

## FOR LEASE

### INDUSTRIAL/WAREHOUSE

+/- 49,724 SF

1 Maxson Drive, Old Forge,  
PA



ADDRESS	1 Maxson Drive, Old Forge, Lackawanna Co., PA 18518
SPACE	Space 1: +/- 19,008 SF (Available Now) Space 2: +/- 30,816 SF (Leased Month to Month)
ASKING RENT	\$4.50 PSF/YR NNN
LEASE TYPE	Triple Net
CAM	To Be Provided.
CONFIGURATION	Rectangularly shaped manufacturing/warehouse space with office suite at front.
CONSTRUCTION	Steel frame with cinderblock walls. Concrete slab on grade. Flat insulated metal roof covered with rubber. Office and related spaces are finished, with wall-to-wall carpeting and vinyl tile floor covering, painted sheetrock demising walls, solid core wood doors, and suspended acoustical ceilings.
CEILING HEIGHT	14-16' clear to underside of steel roof girders
COLUMN SPACING	24' x 28'
TRUCK DOORS	5 Total Dock Doors
DRIVE INS	None (Locations Available within suite to create new drive ins)
HVAC	Gas fired space heaters; with forced warm air heat in office area, and electric central air conditioning throughout the building
ELECTRIC	3000 amp or greater service (several metered sections); mercury vapor and fluorescent lights
SPRINKLERS	Wet system protects this space and the entire larger building.
PUBLIC UTILITIES	Electricity, gas, water and sewer

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## PARKING

Paved parking lot for 100 or more cars. Truck Court Area.

## ZONING

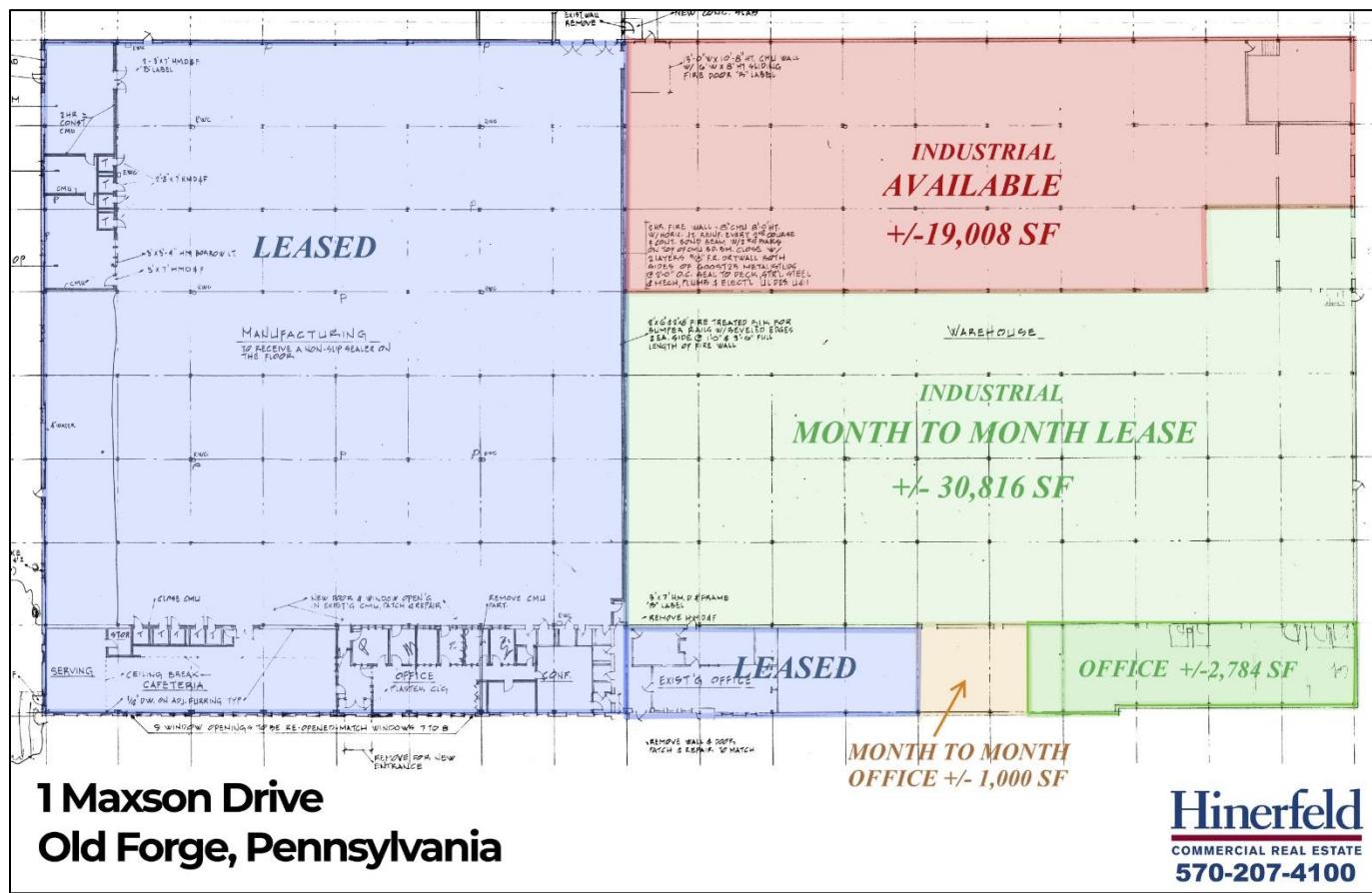
## I-1: Light Industrial

## COMMENTS

Located in established industrial district of Old Forge Borough. The Moosic Interchange of Interstate Route 81 is less than two miles to the east, conveniently accessed via Moosic Road. Great Regional Highway Access. Available Local Workforce.

## HIGHLIGHTS

- ❖ Centralized Location
- ❖ 5 Dock Doors
- ❖ Ample Parking
- ❖ 14-16 Foot Ceilings
- ❖ Excellent Regional Access



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