

**185 E. SOUTH STREET  
FREELAND, PA 18224**

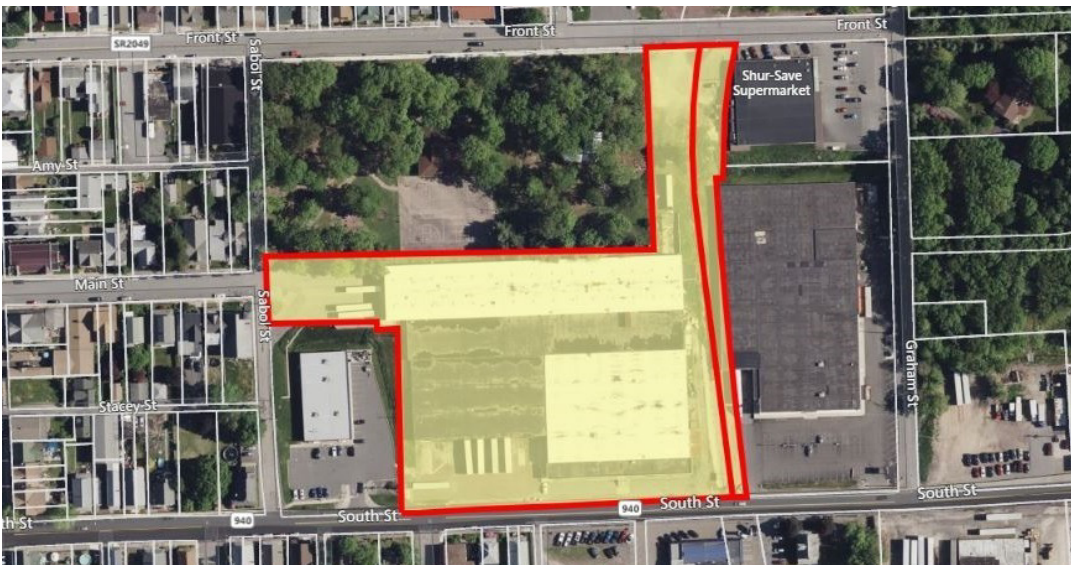
 **FOR SALE OR LEASE**  
 **INDUSTRIAL**  
 **154,400± SF**



#### PROPERTY DESCRIPTION

Excellent opportunity for a user or investor, 154,400± SF impressively sized building is strategically zoned for industrial use, offering ample space and potential for a range of manufacturing operations. Situated in Northeastern Pennsylvania within close proximity to the I-80 corridor, this property boasts a prime location ideal for businesses seeking efficient access to major markets. With its expansive footprint and favorable zoning, this property presents a compelling investment for industrial and manufacturing ventures looking to establish or expand their presence in the region.

**SALE PRICE / LEASE RATE:  
PRICE UPON REQUEST**



#### 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)





# 185 E. SOUTH STREET

## Freeland, PA 18224



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154,400± SF



### PROPERTY HIGHLIGHTS

- Total 154,000 +/- SF
- 5.56 Acres
- Built 1960
- Two levels:
  - Lower Level 119,000 +/- SF
  - Upper level 35,000 +/- SF
- Office: 6,300± SF
- Docks Doors: 14 ext. (12 Ext levelers)
- Drive-In Doors: 5 (Upper level)
- Clear Height 15' - 17'
- 6" Concrete Floors
- Column Spacing 60'w X 30'd
- Crane Service
- Electric: Three Phase
  - 3000A 208/120V
  - 1600A 120/240V
  - 1200A 120/240V
- Wet Sprinkler System
- Parking: 200 Cars and 12 Trailers
- Natural Gas and Oil Heat
- Public Sewer and Water
- Traffic Count: 4,500 vpd

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## LOCATION OVERVIEW

Surrounded by a robust industrial and manufacturing sector, and strategic access to major markets. Notable points of interest include the nearby Hazleton Area Industrial Park, Interstates 80 and 81, and the Lehigh Valley International Airport. With a strong focus on industrial and manufacturing, the location provides unparalleled access to transportation networks and a well-established industrial community, making it an ideal hub for businesses in this sector.

Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

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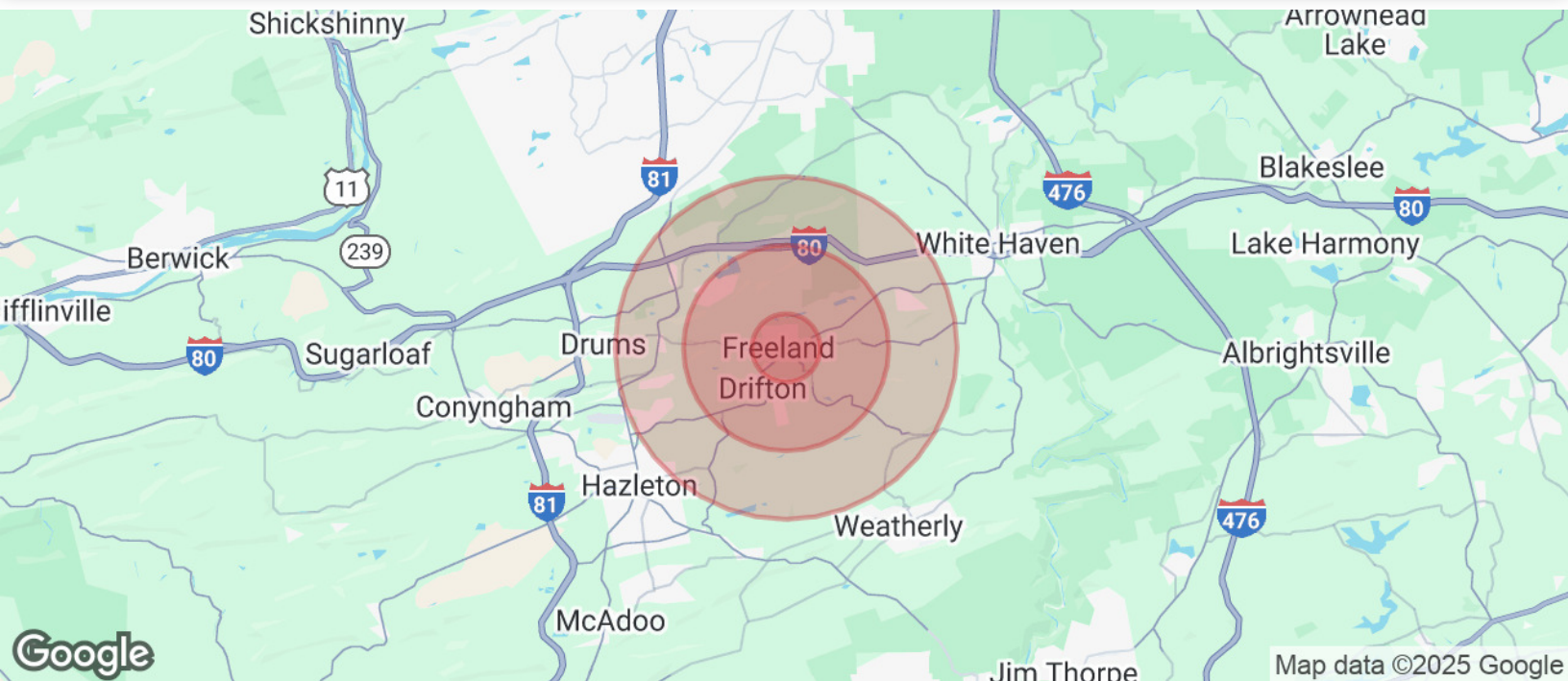
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,185	8,925	20,146
Average Age	41	43	44
Average Age (Male)	40	42	43
Average Age (Female)	42	44	45

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,178	3,734	8,203
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$65,175	\$81,230	\$80,233
Average House Value	\$125,422	\$164,752	\$184,134

## TRAFFIC COUNTS

E. South at Park Street	4,500/day
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Demographics data derived from AlphaMap

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