

# 1212 SCOTT STREET

Wilkes-Barre, PA 18705



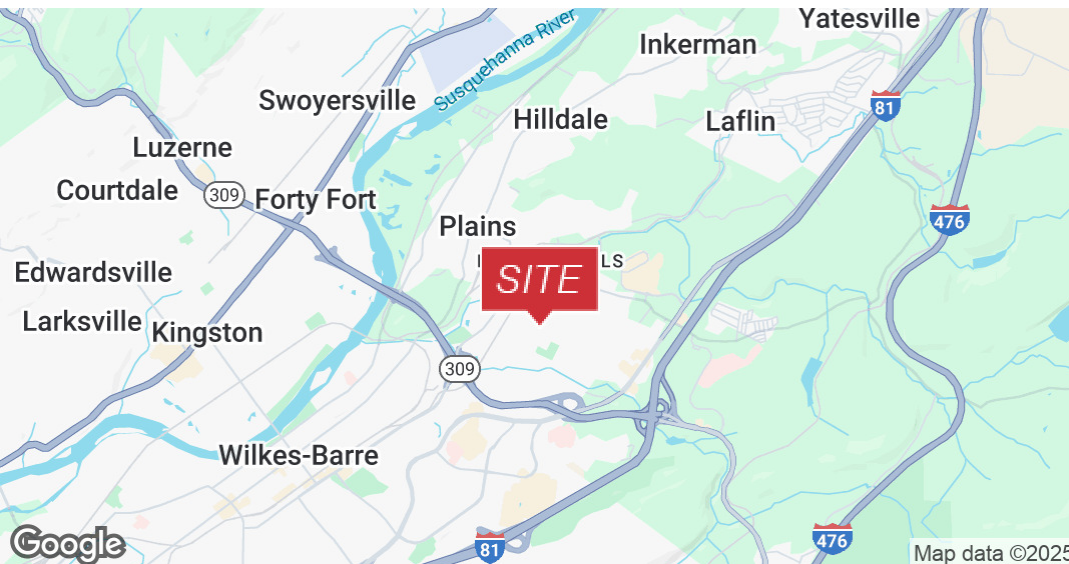
FOR LEASE



INDUSTRIAL



TWO UNITS - 5,000± SF



## PROPERTY DESCRIPTION

Two spaces available, each 5,000± SF, first floor and lower level, within a Multi Tenant Office/ Warehouse Building. Very well maintained building with recent updates to office area. Excellent location with close proximity to Cross Valley Expressway, I-81 interchange and I-476 Turnpike NE extension.

LEASE RATE: GROSS

**\$5.00 1ST FL / \$3.00 LW FL**

## 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](http://naimertz.com)





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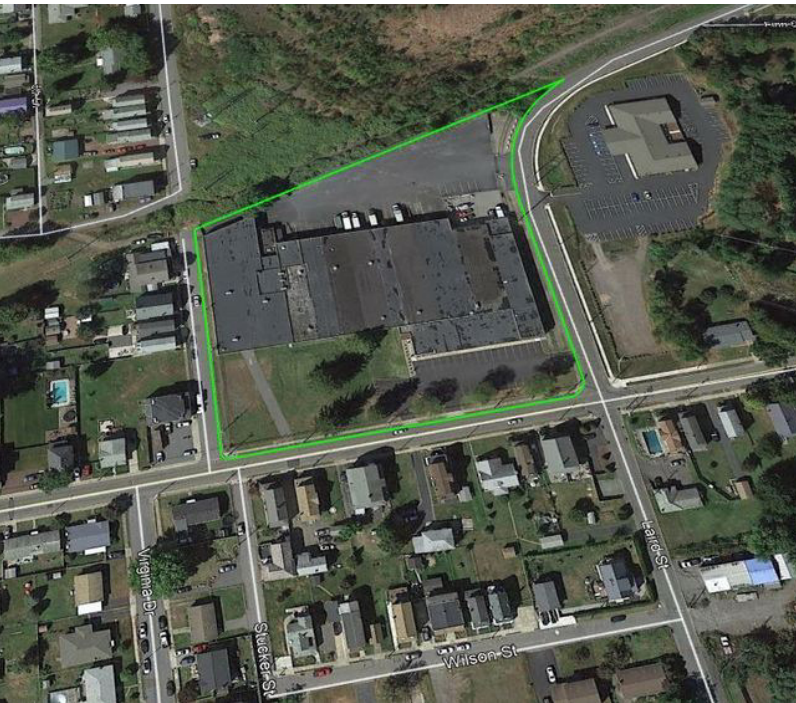
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OFFICE



TWO UNITS - 5,000± SF



## PROPERTY HIGHLIGHTS

- AVAILABILITY:
- First Floor: 5,000± SF Warehouse/ Distribution space
  - Ceiling Height: 14 Ft
  - Motion Censored Lighting
  - Direct Access to 1 Dock Door
  - Common use Lunchroom and Bathroom
- Lower Level 5,000± SF Warehouse/ Distribution space
  - Ceiling Height: 10 Ft
  - Column Spacing: 22' x 20'
  - Amenities: Fork Lift - 3 pallet max
  - Access to Twelve (12) Exterior Dock Doors
  - Power: 800a/ 240V 3p Heavy
  - Lighting: Fluorescents
- 40 car surface parking lot
- Fully fenced rear truck yard
- Sprinkler System
- Public Water & Sewer
- Heating - Natural Gas
- Close proximity to Route 309, I-81 and I-476

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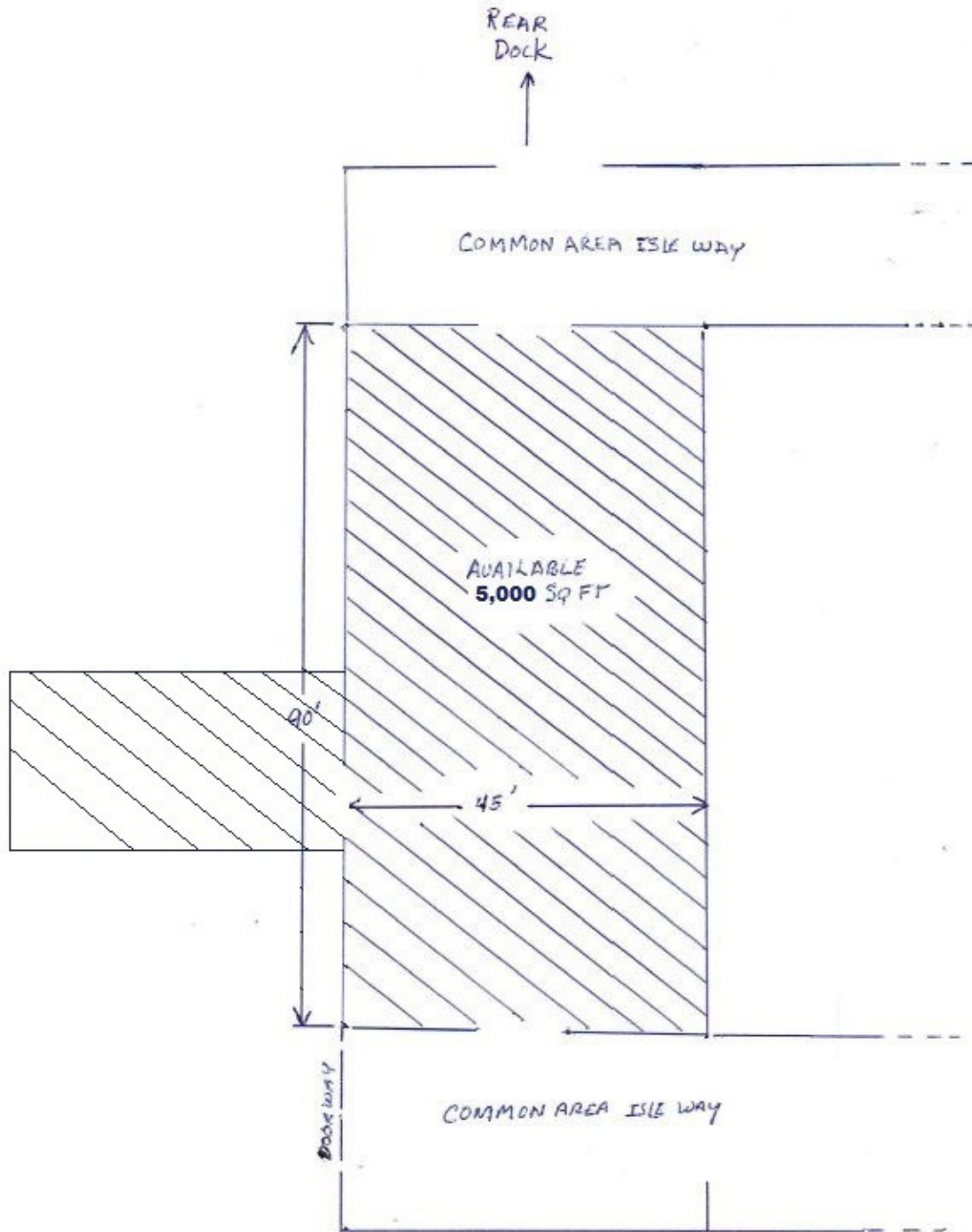
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5,000± SF 1ST FL



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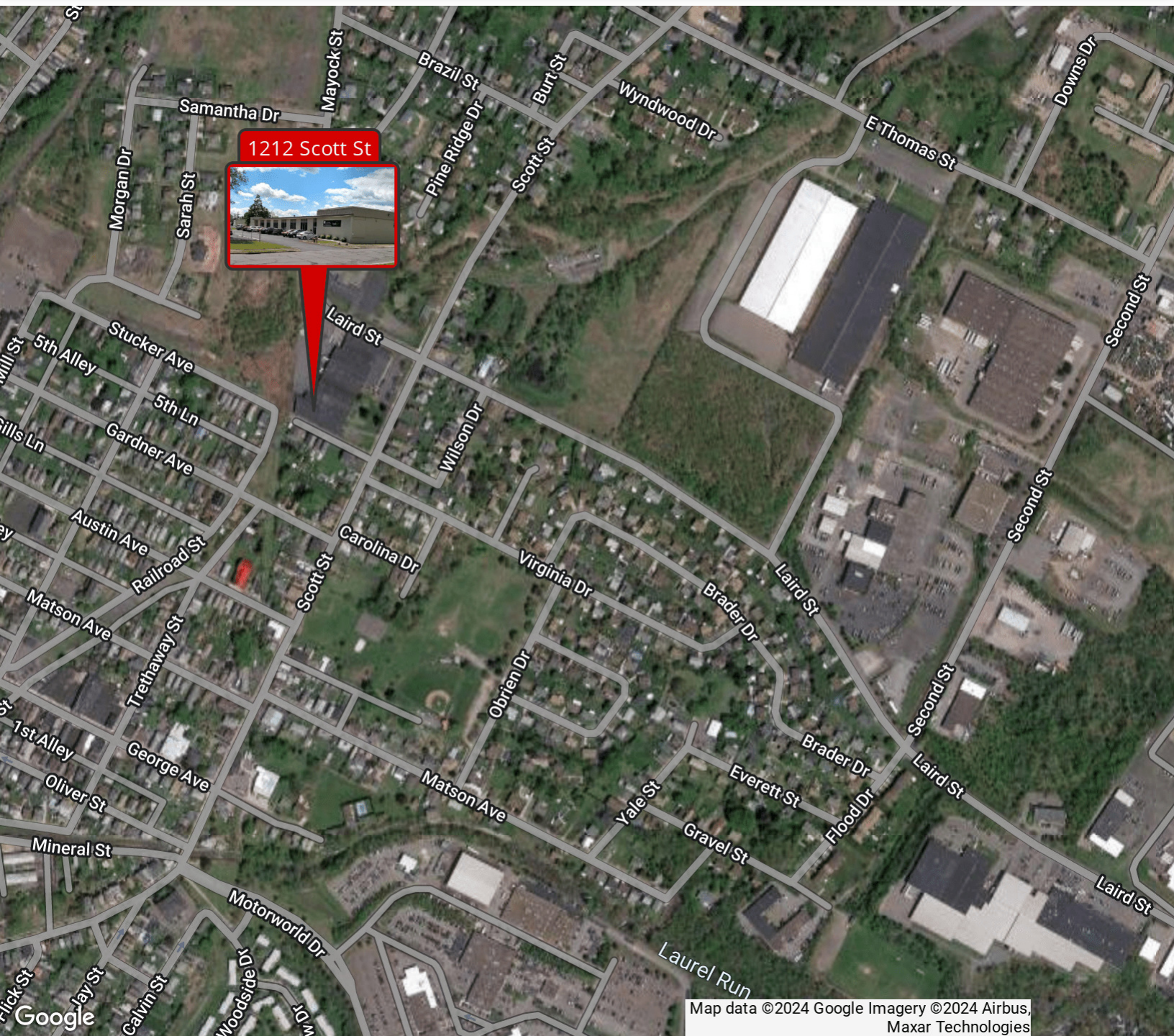
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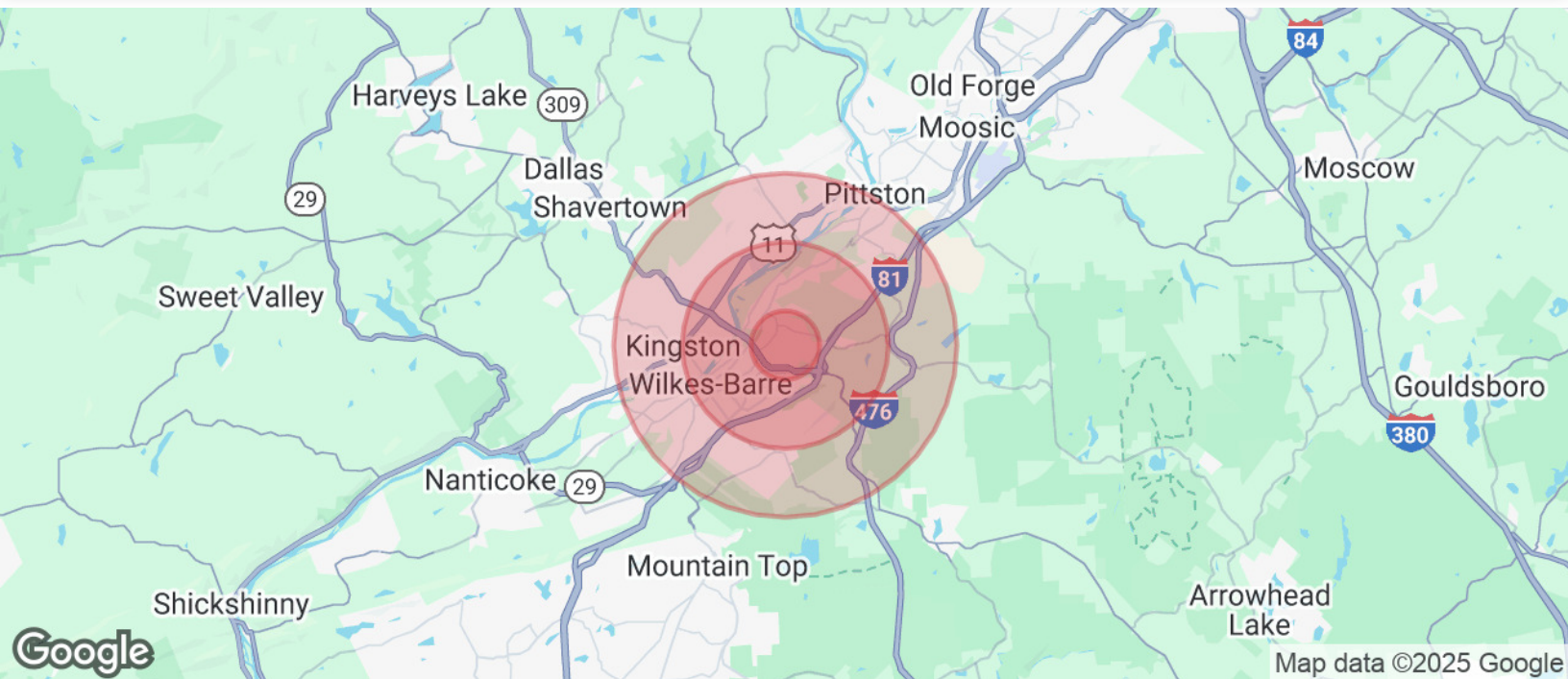
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,282	49,748	126,823
Average Age	42.0	41.3	40.9
Average Age (Male)	41.1	39.1	38.8
Average Age (Female)	42.8	43.3	42.7

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,204	20,888	54,477
# of Persons per HH	2.3	2.4	2.3
Average HH Income	\$44,897	\$50,141	\$48,929
Average House Value	\$96,622	\$125,576	\$126,844

## TRAFFIC COUNTS

Laird Street	5,119/day
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\* Demographic data derived from 2020 ACS - US Census

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