



185,100 SF Industrial Facility - Available For Sale on 13.86 Acres

101 Carleton Avenue
Hazle Township, Hazleton, PA 18201



Overview

Executive summary

185,100 SF Manufacturing Facility on 13.86 Acres

Avison Young is pleased to present for sale the Industrial property located at 101 Carleton Avenue in Hazleton, PA. The Property provides a prime opportunity that boasts a strategic location and attractive features. Originally constructed in 1925 and recently renovated in 2021, the property consists of approximately 162,000 SF of manufacturing/production space and 23,100 SF of office and employee support areas.

The Property is zoned I-2 and situated on approximately 13.86 acres. The property is located within minutes of Interstate 81, which runs North-South and passes just West of Hazleton, providing easy access to other major cities like Scranton to the north and Harrisburg to the south. The property is also situated nearby I-476, a tolled highway located to the east of Hazleton that provides access to various destinations within Scranton, Allentown, Philadelphia and neighboring states.

The Property is also situated within a Qualified Opportunity Zone, providing a future investor with a variety of tax benefits. These tax incentives include the deferral of capital gains taxes until the investment is sold, a reduction in the amount of taxes owed on the original gains, and potential tax-free growth on the investment itself.

Property Overview

Address:	101 Carleton Avenue, Hazel Township, Hazleton, PA 18201
Land Area:	13.86 acres
Parcel #	71 - U8NW42 - 005 - 001 - 000
Zoning:	Hazel Township "I-2" Industrial Zoning (Qualified Opportunity Zoning)
Building Area:	185,100 GSF, Two-story building
Year Built:	1925
Renovated:	1999/2021
Floor Square Footage:	First Floor: 162,000 sf; manufacturing, storage, offices, cafeteria, training rooms, showroom, kitchen Second Floor: 23,100 sf; office space and conference rooms
Slab on Grade:	8' thick
Building Construction:	Slab on grade, steel columns
Ceiling Height:	40' (80%)
Water Service:	Hazleton City Authority
Sanitary Service:	Hazleton City Authority
Electric Service:	Pennsylvania Power & Light
Fire Protection:	Fully sprinkled; the building is fully protected by an addressable fire alarm system that is monitored by Johnson Controls
Gas:	UGI

Property Overview

Warehouse Lighting:	New LED
Elevators:	One hydraulic 2,5000 lbs. passenger
HVAC:	<i>Office:</i> Consists of self-maintained, roof-mounted Heating and Cooling overhead HVAC units; Hot water heaters located on the first and second floors <i>Warehouse:</i> 3 Rupp Air M#CFA-M33 direct fired vertical heating units, 2 Rupp Air M#RAM-M33 Roof Mounted direct fired heating units, 2 Rupp Air M#RAM-M33 Mezzanine Mounted direct fired units
Restrooms:	First Floor: Men's & Women's Locker Rooms with restrooms attached; additional two single user restrooms Second Floor: One set of multi-user Men's and Women's restrooms
Cafeteria:	80 seat cafeteria with grab n go
Parking:	206 surface lot spaces with pole mounted LED site lighting
Roof:	Brand new TPO roof installed on approximately 25% of the building. Remainder of the roof is approximately 10 years old
Loading Docks:	There is two raised loading dock with space for two trucks. Both docks are equipped with a new leveler and bumpers.
Drive-in Doors:	There are 6 grade level drive-in doors servicing the facility
Crane Served:	Cranes serve 8 bays
Rails Served:	Property is bordered by the Reading Blue Mountain & Northern Railroad

Property Overview

Crane Served:

Cranes serve 8 bays

Crane Capacity:

Bay A: Two 10-Ton Cranes; One 15-Ton Crane

Bay B: Two 10-Ton Cranes; One 15-Ton Crane

Bay C: Not Crane Served

Bay D: Two 10-Ton Cranes; One 5-Ton Crane

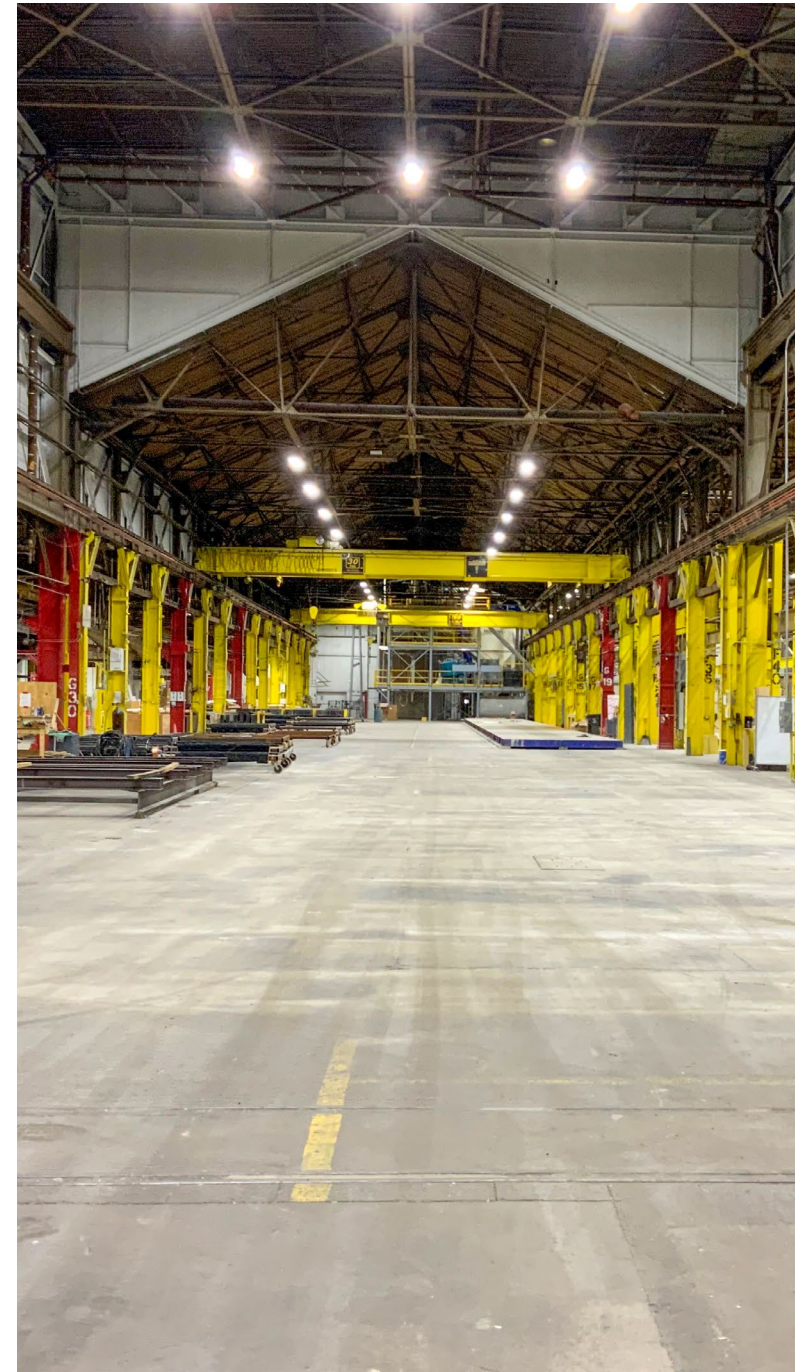
Bay E: One 10-Ton Cranes; One 7.5-Ton Crane

Bay F: Two 10-Ton Cranes

Bay G: Two 30-Ton Cranes; One 20-Ton Crane

Bay H: Two 5-Ton Cranes

Bay I: Two 10-Ton Cranes



Property Overview

Data & Telephone: AT&T, MPLS Voice Circuits In/Out
Local, LD, Toll Free Lumen/AT&T

Backup Power: Back-up generator & generator pad

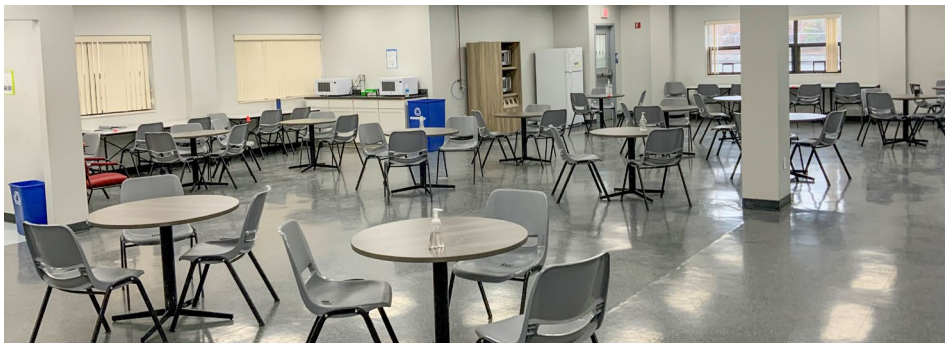
Rail Available: Rail spur needs to be activated

Column Spacing:	A-Bay 50 feet wide x 280 feet long Crane runway the entire length Column spacing = 18 feet c/l	D-Bay 37.5 feet wide x 307 feet long Crane runway the entire length Column spacing = 15 feet c/l	G-Bay 56.5 feet wide x 620 feet long Crane runway the entire length Column spacing = 20 feet c/l
	B-Bay 50 feet wide x 280 feet long Crane runway the entire length Column spacing = 18 feet c/l	E-Bay 30.5 feet wide x 420 feet long Crane runway the entire length Column spacing = 15 feet c/l	H-Bay 19 feet wide x 529 feet long Crane runway x 224 length Column spacing = 20 feet c/l
	C-Bay 13 feet wide x 280 feet long No crane runway Column spacing = 15 feet c/l	F-Bay 30 feet wide x 470 feet long Crane runway the entire length Column spacing = 20 feet c/l	I-Bay 19 feet wide x 444 feet long Crane runway x 220 length Column spacing = 25 feet c/l

Lunchroom: Newly renovated

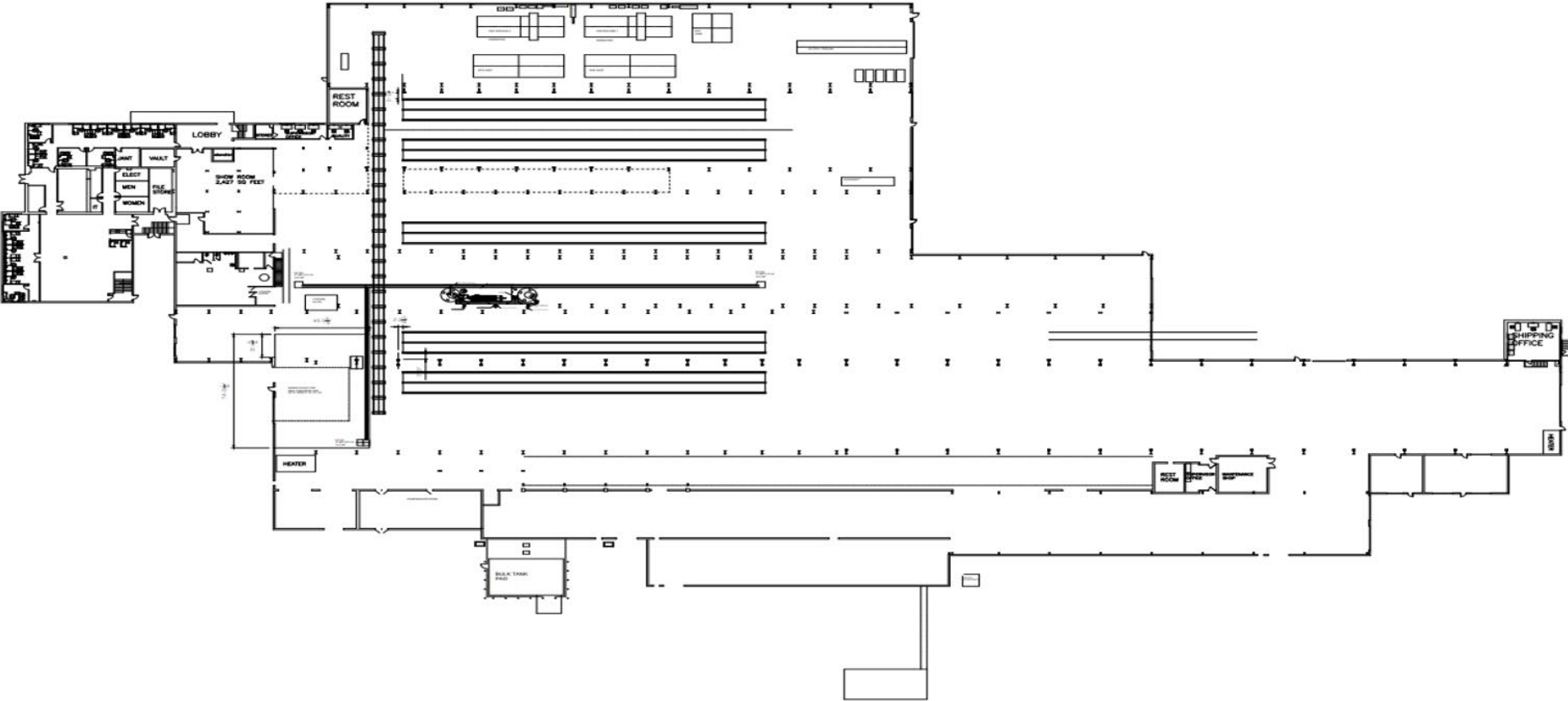
Locker Room: Newly renovated w/ showers

Exterior Cranes: Exterior 250' plate yard runway;
One 20-ton crane



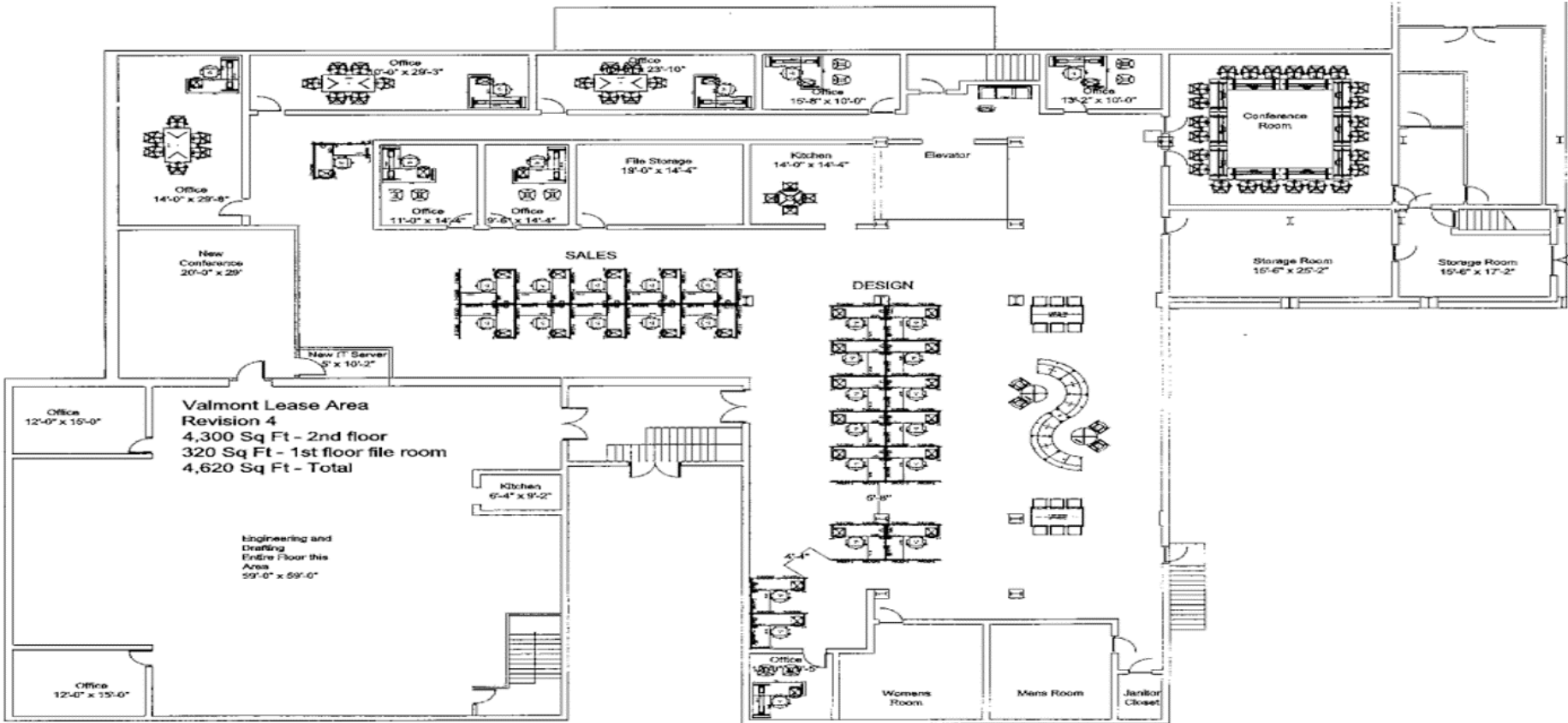
Floor Plan

First Floor



Floor Plan

Second Floor



Get in touch

If you would like more information on this property, please get in touch.



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