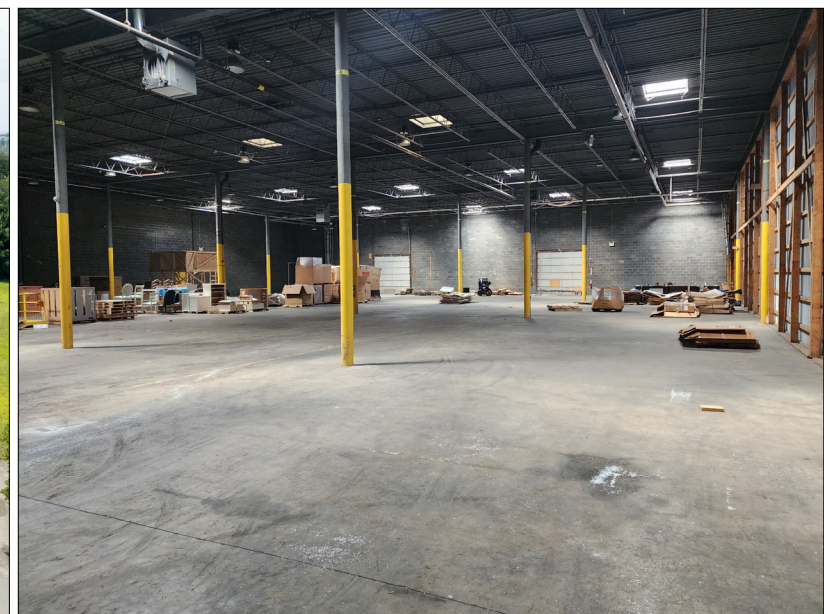
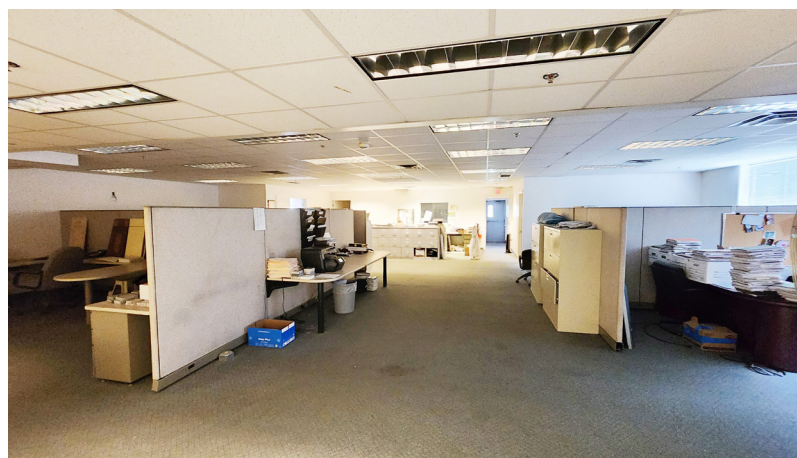


Hinerfeld
COMMERCIAL REAL ESTATE

**Warehouse/Manufacturing
Building FOR SALE**



**40 Poplar Street
Scranton, Pennsylvania**



769 Keystone Industrial Park Road
Throop, PA 18512
info@hinerfeldcommercial.com



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REALTORS
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Building Information

86,622± SF Industrial Warehouse for Sale or Lease Available in Scranton. This well appointed Industrial building, located in Scranton’s Pinebrook neighborhood is prefect opportunity for Industrial Users or Investors looking to serve the greater Scranton Metro market from a centralized location. Sitting on a little over 8 Acres, this property includes multiple covered dock doors and an interior truck loading bay, with ample sized truck yard. Ceilings are 21 - 28’ FT high with High 1200 Amp Power. Interior Space is divided into three sections of approximately 20,000 SF, 27,000 Sf and 40,000 SF, which can easily be combined or further demised. 40,000 SF bay is divided into +/- 33,000 SF of open warehouse and +/- 7,000 FT of Office and General Storage Mezzanine. Perfect opportunity to relocate your manufacturing or warehouse business to Scranton, with workforce within walking distance, and ability to reach all of the greater northeast corridor in less than a work days drive.

- Downtown Scranton Location.
- Workforce Within Walking Distance.
- 8.5 Acres allows Additional Development or Expansion.
- 480, 3 phase, 1200 Amp Service.
- 3 exterior docks, 10 interior dock bays
- 21’ Clear ceiling heights.
- 100± parking spaces
- I-L Zoning.
- Ideal for Warehousing & Manufacturing.
- Suite 1 has air handling/dust evac system, offices, lavs & lunchroom.

Spaces Available for Lease

Suite 1 40,088±SF Occ. . 32,699 warehouse, 7,389 office, Occupied by owner
Suite 2 19,996± SF NNN3 dock doors, open industrial space
Suite 3 26,538±SF NNN2 dock doors, open industrial space

*Suites 2 and 3 can be combined

