

FOR LEASE

6.4K SF (±) of Warehousing & Refrigerated Space

90 E. Union Street
Wilkes-Barre, PA 18701



PROPERTY SUMMARY

This warehouse suite combines open floor space, dock access, and a built-in refrigerated cooler to support a wide range of uses. The layout accommodates racking, staging, or light production, while the cooler provides immediate capacity for tenants needing temperature-controlled storage. Dedicated loading docks enhance efficiency, making the space well-suited for distributors, medical suppliers, or specialty operators that require both general warehousing and cold storage capabilities.

- A direct connection via freight elevator links this suite to 25K SF (±) of lower-level warehouse space, creating cost-effective capacity for bulk storage, overflow inventory, or expanded production. The property also includes an 18K SF (±) second-floor vacancy suited for office or institutional use and a 6K SF (±) office suite with private offices, conference rooms, and reception. Together, these options allow tenants to combine cold storage, general warehousing, and administrative space under one roof, providing a scalable solution that can adapt to diverse operational needs in downtown Wilkes-Barre.

Building SF	75K SF (±)
Available For Lease	6.9K SF (±) / \$9 NNN
Available For Lease	25K SF (±) / \$3 NNN
Available For Lease	18K SF (±) / \$10 PSF
Available For Lease	6K SF (±) / \$11 NNN
# of Docks	Four
# of Garage Doors	Two



MATTHEW NELSON

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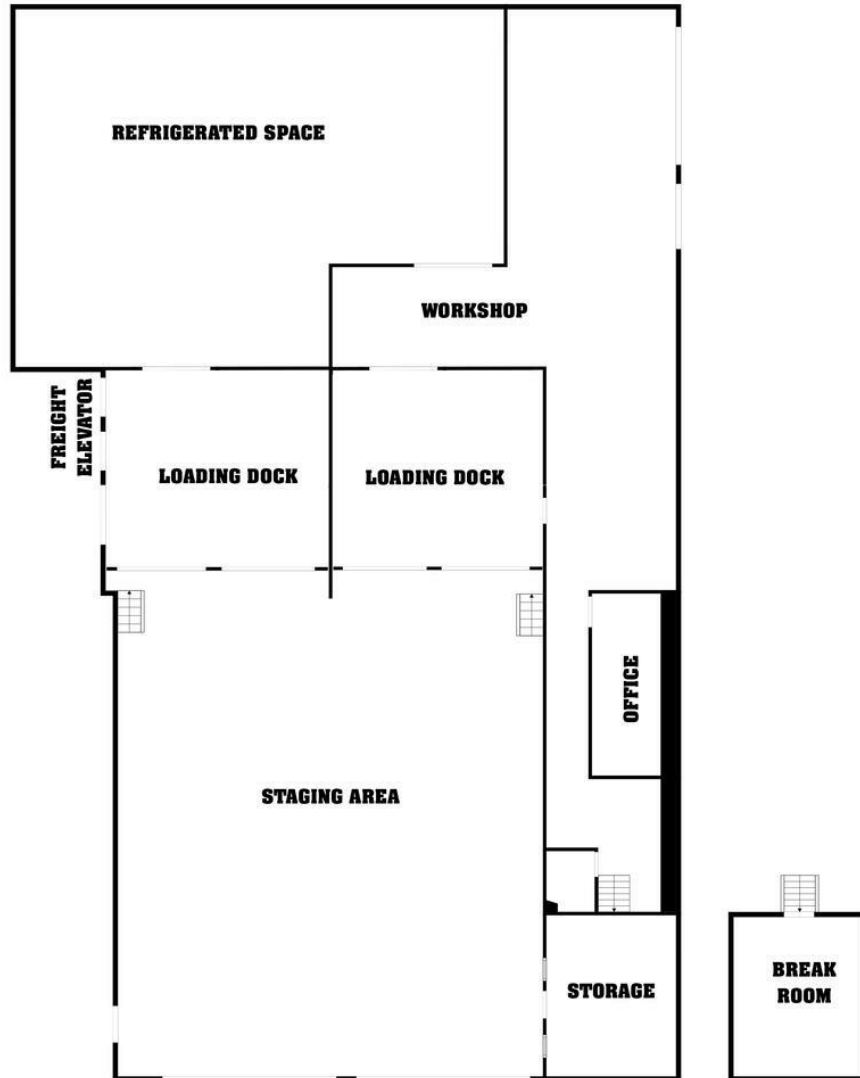
9 N. Main Street, Suite #9
Pittston, PA 18640

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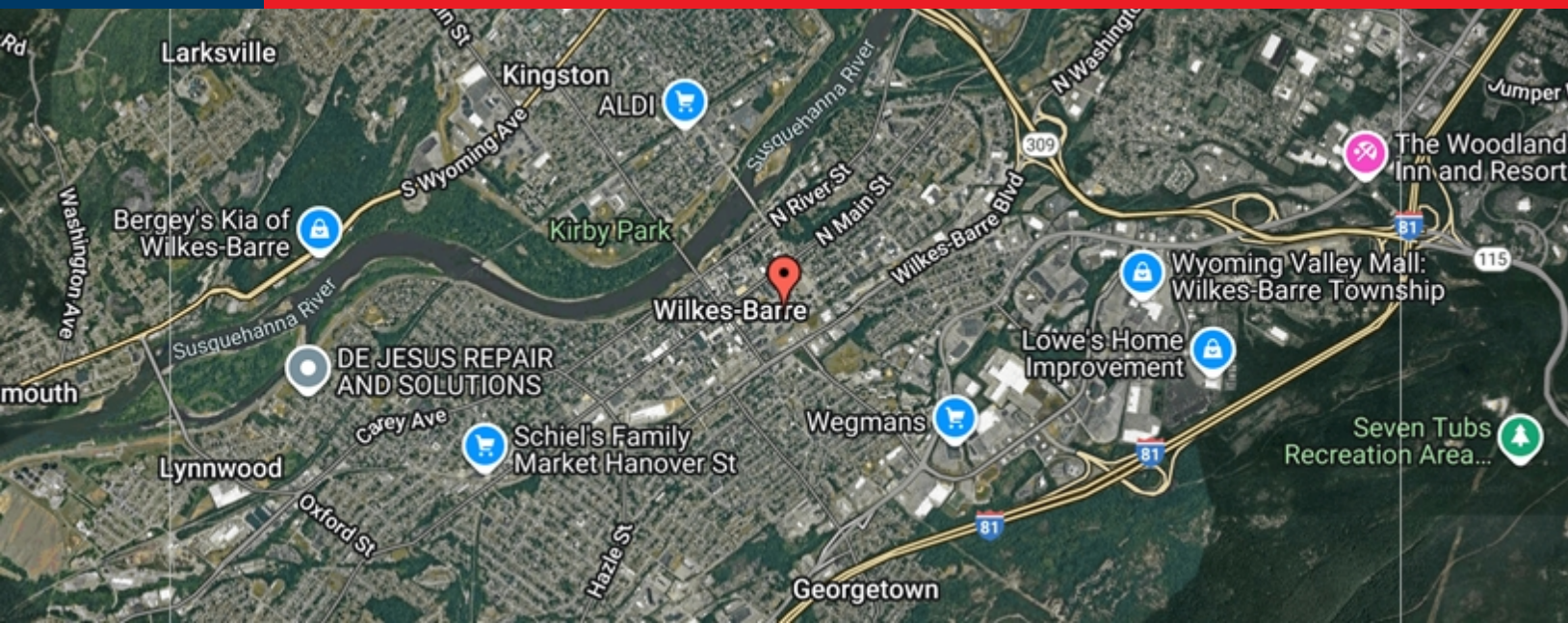
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	19,821	90,916	123,444
2010 Population	19,033	86,623	117,408
2025 Population	21,609	90,428	120,903
2030 Population	21,823	90,920	121,580
2025-2030 Growth Rate	0.2 %	0.11 %	0.11 %
2025 Daytime Population	31,024	104,778	138,202

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	1,891	6,096	7,512
\$15000-24999	996	3,471	4,495
\$25000-34999	718	3,297	4,584
\$35000-49999	1,181	4,974	6,723
\$50000-74999	1,206	6,760	9,471
\$75000-99999	759	4,925	6,634
\$100000-149999	596	4,906	6,865
\$150000-199999	280	1,973	3,061
\$200000 or greater	188	1,892	2,591
Median HH Income	\$ 38,543	\$ 53,768	\$ 55,732
Average HH Income	\$ 52,701	\$ 71,761	\$ 74,112

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	7,934	38,781	52,462
2010 Total Households	7,392	37,144	50,573
2025 Total Households	7,814	38,293	51,935
2030 Total Households	7,907	38,675	52,455
2025 Average Household Size	2.23	2.23	2.22
2025 Owner Occupied Housing	2,735	20,036	29,292
2030 Owner Occupied Housing	2,883	20,728	30,233
2025 Renter Occupied Housing	5,079	18,257	22,643
2030 Renter Occupied Housing	5,024	17,947	22,222
2025 Vacant Housing	1,320	5,201	6,856
2025 Total Housing	9,134	43,494	58,791

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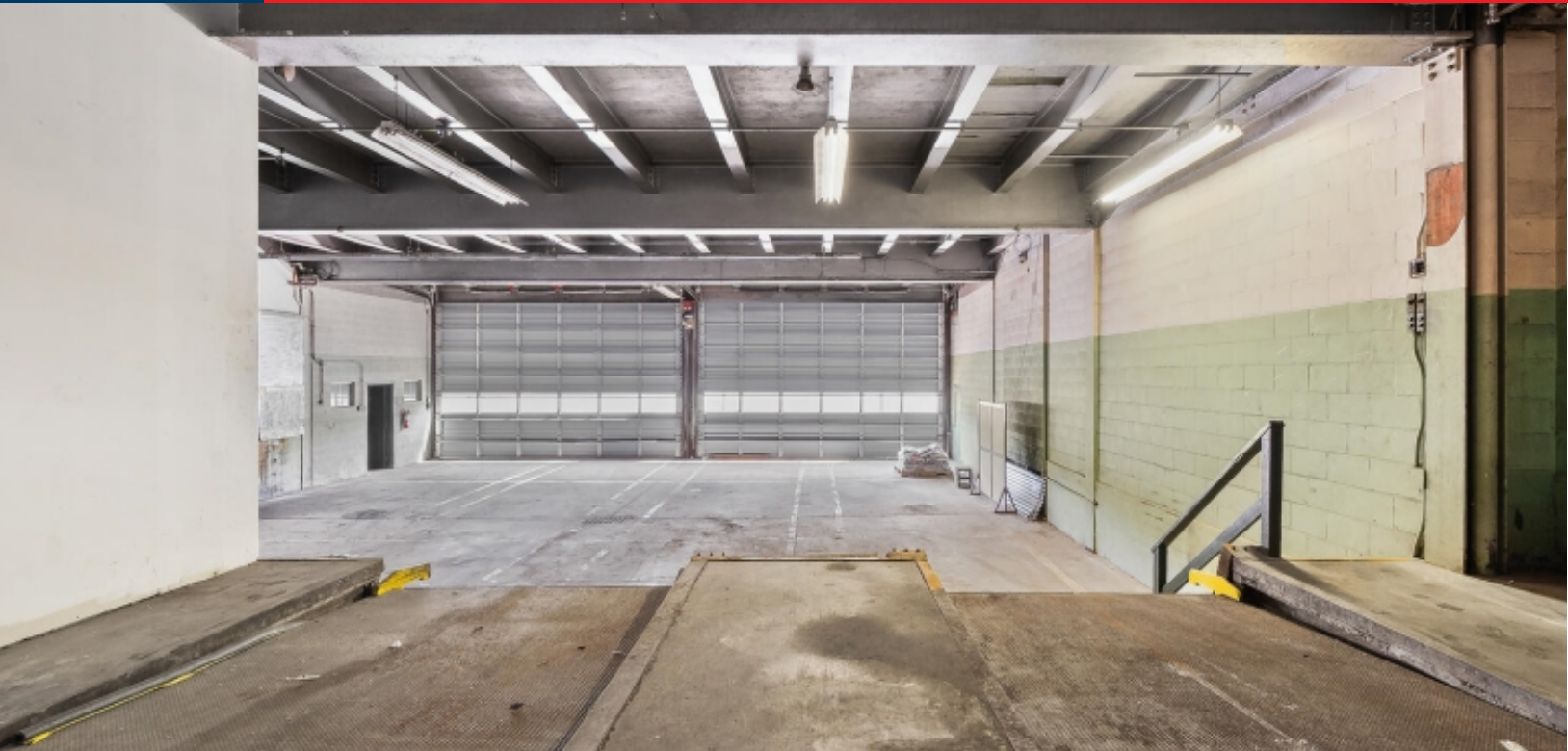
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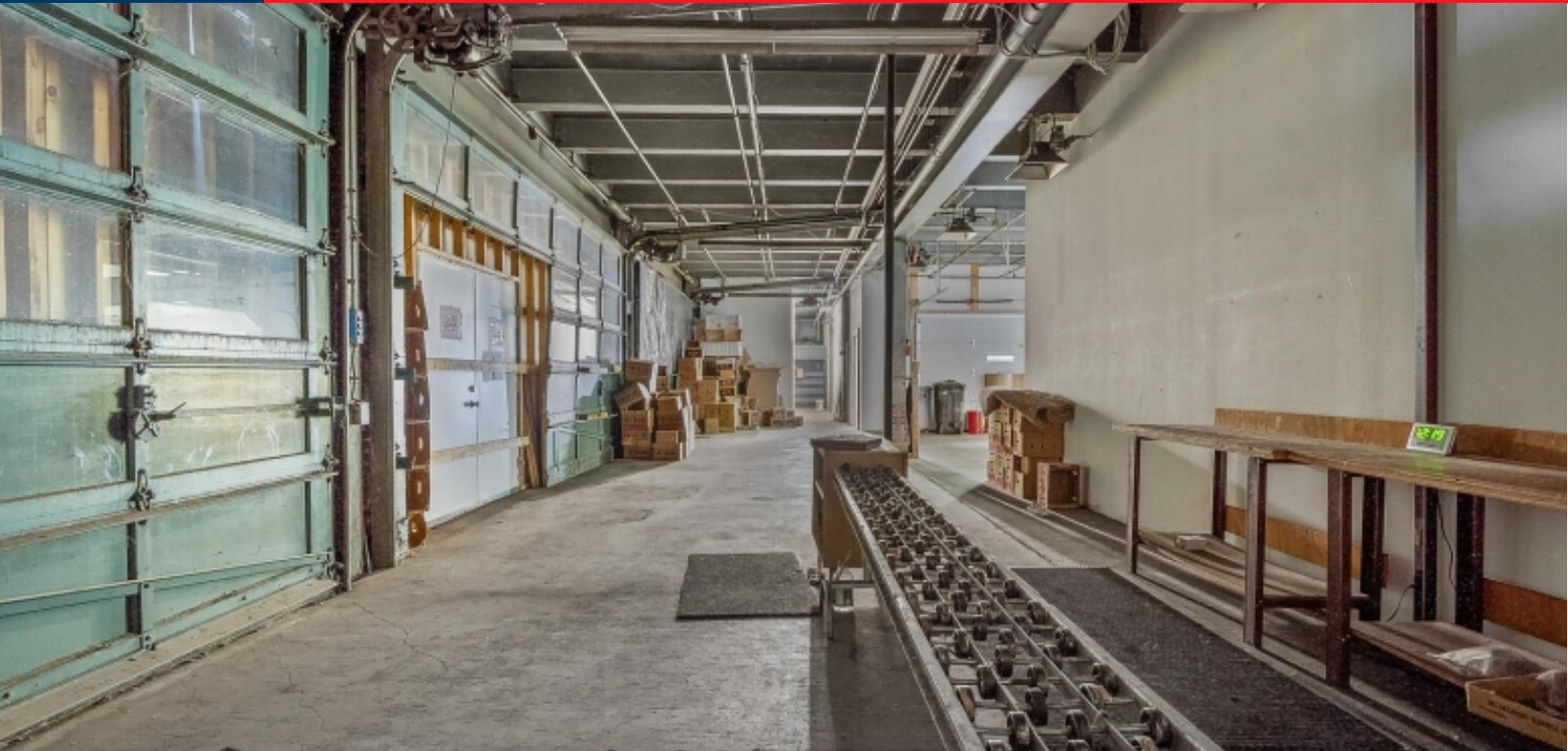
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