

60K SF of Industrial Space in Dallas

555 Country Club Road

Dallas, PA 18612

\$3.50M
PRICE



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**JONATHAN J.
NELSON**
REAL ESTATE
WWW.JJNRE.COM

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Executive Summary

555 Country Club Road · Dallas, PA 18612

 ASKING PRICE

\$3,500,000

This offering presents a strategically located industrial asset in the Back Mountain submarket of Dallas Township, comprising approximately 60K SF (+/-) of warehouse and office space on ten acres. The property is designed to support manufacturing, distribution, & storage ; featuring multiple loading docks, overhead doors, (30’–40’) clear heights, (29’–39’) column spacing, mezzanine space, and built-out office components including private offices, lunchrooms, and restrooms.

Positioned just off SR-309, the asset offers efficient regional connectivity with direct access to I-81 via Memorial Highway and the Cross Valley Expressway, linking to Wilkes-Barre & Scranton. Additional access via PA-118 and PA-415 enhances east to west movement while avoiding congestion in denser industrial corridors.

The ten-acre site allows for outdoor storage, trailer parking, or future expansion, increasing flexibility for a range of users. The surrounding market is anchored by major operators including Amazon, Chewy, The Home Depot, and American Eagle Outfitters.

With access to nearly (50M) people within a four-hour drive and over (100M) within a one-day truck route, the property benefits from strong logistics fundamentals. Transportation & warehousing account for over (11%) of local employment, with continued growth across e-commerce, food processing, cold storage, advanced manufacturing, and 3PL sectors supporting long-term demand.





PROPERTY DATA

Building Square Feet	60,000 (+/-)
Ceiling Height	30' - 40'
Column Spacing	29' - 39'
# of Dock Doors	2
# of Drive-in Doors	1
Zoning	Industrial

Investment Highlights

- Limited industrial inventory in Dallas Township and the surrounding Back Mountain area positions the asset to capture demand with minimal direct competition.
- Proximity to Wilkes-Barre & Scranton provides access to an established labor pool and infrastructure without the congestion of core industrial parks.
- (30'-40') clear heights and (29'-39') column spacing support modern racking, vertical storage, and efficient warehouse throughput.
- Suitable for manufacturing, warehousing, distribution, contractor operations, as well as hybrid office & industrial users.
- Ten-acre footprint allows for building expansion, yard improvements, or additional structures.
- Immediate access to SR-309 and connectivity to I-81 supports both last-mile delivery and regional logistics strategies.
- Ability to attract tenants priced out of more competitive corridors while maintaining strong functionality and access.
- The region continues to see institutional investment driven by major users including Amazon, Lowes, Chewy, etc.
- Redundant routing via PA-118 & PA-415 improves reliability for transportation & distribution operations.
- Combination of warehouse volume, office space, and land supports both stabilized income strategies and owner-user acquisition scenarios.

KEY METRICS

 Asking Price	\$3,500,000
 Price/SF	\$58.33
 Building SF	60,000 (+/-)
 Year Built	30' - 40'

Location Highlights

- Northeastern Pennsylvania sits within a four-hour drive of nearly (50M) people, making it a powerful logistics hub for direct-to-consumer, retail restocking, and regional distribution operations.
- In the Scranton, Wilkes-Barre, & Hazleton area, transportation & warehousing accounts for (11%) of employment - well above the U.S. average, signaling a strong regional specialization in industrial logistics.
- NEPA serves as the “Northeast’s Interstate Hub,” with six major highways ; I-80, I-81, I-84, I-380, I-476, and I-78, all intersecting in the region. This network ensures seamless connections to markets from Maine to Virginia and even westward toward Ohio.
- As of Q1 2025, within the broader I-81 / I-78 corridor, 6.9M SF (+/-) of new industrial & warehouse space was actively under construction, reinforcing sustained investor confidence and tenant demand in the region.
- Luzerne County’s economy has shifted from historical coal & manufacturing to logistics & warehousing - sectors now driving moderate growth & stability across the region.
- Wilkes-Barre / Scranton International Airport provides daily cargo and passenger service, supplementing the highway network and ensuring quick air freight access.
- National users such as Amazon, Home Depot, Chewy, and American Eagle operate large distribution centers in the Scranton / Wilkes-Barre corridor.
- The site sits within a one-day truck drive to six of the top ten metropolitan areas, giving occupiers access to more than (100M) consumers without needing secondary hubs.



PROPERTY LOCATION
Google

LOCATION

Address	555 Country Club Road
City	Dallas
State	Pennsylvania
Zip Code	18612
County	Luzerne
Coordinates	41.351833,-75.975258

TRANSIT

Misericordia	0.5 mi
Misericordia Entrance	0.7 mi
Center Hill and Church O	0.9 mi

AIRPORTS

Wilkes-Barre Scranton International Airport	13.1 mi
Wilkes-barre General Hosptial	8.6 mi
Wilkes-Barre Wyoming Valley Airport	7.1 mi

HIGHWAYS

Tunkhannock Highway	0.7 mi
PA 309	1.7 mi
Memorial Highway	1.8 mi
North Memorial Highway	2.6 mi



Photo Gallery



Market Overview

Market Overview: Dallas, PA

Dallas Township is a key component of the Back Mountain submarket in Luzerne County, positioned as a stable, low-density alternative to the more heavily industrialized corridors of Wilkes-Barre & Scranton. The area benefits from its proximity to these population centers while maintaining a less congested, more accessible operating environment.

Connectivity is a primary driver of the market. Dallas Township sits along SR-309, providing direct linkage to I-81, the backbone of Northeast Pennsylvania’s logistics network. This infrastructure enables efficient access to major Mid-Atlantic & Northeast markets, placing the region within a one-day drive of New York City, Philadelphia, and New Jersey distribution hubs. Additional corridors such as PA-118 and PA-415 enhance east to west mobility and offer alternatives to more congested routes.

The broader Northeast Pennsylvania region has solidified its position as a national distribution hub, driven by population proximity and relative cost advantages compared to primary markets. Transportation and warehousing play an outsized role in the local economy, supported by a deep labor pool across Luzerne and Lackawanna Counties. Major occupiers, which includes Amazon, Chewy, Home Depot, and American Eagle Outfitters - have



KEY FACTS

Population	2,557
Area	0.9 sq mi
Elevation	4,078 ft
Time Zone	UTC-04:00
County	Luzerne County
Incorporated	April 21, 1879
State	Pennsylvania

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	3,488	Population	15,296	Population	27,252
Median HH Income	\$77,738	Median HH Income	\$92,443	Median HH Income	\$92,186
Households	1,182	Households	6,172	Households	11,261

Source: ESRI / ArcGIS Business Analyst

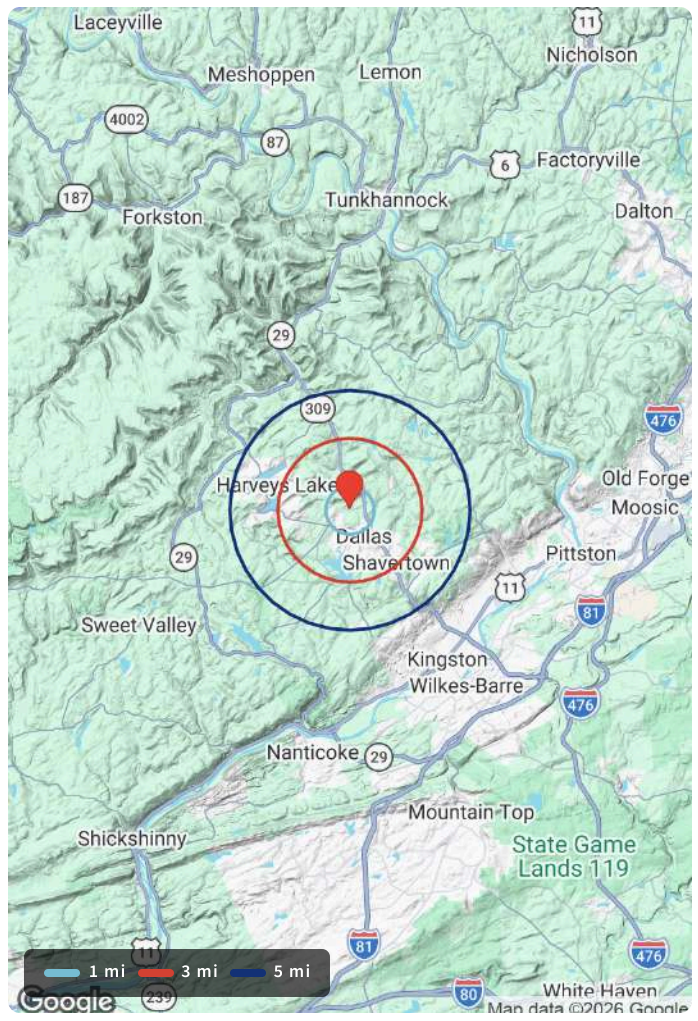
Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,100	14,489	26,515
2010 Population	3,522	15,470	27,665
2025 Population	3,488	15,296	27,252
2030 Population	3,491	15,247	27,120
2025-2030 Growth Rate	0.02 %	-0.06 %	-0.10 %
2025 Daytime Population	4,669	16,084	25,322

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	979	5,439	10,112
2010 Total Households	1,139	6,010	10,926
2025 Total Households	1,182	6,172	11,261
2030 Total Households	1,190	6,183	11,280
2025 Avg. Household Size	2.06	2.29	2.31
2025 Owner Occupied Housing	689	4,895	9,301
2030 Owner Occupied Housing	721	4,973	9,422
2025 Renter Occupied Housing	493	1,277	1,960
2030 Renter Occupied Housing	468	1,210	1,857
2025 Vacant Housing	122	582	1,142
2025 Total Housing	1,304	6,754	12,403

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	144	626	836
\$15,000-\$24,999	81	301	581
\$25,000-\$34,999	58	280	800
\$35,000-\$49,999	93	458	1,001
\$50,000-\$74,999	194	961	1,603
\$75,000-\$99,999	140	617	1,098
\$100,000-\$149,999	147	1,134	2,137
\$150,000-\$199,999	123	760	1,428
\$200,000 or greater	201	1,035	1,776
Median HH Income	\$77,738	\$92,443	\$92,186
Average HH Income	\$112,702	\$122,998	\$123,654

\$77,738 MEDIAN HH INCOME	\$112,702 AVG HH INCOME
58.3% OWNER OCCUPIED	41.7% RENTER OCCUPIED
9.4% VACANCY RATE	0.02 % 2025-2030 GROWTH



Source: ESRI / ArcGIS Business Analyst

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FOR MORE INFORMATION



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All property tours and inspections are strictly by appointment only. For additional information or to schedule a showing, please contact Matthew Nelson of Jonathan J. Nelson Real Estate.