

FOR SALE

533 Forest Road

HAZLETON, PA

185,959 SF on 18.17 Acres Rail-Served
Industrial Property - Ideal for User Sale
or Redevelopment Opportunity



**International
Paper**



Reading Blue Mountain Railroad



Colliers

Offering Process & Terms

533 Forest Road, Hazleton, PA

In partnership with IP Commercial Properties, Colliers offers 533 Forest Road in Hazleton, PA for purchase. This unique property has quick access to Exits 141 and 143 of Interstate 81 and boasts active rail service, heavy power, and abundant blue collar labor. It is ideal for manufacturing and production related users.

Transaction Terms

Your proposal should include an overview of your company including relevant acquisition experience in Pennsylvania along with Purchase Price, Due Diligence Timelines, Closing Timelines, Method of Financing, and any contingencies.

Brokerage

IP Commercial Properties and Colliers are the Exclusive Agent for the Seller.

Property Tours And Additional Information

For Additional Information, tours of the market, and property, please contact:

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The Offering

This ±185,959 square foot industrial facility, situated on approximately 18.17 acres within the Humboldt Industrial Park, presents a rare opportunity to acquire a rail-served asset in Eastern Pennsylvania. Currently configured for manufacturing and warehousing operations, the property features two rail spurs that connect directly to interior—an increasingly scarce amenity in the region. The site also features dock high/grade level loading and heavy power.

The site offers strong curb appeal for a second-generation building and is assumed to be fully serviced by all major utilities. Its strategic location near the front of the park provides excellent access to Interstate 81 via two nearby interchanges, enhancing regional connectivity. Additional surplus land on-site offers flexibility for trailer or fleet storage and potential building expansion.

Given the property's infrastructure, location, and scarcity of comparable rail-served assets in the market, it is an ideal opportunity for end-users seeking a well-positioned industrial facility or investors seeking a redevelopment opportunity.



185,959 SF

Industrial Facility



18.17 Acre

I-1 Zoned Land



Rail-Served

with Dual Rail Spurs

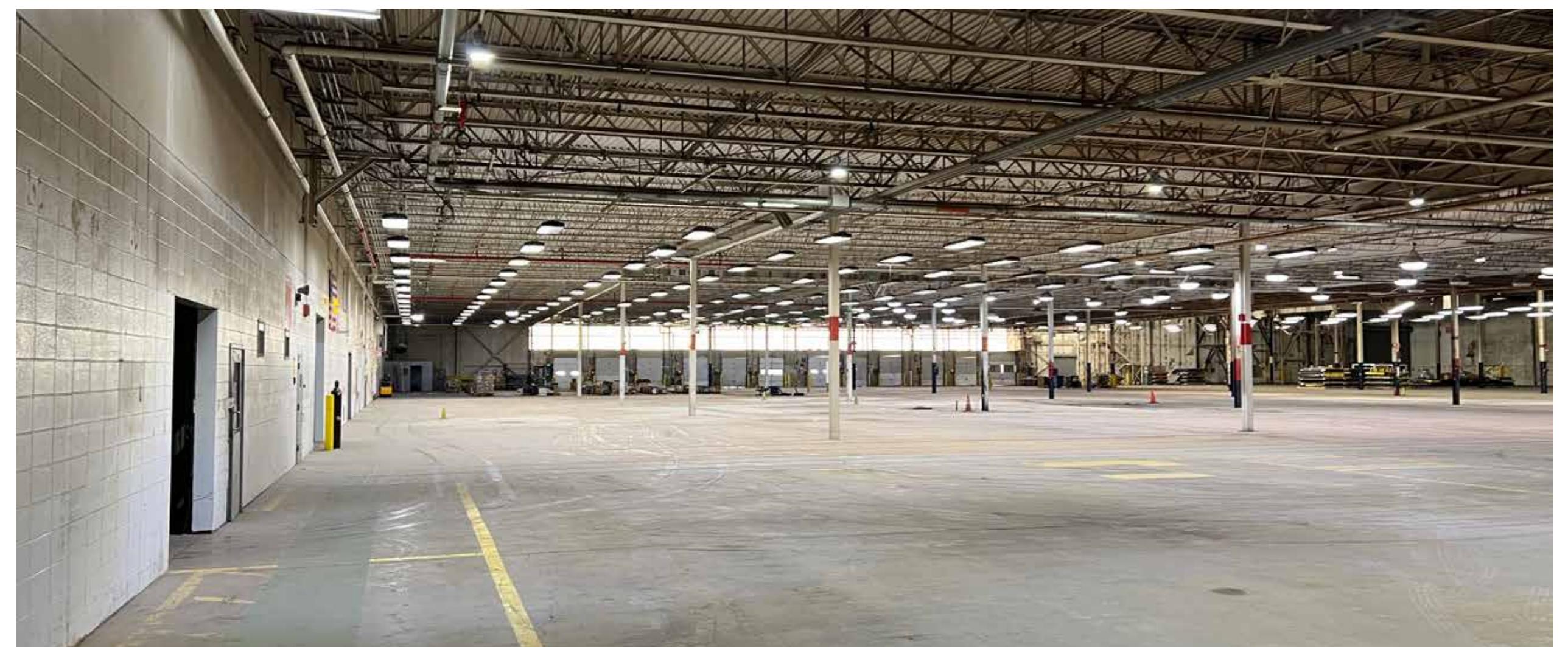
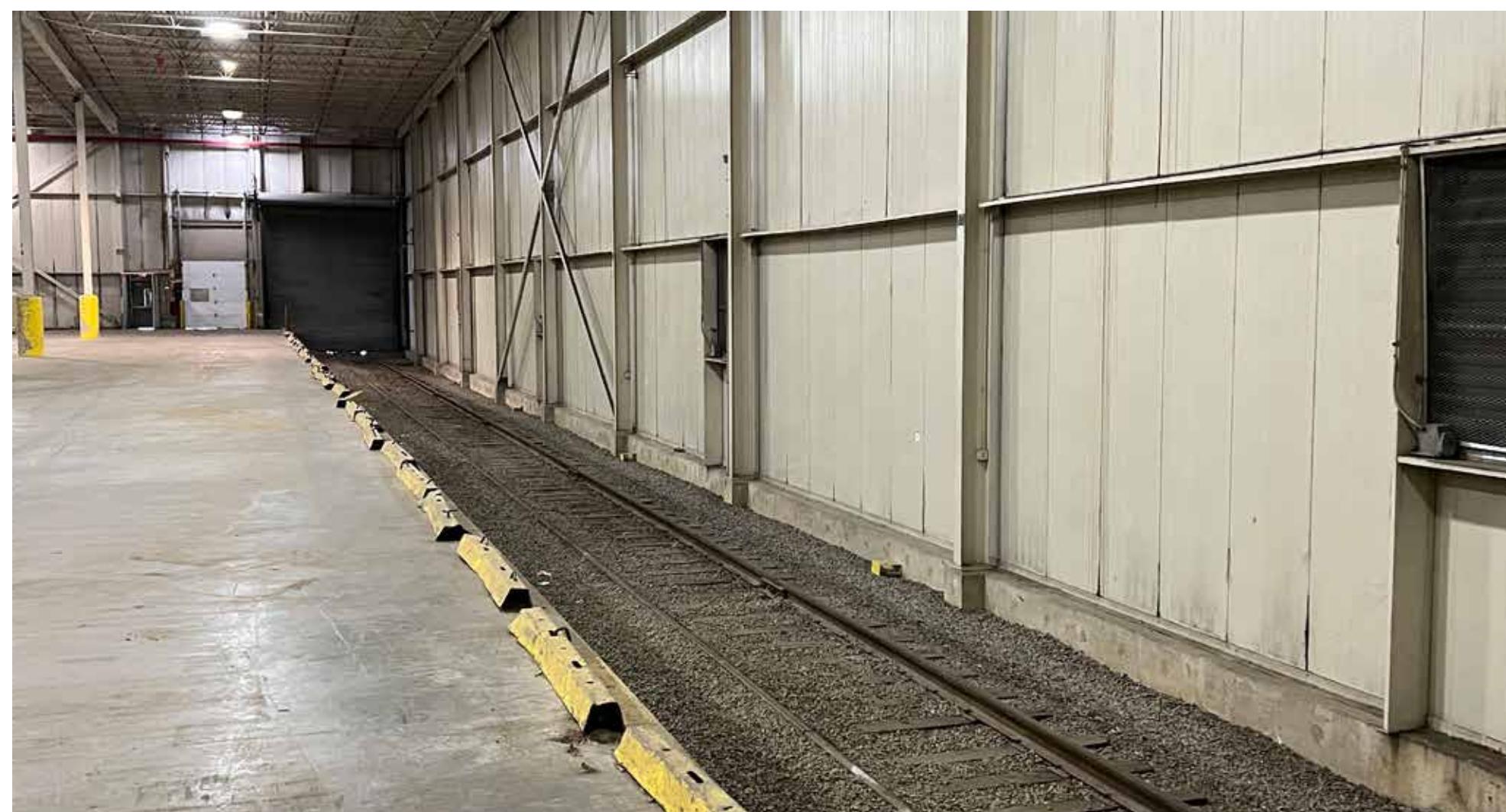
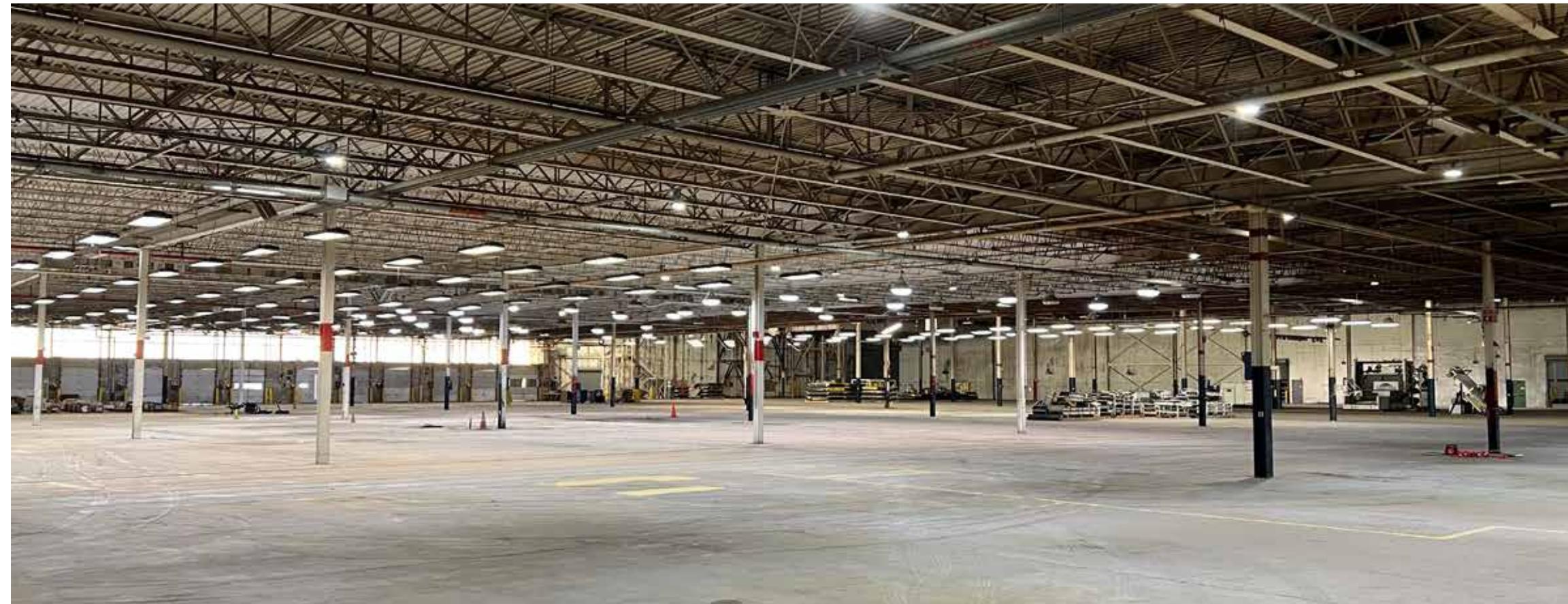


Prime Location

Excellent Access to I-81

Photo Gallery

533 Forest Road





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