

594 CAN DO EXPRESSWAY

Hazleton, PA 18202



FOR SALE - INVESTMENT



INDUSTRIAL

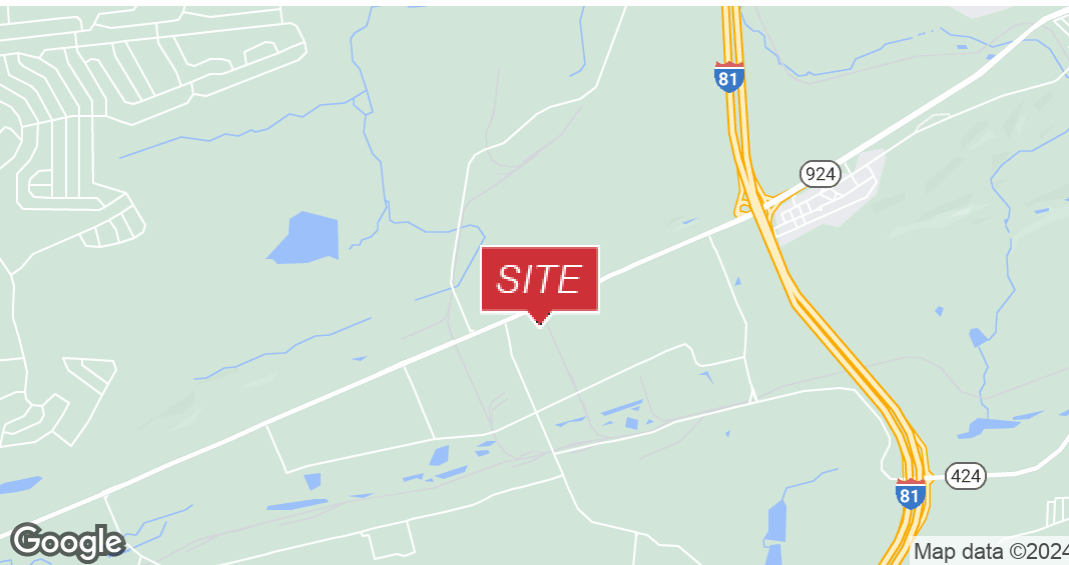


242,960± SF & 91,000± SF EXPANSION



QOZ

EXPANSION APPROVALS IN PLACE



PROPERTY DESCRIPTION

Introducing a prime investment opportunity – 594 Can Do Expressway, Hazleton, PA. Located within an Opportunity Zone, this expansive 242,960± SF Industrial property, built in 1988 and renovated in 2019, offers a compelling proposition for investors. Offering 100% occupancy and zoned for industrial use, it presents a solid foundation for immediate revenue generation and the opportunity to expand with up to an additional 91,000± SF, approvals are in place. Strategically located in Northeast Pennsylvania, this property is primed to capitalize on the region's thriving industrial market.

SALE PRICE:

PRICE UPON REQUEST

FOR MORE INFORMATION

Steve Cole, SIOR

☎ 570.578.8296

✉ steve.cole@naimertz.com

David Weaver, SIOR

☎ 570.406.7428

✉ david.weaver@naimertz.com

NAIMertz



NAI Mertz | 350 Laird Street, Suite 110

Wilkes-Barre, PA 18702

570-820-7700 | 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.



594 CAN DO EXPRESSWAY

Hazleton, PA 18202



FOR SALE - INVESTMENT



INDUSTRIAL



242,960± SF & 91,000± SF EXPANSION



PROPERTY HIGHLIGHTS

- Opportunity Zone
- Building Size: 242,960±
- Land: 19.90 Acres
- Year Built/ Renovated: 1988 - 2019
- Building Expansion 2024: 91,000± SF Approvals are in place
 - West Side -51,470± SF
 - South Side: 8,668± SF
 - South Side Rear: 30,570± SF, with 5 Loading Docks
- Current Building Dimensions: 445' x520'
- Clear Ceiling Height: 32'
- Column Spacing: 42'w x 48'd
- Loading: 24 Dock Doors with Levelers.
- Drive In Doors: 3 - 10'w X 12'h
- Truck Court: 160' minimum
- Trailer Parking: 12 allocated stalls
- Car Parking: 183 Surface spots
- Sprinkler System: ESFR
- Lighting: LED fixtures
- Power: 3,000 amp 480/277 volt, 3 phase
- Roof System: 60-mil EPDM

FOR MORE INFORMATION

Steve Cole, SIOR

📞 570.578.8296

✉️ steve.cole@naimertz.com

David Weaver, SIOR

📞 570.406.7428

✉️ david.weaver@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.

NAIMertz



NAI Mertz | 350 Laird Street, Suite 110

Wilkes-Barre, PA 18702

570-820-7700 | naimertz.com



594 CAN DO EXPRESSWAY

Hazleton, PA 18202

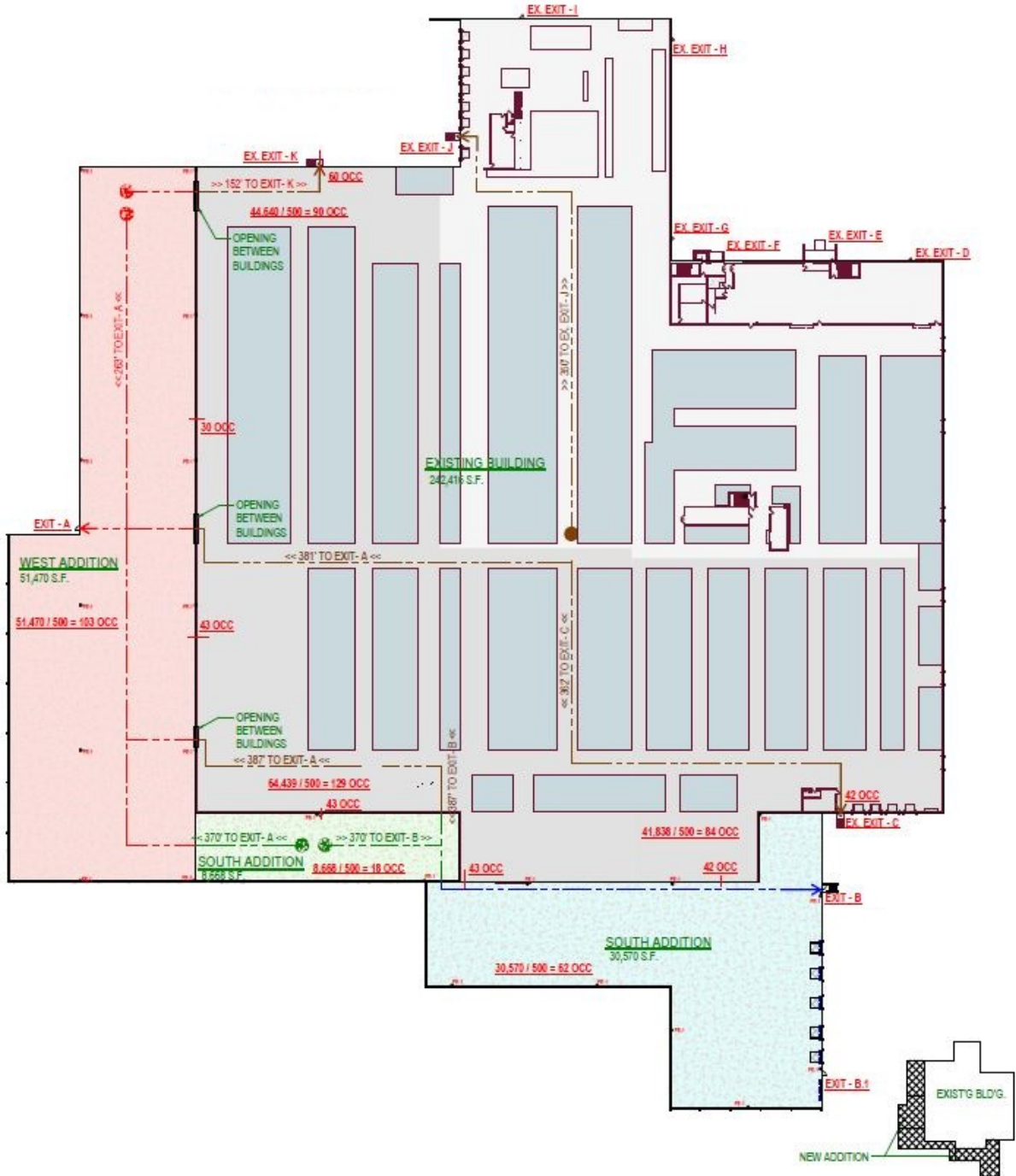


FOR SALE - INVESTMENT

INDUSTRIAL



242,960± SF & 91,000± SF EXPANSION



EXPANSION RENDERING

FOR MORE INFORMATION

Steve Cole, SIOR

570.578.8296

steve.cole@naimertz.com

David Weaver, SIOR

570.406.7428

david.weaver@naimertz.com



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



594 CAN DO EXPRESSWAY

Hazleton, PA 18202



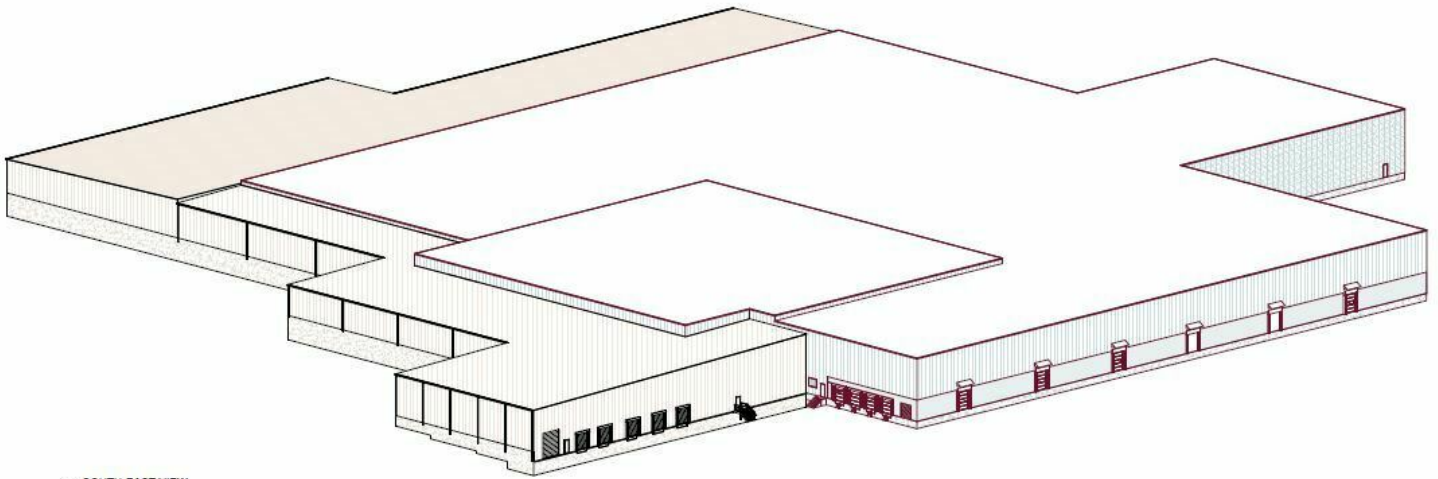
FOR SALE - INVESTMENT



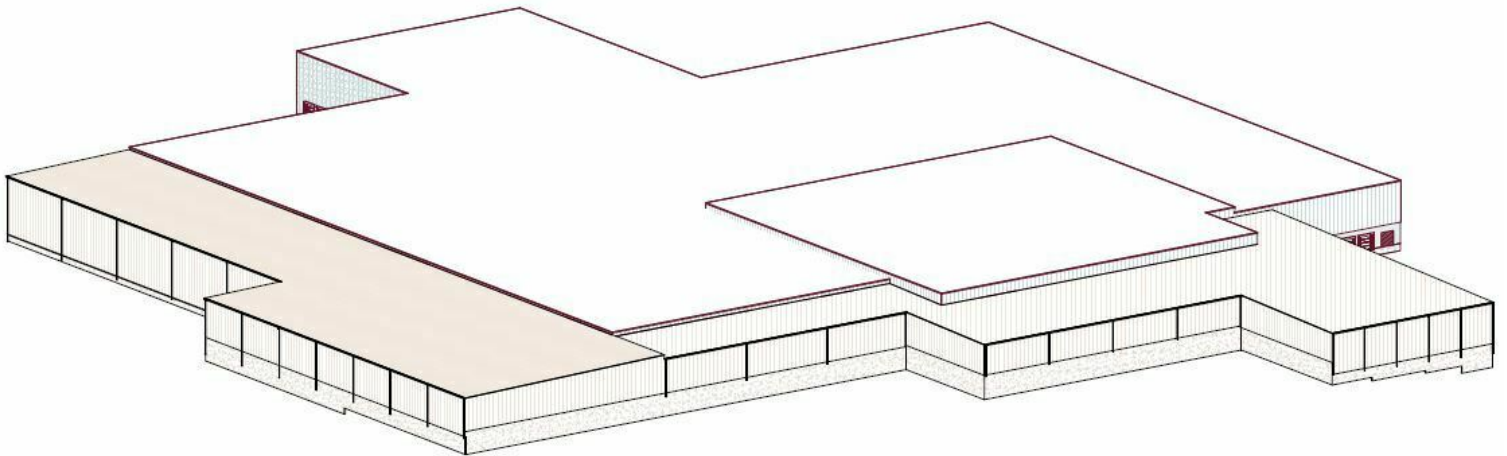
INDUSTRIAL



242,960± SF & 91,000± SF EXPANSION



SOUTH-EAST VIEW



EXPANSION RENDERING

FOR MORE INFORMATION

Steve Cole, SIOR

☎ 570.578.8296

✉ steve.cole@naimertz.com

David Weaver, SIOR

☎ 570.406.7428

✉ david.weaver@naimertz.com



📍 **NAI Mertz** | 350 Laird Street, Suite 110
Wilkes-Barre, PA 18702

570-820-7700 | 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.



594 CAN DO EXPRESSWAY

Hazleton, PA 18202



FOR SALE - INVESTMENT



INDUSTRIAL



242,960± SF & 91,000± SF EXPANSION



FOR MORE INFORMATION

Steve Cole, SIOR

570.578.8296

steve.cole@naimertz.com

David Weaver, SIOR

570.406.7428

david.weaver@naimertz.com

NAIMertz



NAI Mertz | 350 Laird Street, Suite 110

Wilkes-Barre, PA 18702

570-820-7700 | 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.



594 CAN DO EXPRESSWAY

Hazleton, PA 18202



FOR SALE- INVESTMENT



INDUSTRIAL



242,960± SF & 91,000± SF EXPANSION



TRANSPORTATION HUBS

MAJOR CITIES	DISTANCE
Harrisburg, PA	79 miles
Philadelphia, PA	101 Miles
New York City, NY	132 miles
Baltimore, MD	159 miles
Washington, D.C.	201 miles
Boston, MA	334 miles

SHIPPING PORTS

PORTS	DISTANCE
Port of Philadelphia	105 miles
Port of Jersey	134 miles
Port of Newark	131 miles
Port of Baltimore	165 miles
Port of Boston	336 miles

FOR MORE INFORMATION

Steve Cole, SIOR

570.578.8296

steve.cole@naimertz.com

David Weaver, SIOR

570.406.7428

david.weaver@naimertz.com

NAIMertz

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



594 CAN DO EXPRESSWAY

Hazleton, PA 18202



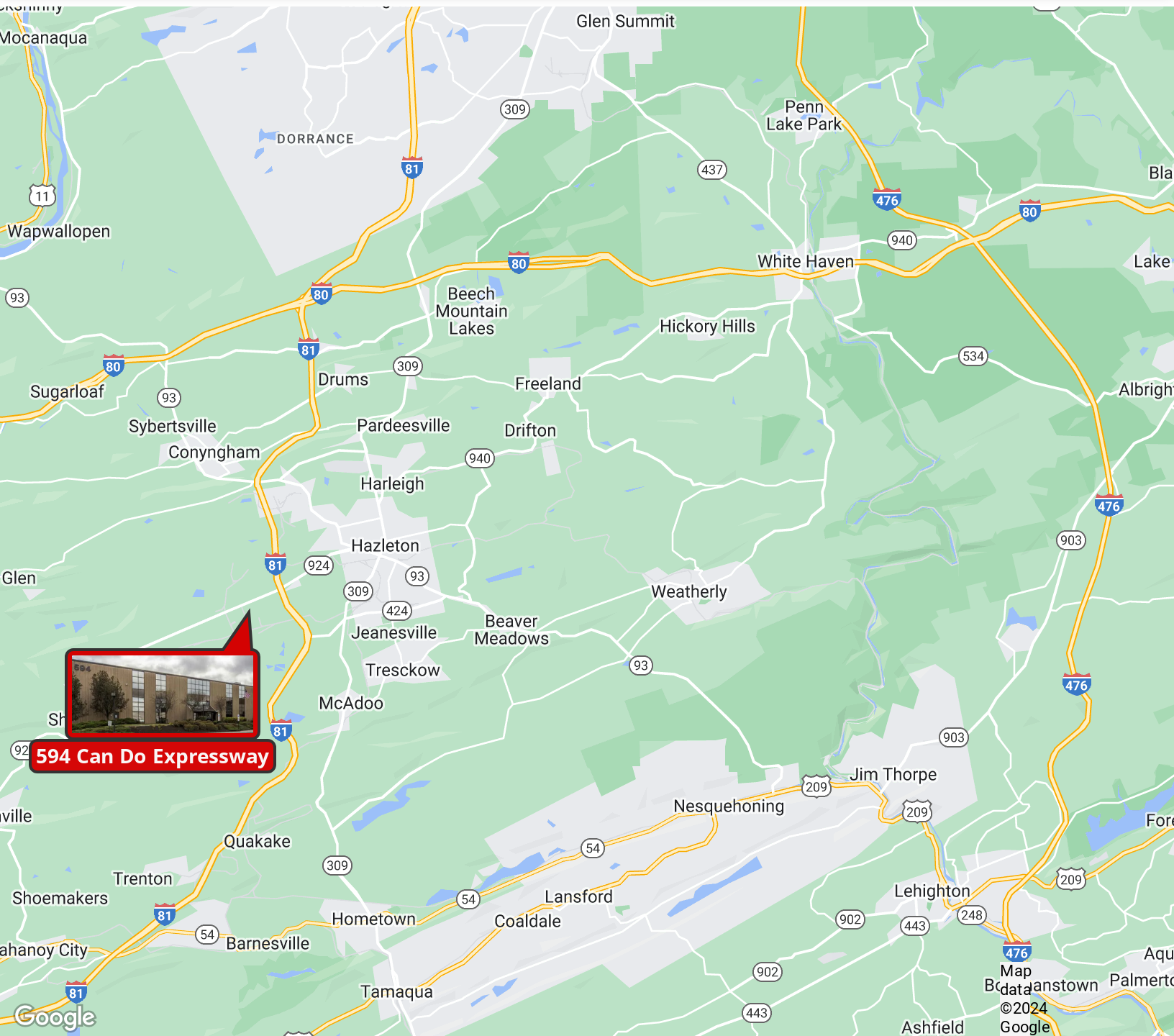
FOR SALE - INVESTMENT



INDUSTRIAL



242,960± SF & 91,000± SF EXPANSION



FOR MORE INFORMATION

Steve Cole, SIOR

☎ 570.578.8296

✉ steve.cole@naimertz.com

David Weaver, SIOR

☎ 570.406.7428

✉ david.weaver@naimertz.com

NAIMertz



NAI Mertz | 350 Laird Street, Suite 110

Wilkes-Barre, PA 18702

570-820-7700 | 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.



594 CAN DO EXPRESSWAY

Hazleton, PA 18202



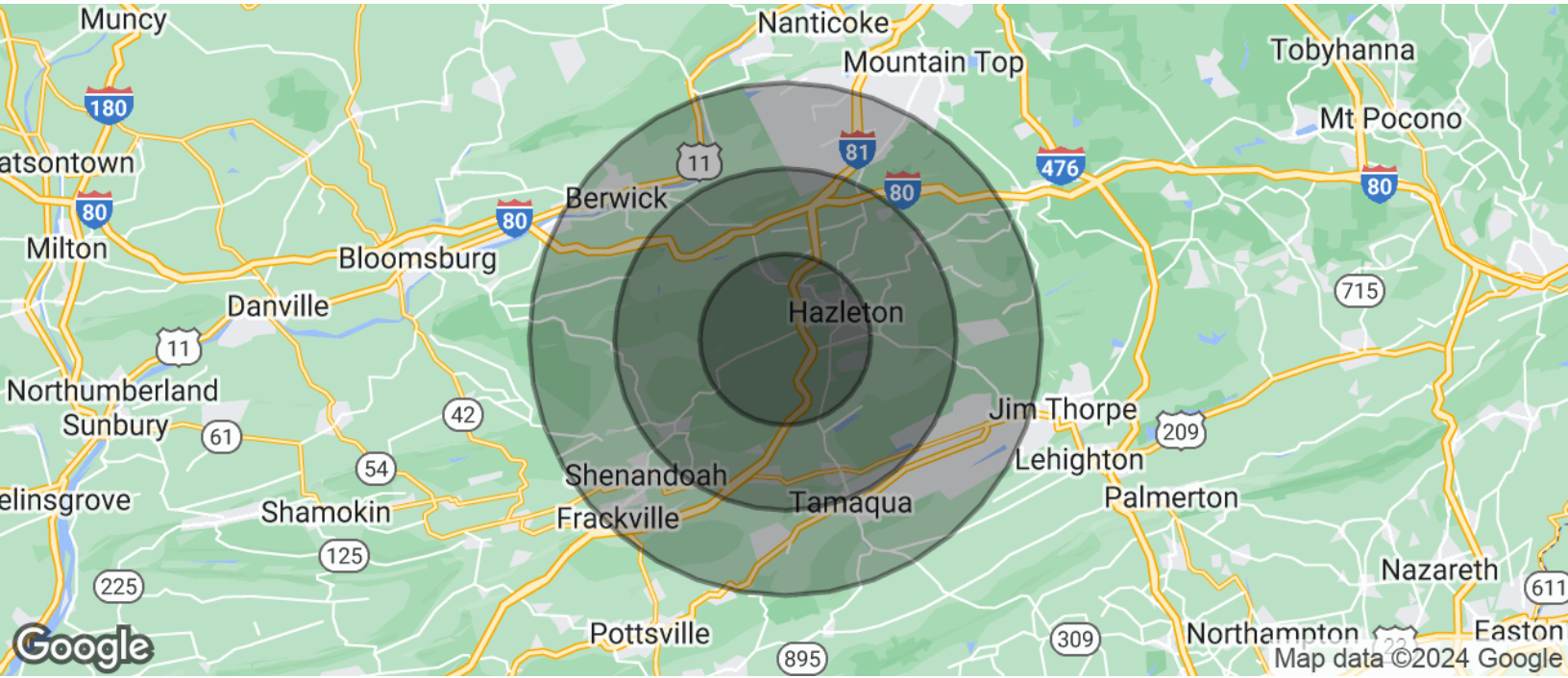
FOR SALE - INVESTMENT



INDUSTRIAL



242,960± SF & 91,000± SF EXPANSION



POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	48,528	97,279	163,753
Average Age	40	43	43
Average Age (Male)	39	41	42
Average Age (Female)	41	44	44

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	18,330	38,612	65,639
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$68,457	\$74,572	\$77,080
Average House Value	\$172,484	\$178,098	\$182,445

TRAFFIC COUNTS

Route 924 & Humboldt Street	24,725/day
-----------------------------	------------

Demographics data derived from AlphaMap

FOR MORE INFORMATION

Steve Cole, SIOR

☎ 570.578.8296

✉ steve.cole@naimertz.com

David Weaver, SIOR

☎ 570.406.7428

✉ david.weaver@naimertz.com

NAIMertz



NAI Mertz | 350 Laird Street, Suite 110

Wilkes-Barre, PA 18702

570-820-7700 | 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.

