFORMATION

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NAI Mertz

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



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PROPERTY HIGHLIGHTS

- Acres: 8.5
- Building SF: 38,400± SF
- Building Dimensions: 120' X 240'
- Ceiling Height: 25' Center and 20' at the eaves
- Drive Through Doors: 10 - 16' x 16' (5 on each side of Bld.)
- Truck Bay Area: 120' x 160' (19,200± SF)
- Each Truck Bay has pipped fluids, Oil, Grease and Air
- Graded Drains throughout Bay Area
- Truck Pit
- Crane: 1 - Five Ton

First Floor:

- Office Area: 7,200± SF
- Training Room
- Conference Room
- Four Private Offices
- Breakroom
- Three Restrooms
- Storage Rooms: 2,400± SF

Second Floor:

- Office Area: 2,280± SF
- Storage Area: 2,520± SF
- Mezzanine Open Storage: 4,800± SF
- Electric: 200 Amps 480Y/277V 3 phase 4W
- Oil fired Furnaces
- On site Sewer & Water



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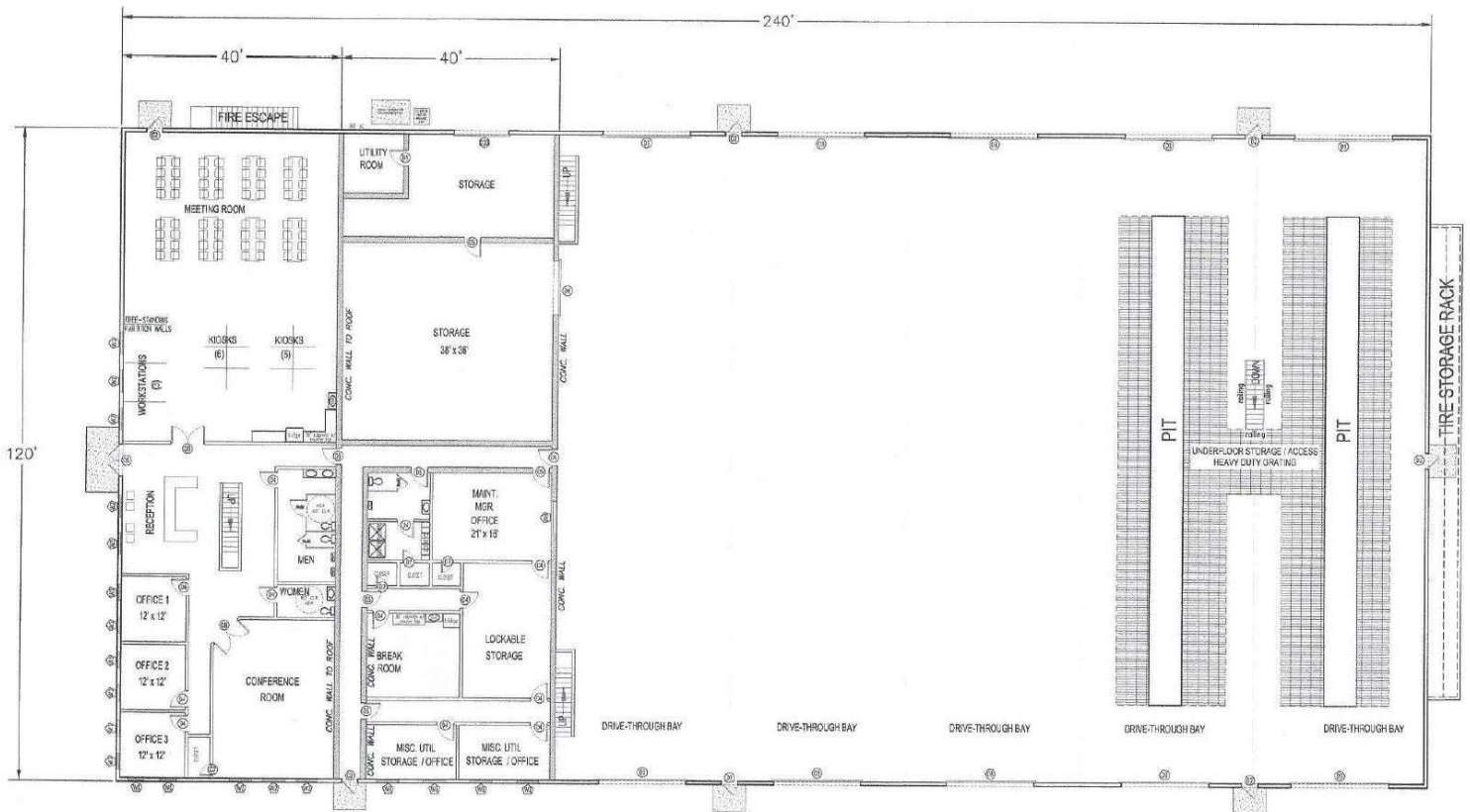
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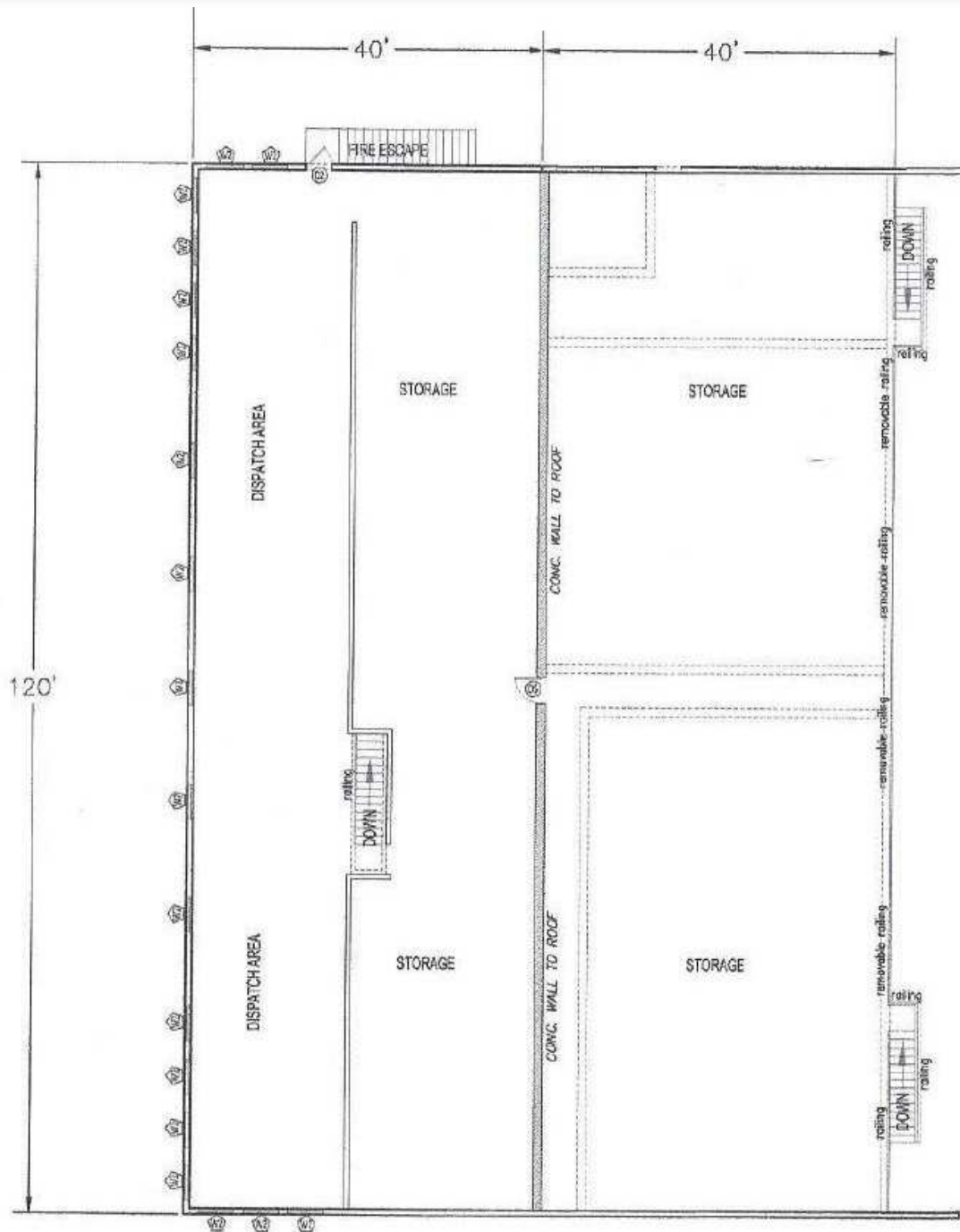
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MEZZANINE PLAN

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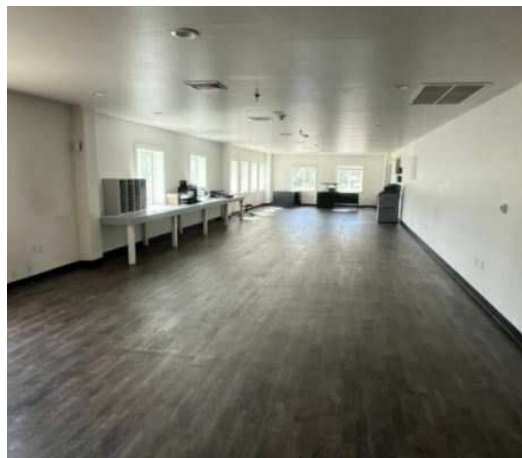
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LOCATION OVERVIEW

Situated along route 92 running parallel to I-81, quick on ramp access.

Map data ©2025 Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies

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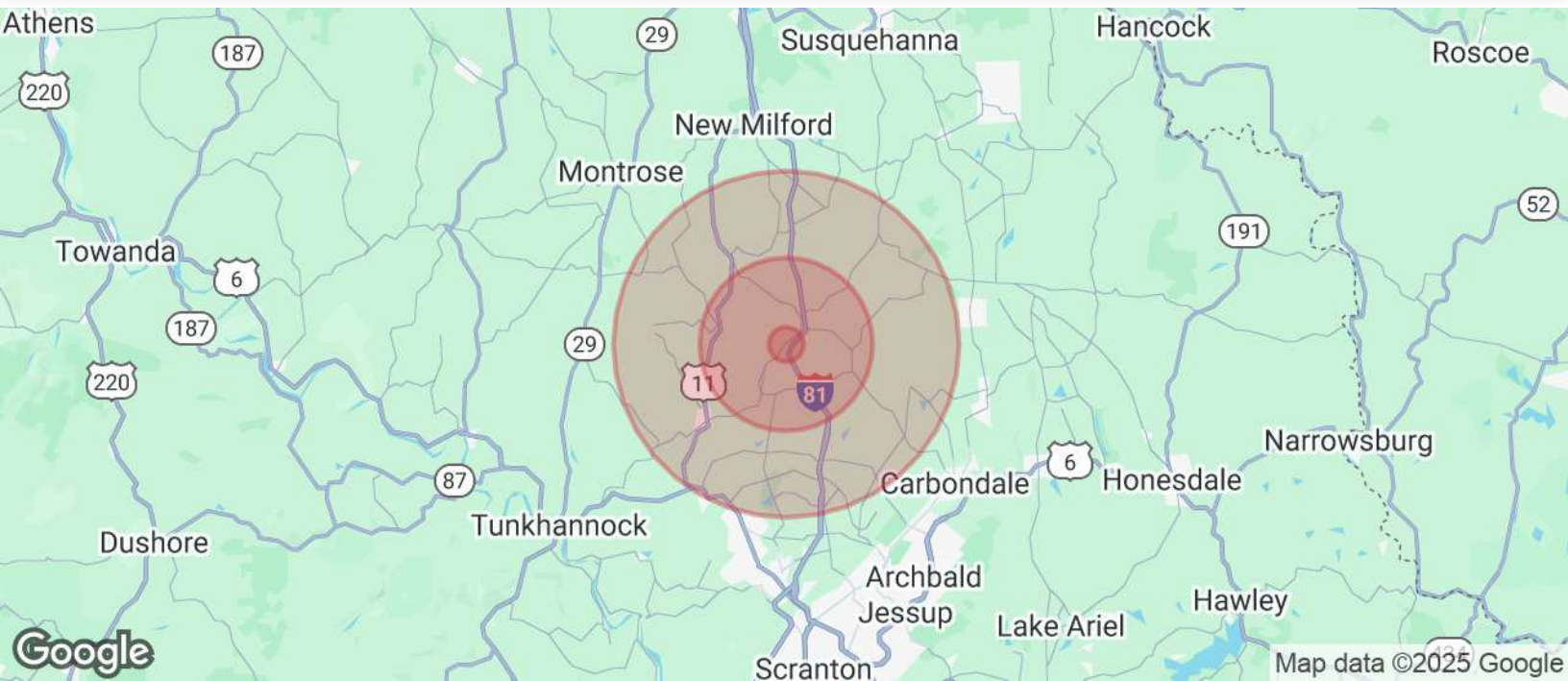
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	74	3,585	17,790
Average Age	47	46	45
Average Age (Male)	47	46	45
Average Age (Female)	48	46	46

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	32	1,524	7,419
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$108,097	\$111,582	\$108,335
Average House Value	\$280,401	\$279,680	\$291,888

TRAFFIC COUNTS

Route 92	1,406/day
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Demographics data derived from AlphaMap

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