

**FOR  
LEASE**

**125 BUTLER  
DRIVE  
HAZLETON, PA**

**40,000 SF INDUSTRIAL SPACE**



## **SITE DETAILS**

**Total Lot Size**

4.68 Acres

**Building Size**

40,000 SF

**Building  
Dimensions**

180' x 222'

**Floors**

Concrete - 8"

**Year Built**

1980

**Zoning**

Industrial

**OPERATIONS**

Flex Space  
Manufacturing  
Warehouse

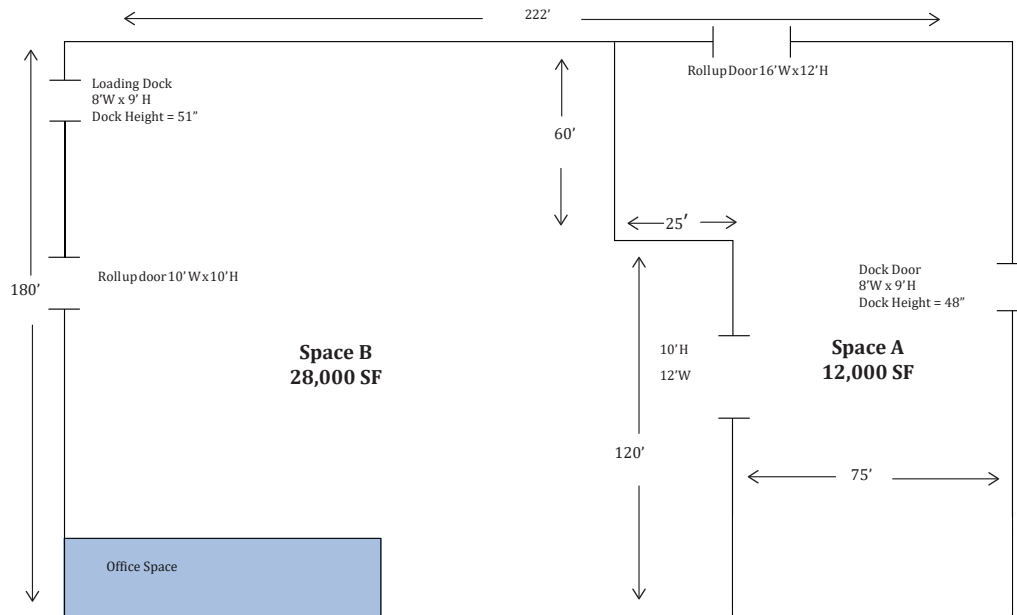
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# BUILDING DETAILS

# 40,000 SF



## Building Size

Space A  
12,000 SF  
Industrial Space

Space B  
28,000 SF  
Industrial Space

## Building Dimensions

180' x 222'

## Column Spacing

28' x 24'

## Ceiling Height

30'

## Parking

30 car spots

## Walls

Masonry, brick and block construction

## Floors

Concrete - 8"

## Roof

Rubber membrane

## Sprinklers

Wet System

## Lighting

T-8 Fluorescent

## Dock/Drive-In Doors

Two 8' x 9' dock doors  
One 10' x 10' drive-in door  
One 16' x 12' drive-in door

## UTILITIES

### Electric

PPL Utilities - 3 Phase  
3,000 amp  
480 volt Transformer  
in place for 3 phase  
240 volt  
800 amp

### Water

Hazleton City Authority  
12" water line - 12" riser

### Sewer

Greater Hazleton Joint Sewer  
Authority - 6" sewer line

### Natural Gas

UGI Utilities - 2" line

## TRANSPORTATION

### Highways

Located 2 miles from  
exit 141 of Interstate 81  
Located 10 miles from  
the Interstate 81/80  
Interchange

### Airports

Located 39 miles to the  
Wilkes-Barre/Scranton  
International Airport  
Located 42 miles to the Lehigh  
Valley International Airport



Contact Jocelyn Sterenchock  
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