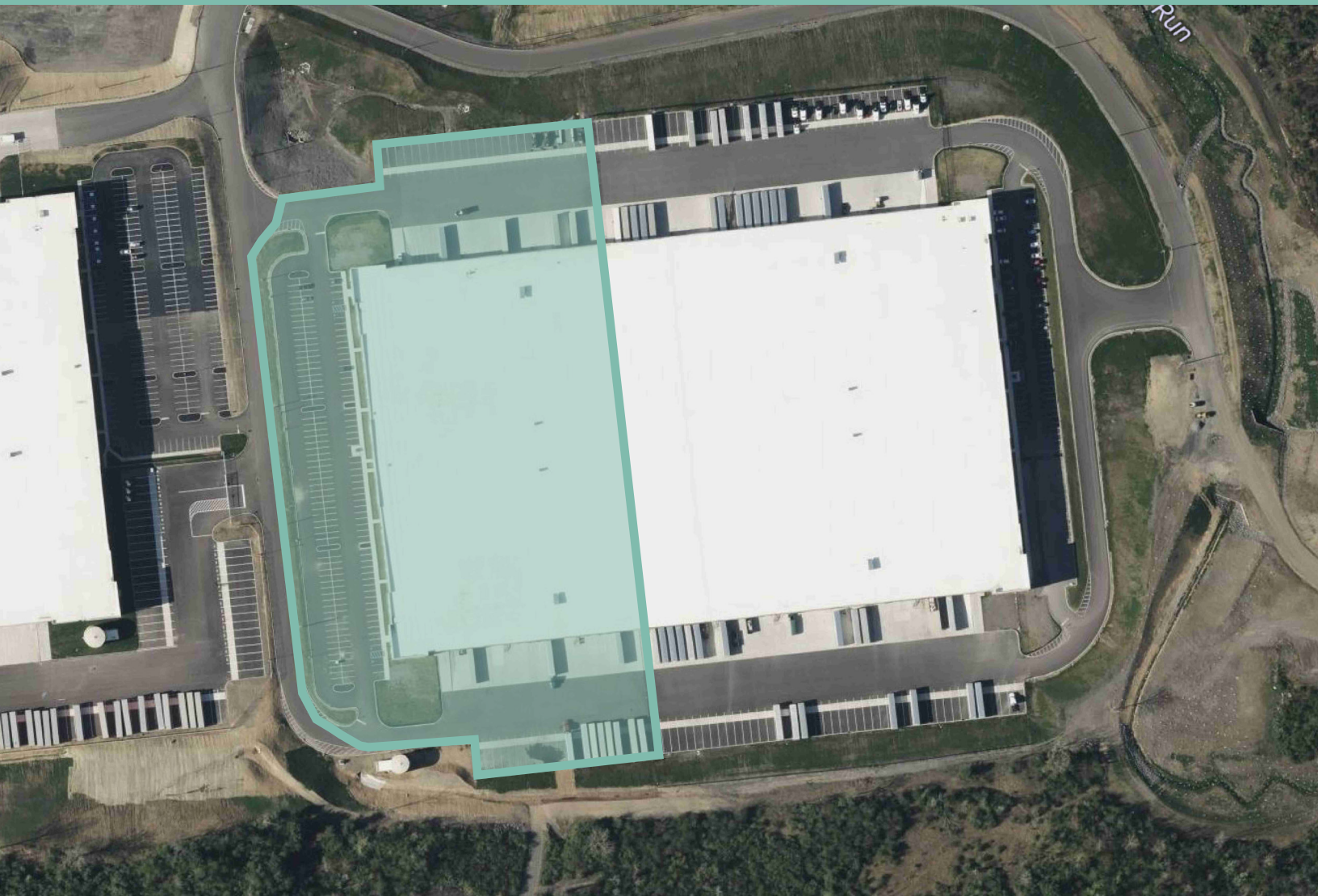


301 Dziak Drive

Modern Warehouse Facility

Nanticoke, PA 18634

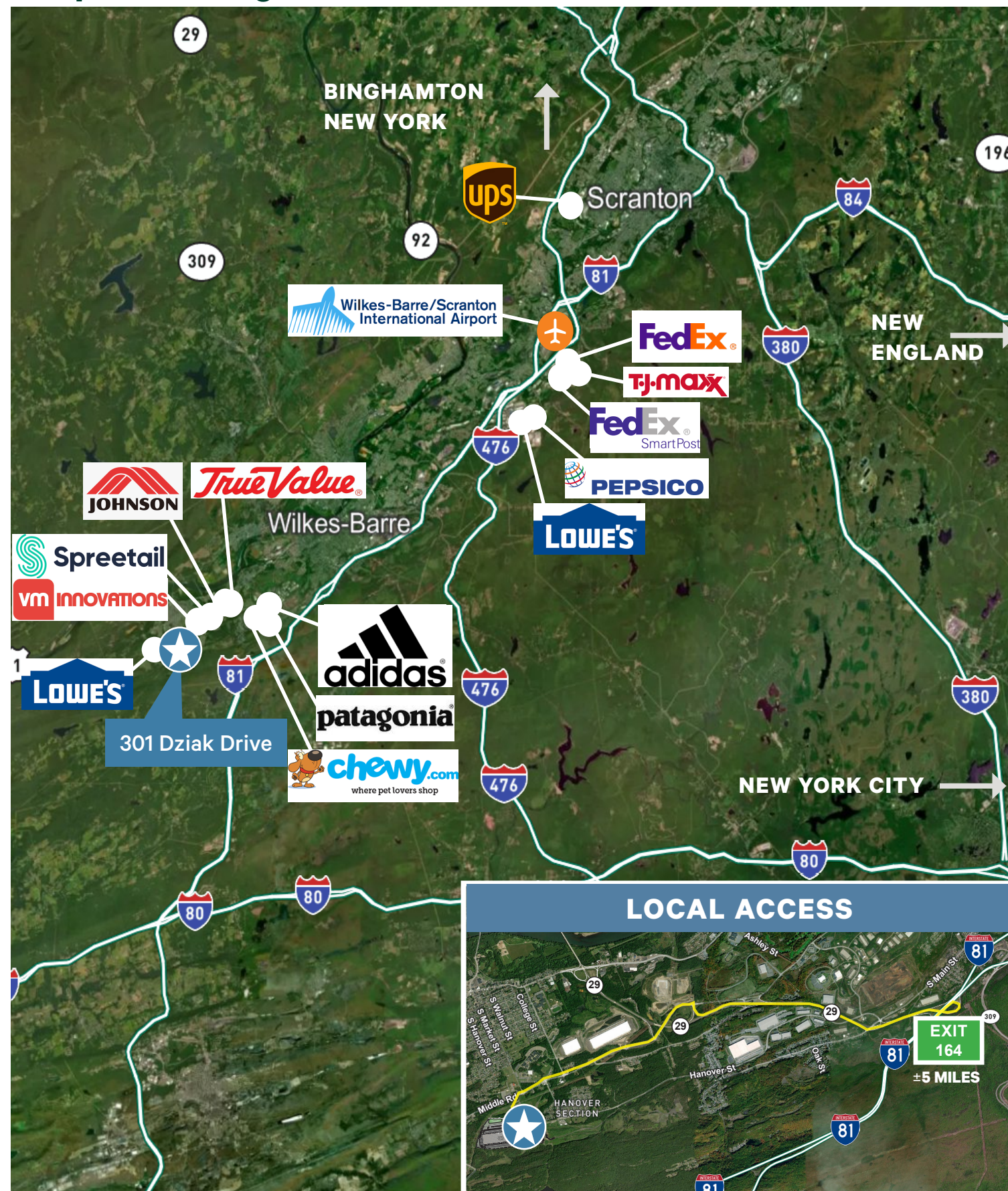
±208,578 SF Available for Immediate Occupancy



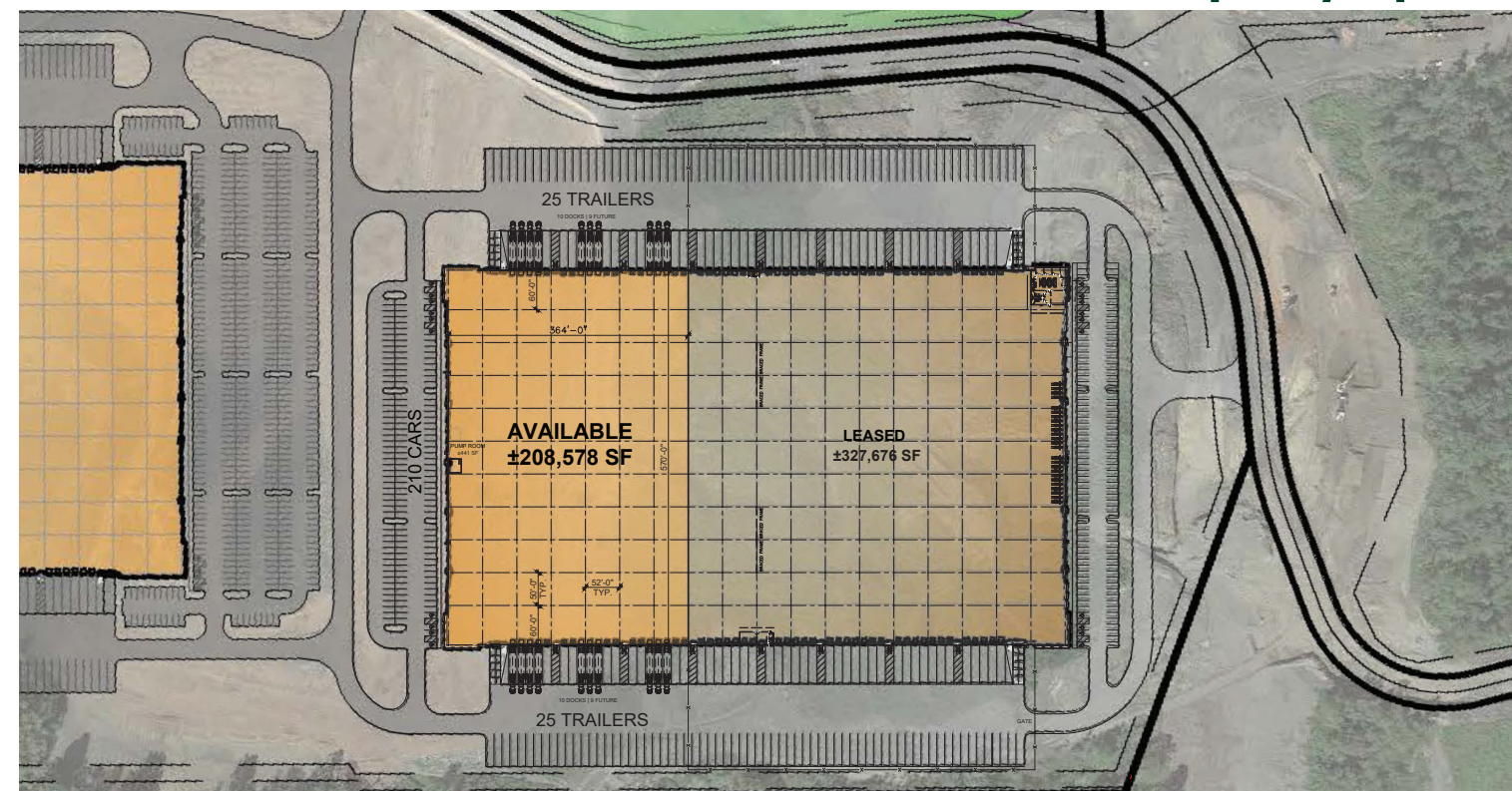
301 Dziak Drive
Nanticoke, PA 18634

For Sublease

Corporate Neighbors



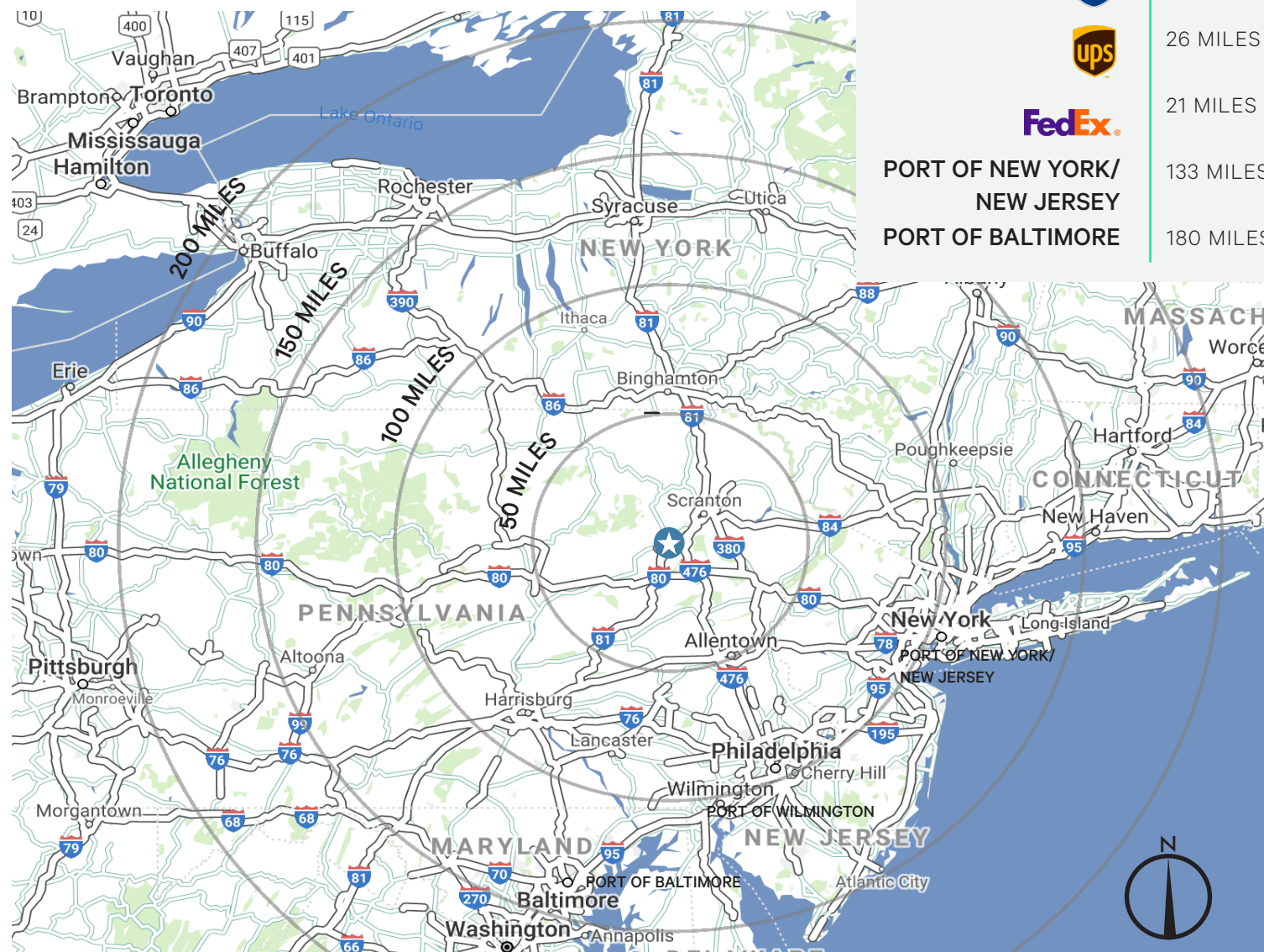
Site Plan & Property Specs



BUILDING SIZE	±536,254 SF
AVAILABLE	±208,578 SF
OFFICE SPACE	± 2,000 Sf main office. Includes drive check in window and breakroom for 10 employees.
CAR PARKING	210
TRAILER PARKING	50
DOCK DOORS	20 (Expandable to 38) All 20 docks fully equipped with 45,000 lb. manual levelers, dock locks, seals and bumpers.
DRIVE-IN DOORS	(2) 12' X 16' doors
COLUMN SPACING	52' x 50' with 60' Speed Bays
CLEAR HEIGHT	40'
FLOOR SLAB	7" Non-reinforced Concrete, 4,000 PSI
TRUCK COURT	130' (185' with Trailer Parking)
LIGHTING	LED with motion sensors, 30 FC average; measured at 30" AFF
CONSTRUCTION	Tilt Up Concrete with steel joist and girder system
ELECTRICAL SERVICE	1,000 AMP (480 V, 3-phase)
SPRINKLER SYSTEM	ESFR with storage up to 38'
HVAC	Cambridge, roof-mounted, 50°F at -0°F, 0.25 ACH

301 Dziak Drive
Nanticoke, PA 18634

For Sublease



Contact Us

Vincent Ranalli

Executive Vice President
T +1 610 251 5194
vincent.ranalli@cbre.com
Licensed: PA, NJ

Andrew Belcher

First Vice President
T +1 484 567 2475
andrew.belcher@cbre.com
Licensed: PA, NJ

CBRE, Inc. | 555 E. Lancaster Avenue, Suite 120 | Radnor, PA 19087
+1 610 251 0820 | Licensed Real Estate Broker | www.cbre.com/philadelphia

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE