

POPLAR OFFICE PARK

600 S. Poplar St., Hazleton, PA 18201

 FOR LEASE
 INDUSTRIAL
 17,000± SF



PROPERTY DESCRIPTION

69,000± SF Office / Industrial Warehouse Flex Multi-Tenant Two Story Building on 5.49± Acres. Ideally located off the Interstate 81 corridor and situated within a Qualified Opportunity Zone. Up to 17,000± SF Available for Lease.

LEASE RATE:

PRICE UPON REQUEST

FOR MORE INFORMATION

Steve Cole, SIOR

 570.578.8296

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David Weaver, SIOR

 570.406.7428

 david.weaver@naimertz.com

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NAI Mertz

 **NAI Mertz** | 350 Laird Street, Suite 110
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570-820-7700 | www.naimertz.com



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PROPERTY HIGHLIGHTS

- 69,000± SF Multi-Tenant Warehouse/ Distribution Flex Building
 - 18,000± SF Office
 - 51,000± SF Industrial space
- 5.49± Acre lot
- Total Available Space 17,000± SF
 - 2,500± SF on 2nd Floor - Office
 - 14,500± SF Industrial space - Can be combined
 - Suite 100 - 2,010± SF
 - Suite 105 - 2,275± SF
 - Suite 115 (back portion) - 10,000± SF w/ 1 Drive-in
- Ceiling height: 14'-16' feet clear
- Loading: 4 Tailgates; 1 Drive-in
- Column spacing: 40'w x 35'd
- Power: 1,200 amp /120-240 volt / 3 phase
- Sprinkler Wet
- New Roof
- New paved parking
- 150 parking spaces
- Rail Spot
- Rail Serviced by Conrail

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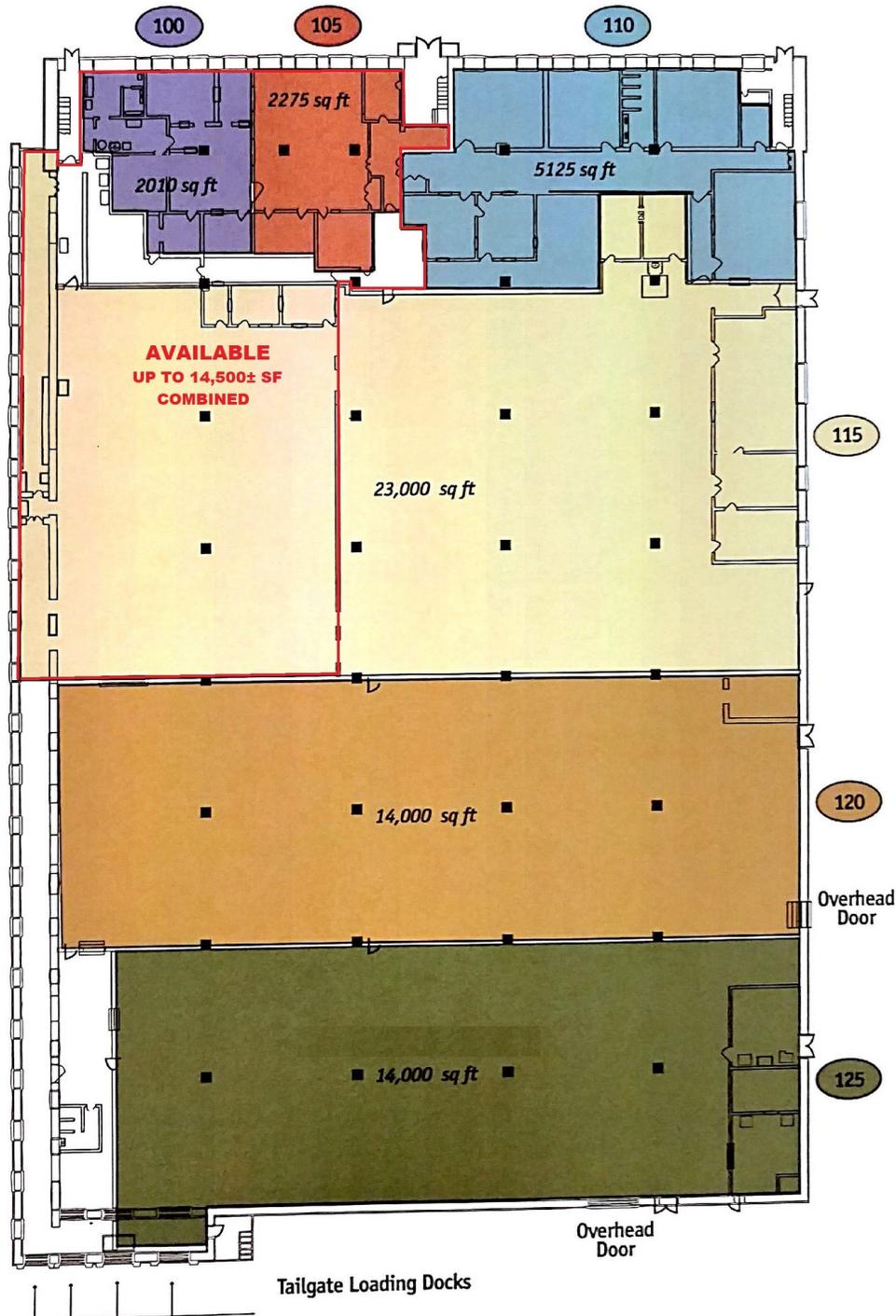
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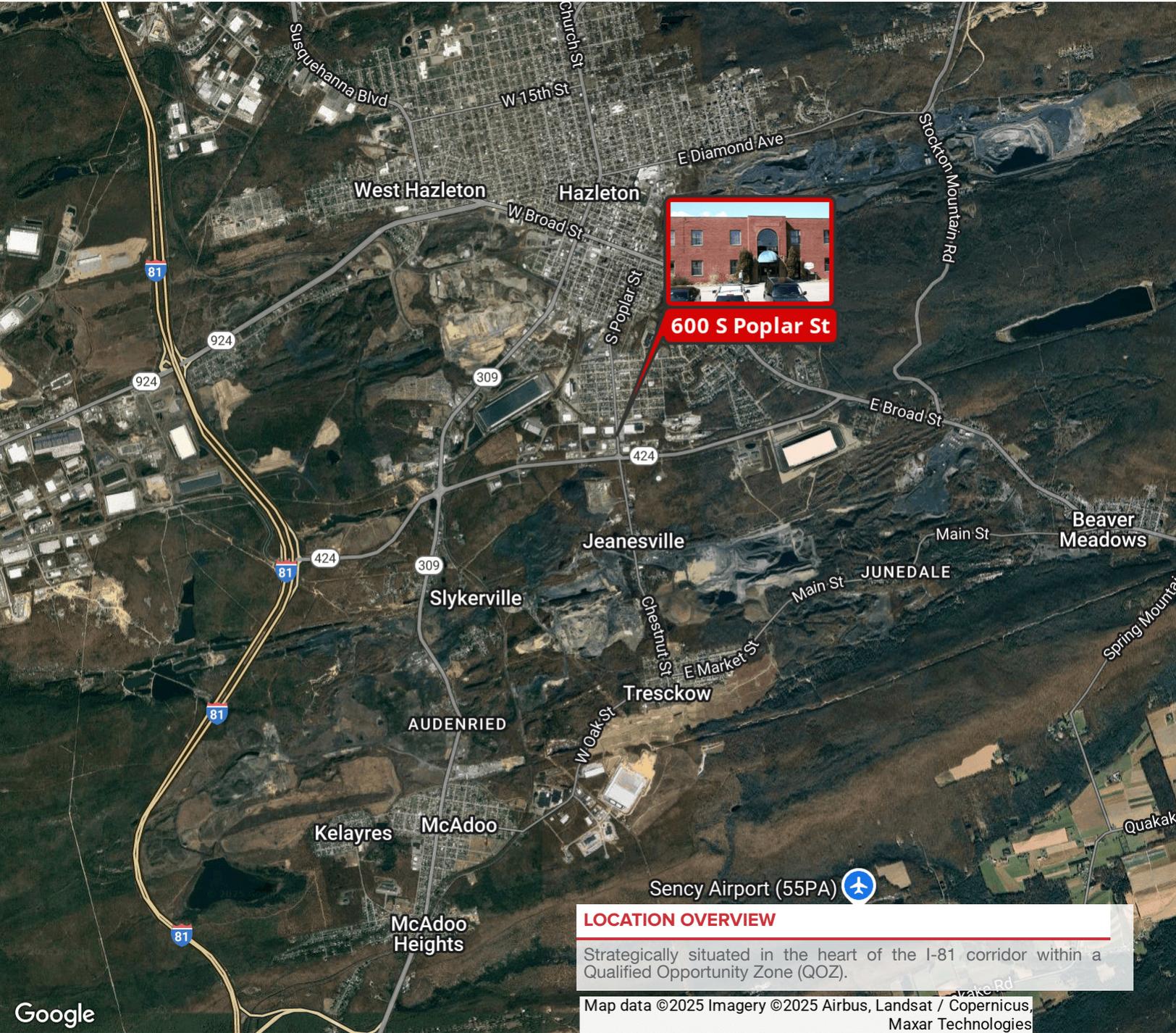
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LOCATION OVERVIEW
Strategically situated in the heart of the I-81 corridor within a Qualified Opportunity Zone (QOZ).

Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

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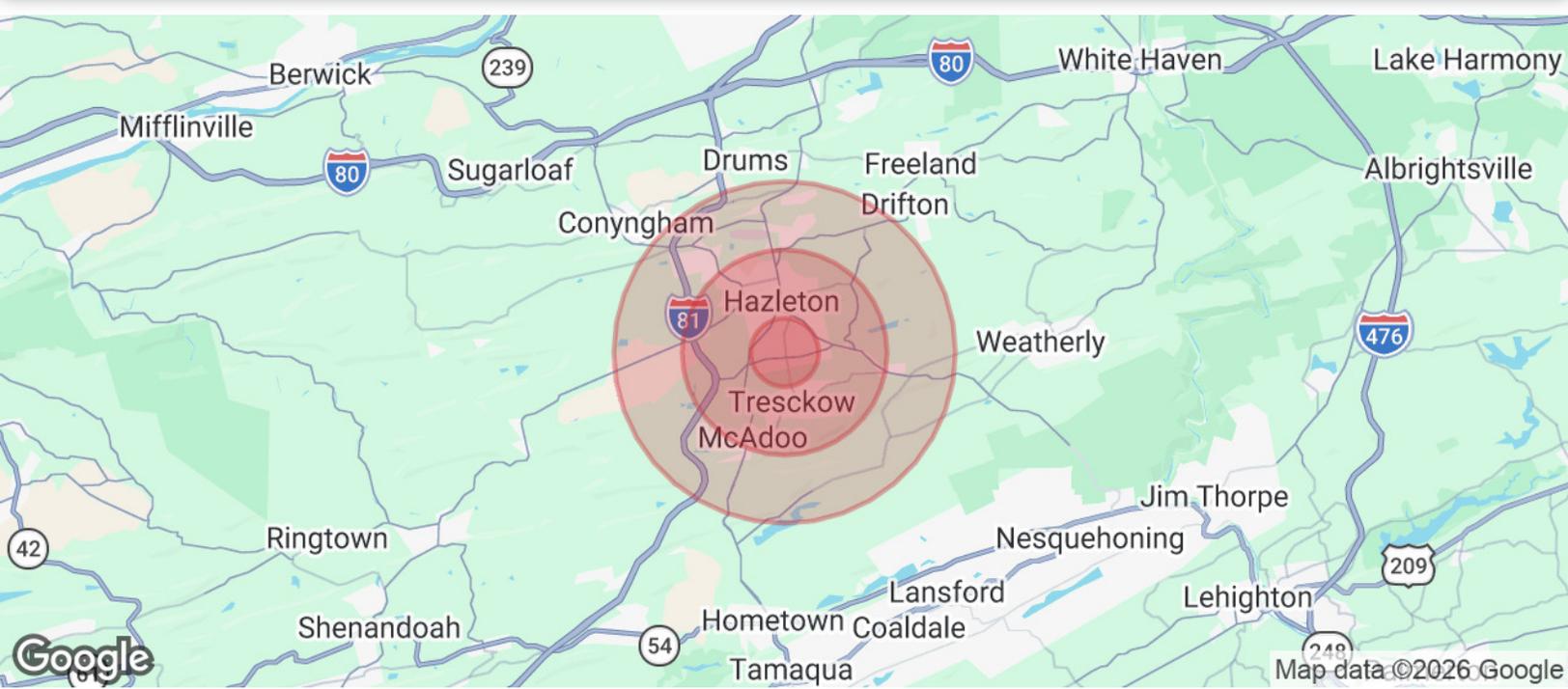
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,522	42,145	55,106
Average Age	45.8	40.1	41.4
Average Age (Male)	40.3	37.5	39.2
Average Age (Female)	48.9	42.6	43.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,857	17,074	22,487
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$55,050	\$43,505	\$44,639
Average House Value		\$109,154	\$114,460

TRAFFIC COUNTS

Route 424	9,372/day
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2020 American Community Survey (ACS)

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