



1509 Maple Street Scranton Pennsylvania

50,099± SF building of demisable office space available at 1509 Maple St. Scranton PA. Conveniently located in the highly desirable East Mountain section of Scranton near shopping, gas/convenience, hotels, restaurants & banking. Situated on 3.54 Acres (4 contiguous parcels). An additional 1,512± SF standalone building is also available. In addition to Lease opportunities, the Owner will entertain the sale of the entire property.

- Exceptionally clean & modern, well lighted professional office space
- Central HVAC
- Secure, lighted parking for 115 vehicles
- Very private setting
- Entire property is ADA compliant & handicap accessible & elevated
- (2) loading docks, (1) with dock leveler
- R-6 Zoning. Call office to review permitted uses.
- Can be subdivided to accommodate multiple tenants
- Situated minutes away from I-81, I-380, I-84 & PA Turnpike & WB/Scr Int'l Airport
- Close proximity to five major universities
- Three major hospitals within 10 minutes
- Property served by: PPL, (electric), PA American Water, UGI, (natural gas) Comcast, Verizon & Frontier (internet/telephone)



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



570-207-4100

www.hinerfeldcommercial.com



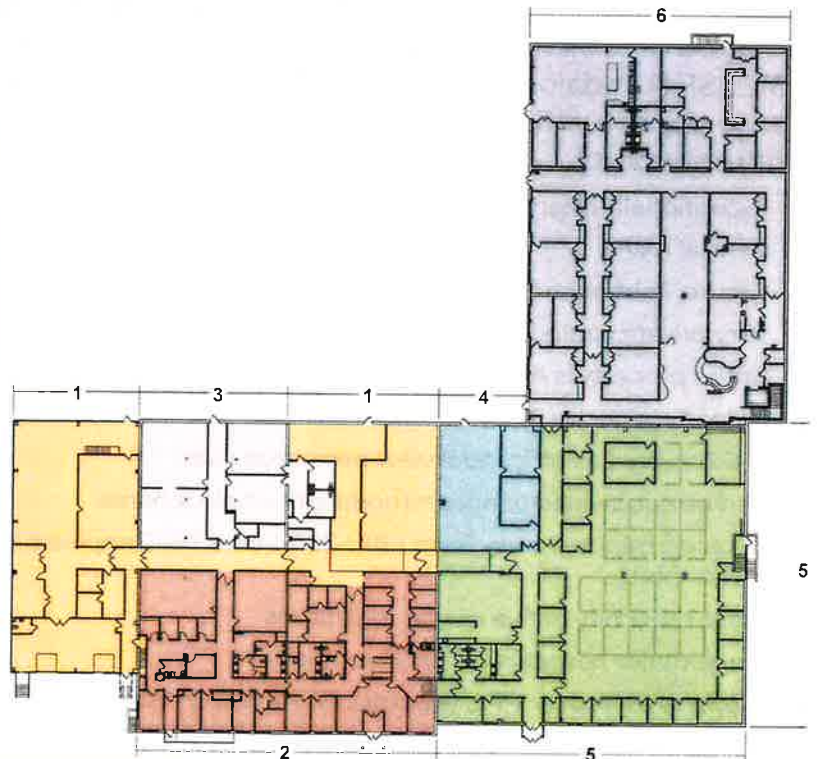
SCRANTON-EAST MOUNTAIN PROFESIONAL OFFICE SPACE FOR SALE OR LEASE



Principal & Accessory* Permitted Uses

- Dwelling (2) Family
- Essential Services
- Municipality Government Facility or Use
- School-Public/Private
- Group Home
- Day Care Center - Adult/Child*
- Day Care Home - Family/Group*

Call for additional uses



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