



100 E. DIAMOND AVE

DUPLAN SILK MILL | HAZLETON, PA 18201

- > FOR LEASE | WAREHOUSE SPACES
- > 218,000 SQUARE FEET AVAILABLE
- > ON 7.62 ACRES
- > CEILING HEIGHT 13' - 17'
- > 6 DRIVE-IN DOORS 10X12 WITH LEVELERS
- > CONCRETE AND WOOD FLOORS
- > FLUORESCENT LIGHTING
- > WET SPRINKLER
- > COLUMN SPACING 16'W X 21'D
- > POWER 400A/120 - 240V 3P
- > AMPLE PARKING
- > ZONED I - 1



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The historic Duplan Silk Mill at 100 E Diamond Avenue offers move-in ready industrial warehouse space featuring impressive ceiling heights and quick interstate access. Once home to the world's largest silk mill, this five-story, 550,000-square-foot industrial building boasts massive 110,000-square-foot floor plates and remains a significant manufacturing and distribution point for Hazleton. A sought-out, 150,000-square-foot ground-level space is available, suitable for storage and warehousing. Building specifications include a 12 to 25-foot ceiling height sloping to 30 feet in some areas, 12 exterior dock doors, six drive-in doors with levelers, fluorescent lighting, a wet sprinkler system, and a 400 amp/120-240 volt 3-phase power supply. Additional dock doors can be added. Tenants control utilities. Situated on 7.62 acres, ample parking is available for trucks and employees.

Hazleton and the Interstate 81 Corridor are some of the most affordable industrial markets in the country. In tandem with its prime location along highly connective freeways, low rents and expenses are some of the many reasons why businesses are drawn to the area. Duplan Silk Mill is positioned minutes from Interstate 80 and Interstate 81, providing seamless connections to Scranton, Harrisburg, Lehigh Valley, Philadelphia, and New York City. While neighboring the two largest cities on the East Coast, Philadelphia and New York City, the market can logistically reach over 50 million people within a four-hour drive. Additionally, Duplan Silk Mill is within two hours of the Lehigh Valley International, Newark Liberty, and Philadelphia International airports.

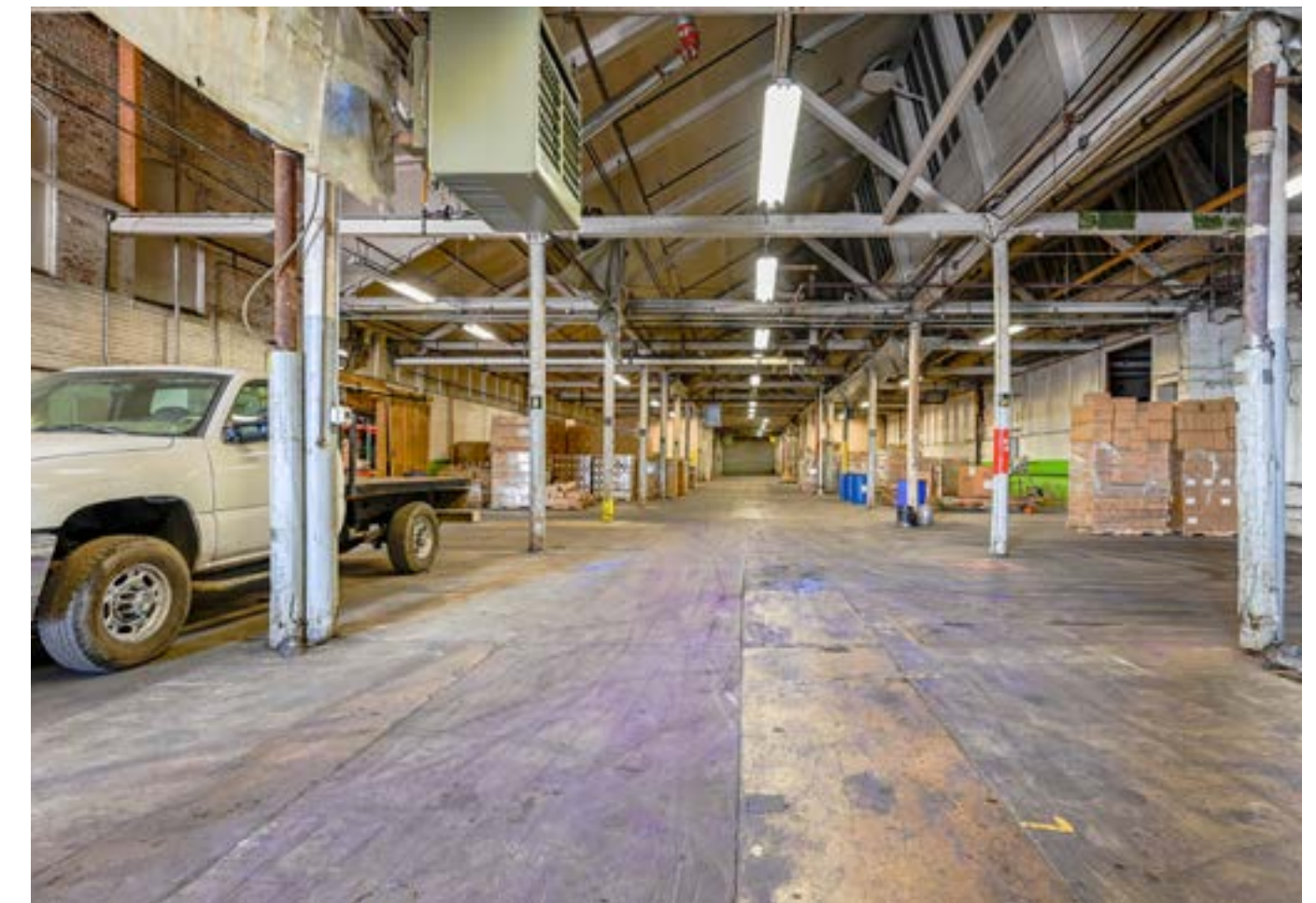
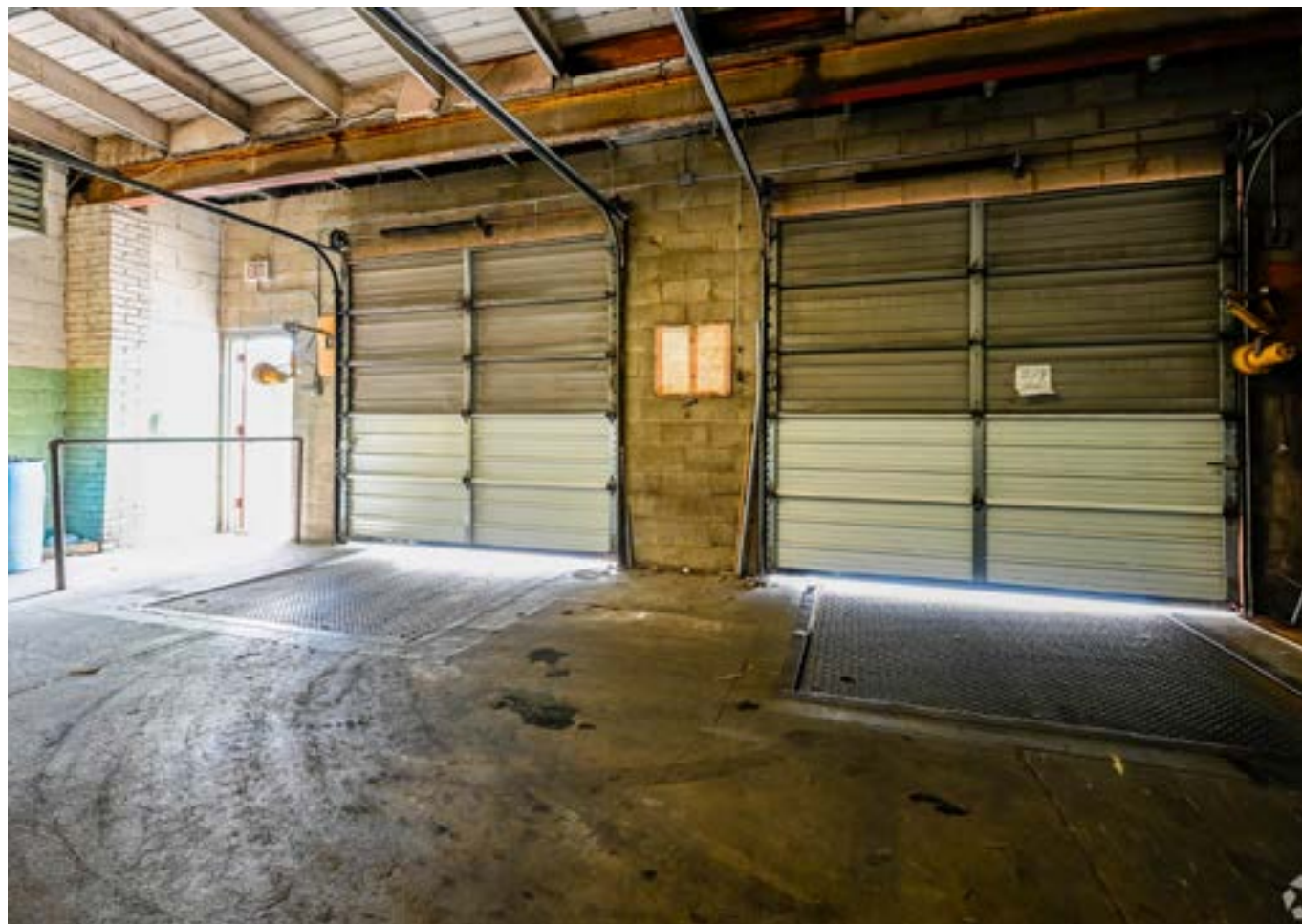
While the I-81 Corridor submarket is already preferred for its exceptional connectivity and low rates 100 E Diamond Avenue provides further cost-saving advantages than typical properties in the market. Average rents in the submarket as of Q4 2023 hover around \$6.55 per -square-foot. Duplan Silk Mills' rates of \$2.75 - \$3.25 per -square-foot offer more than a 50% discount. Not to mention, the incredible accessibility to the area's workforce with an ample supply of able working individuals. Take advantage of its tremendous accessibility without sacrificing quality at an affordable rate with an industrial location in Hazleton.





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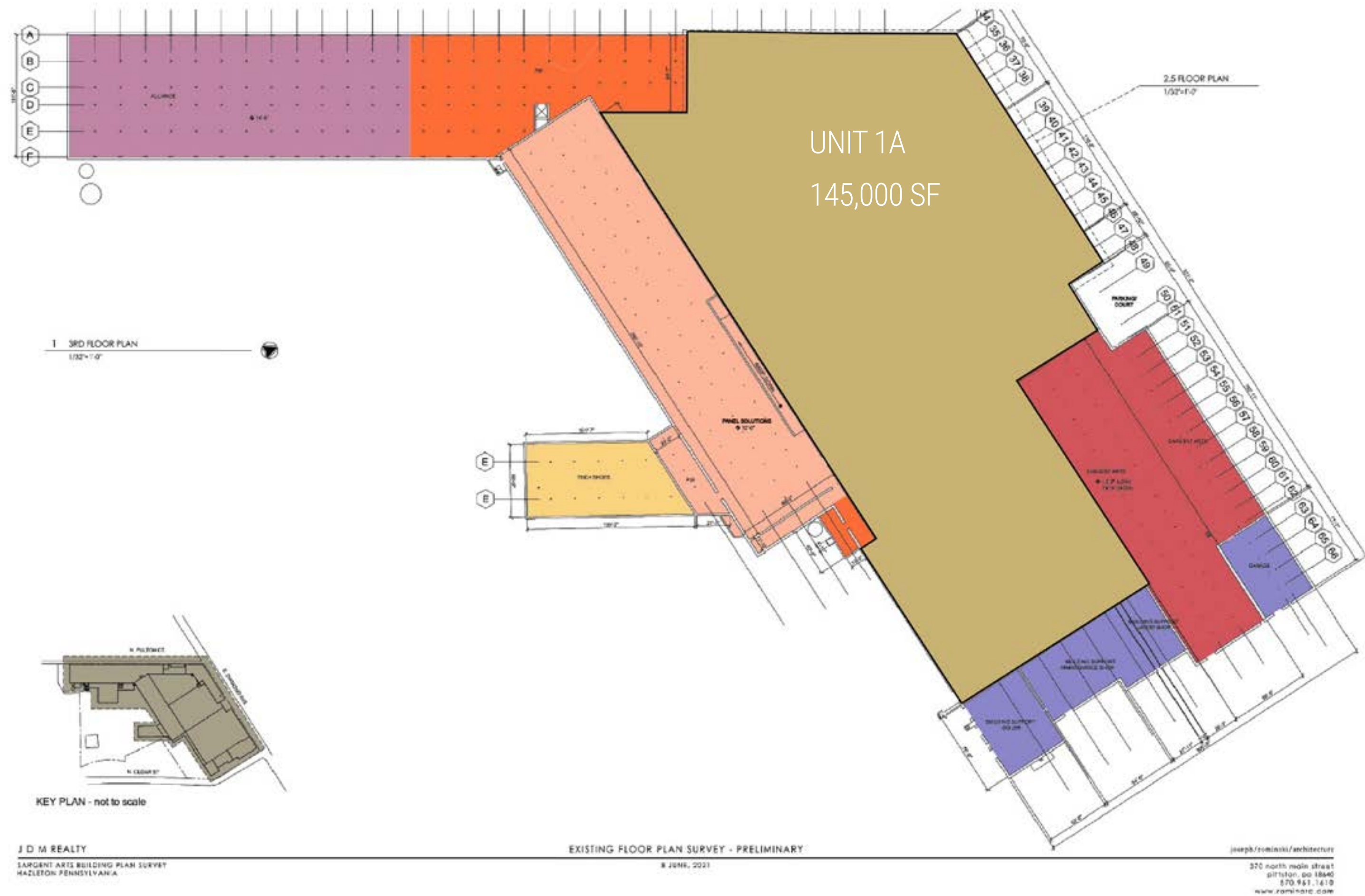
DUPLAN SILK MILL | HAZLETON, PA



SITE PLAN

UNIT 1A

- > 145,000 SQUARE FEET FOR LEASE
- > CEILING HEIGHT 17'
- > COLUMN SPACES LENGTH 21'
- > COLUMN SPACES WIDTH 16'

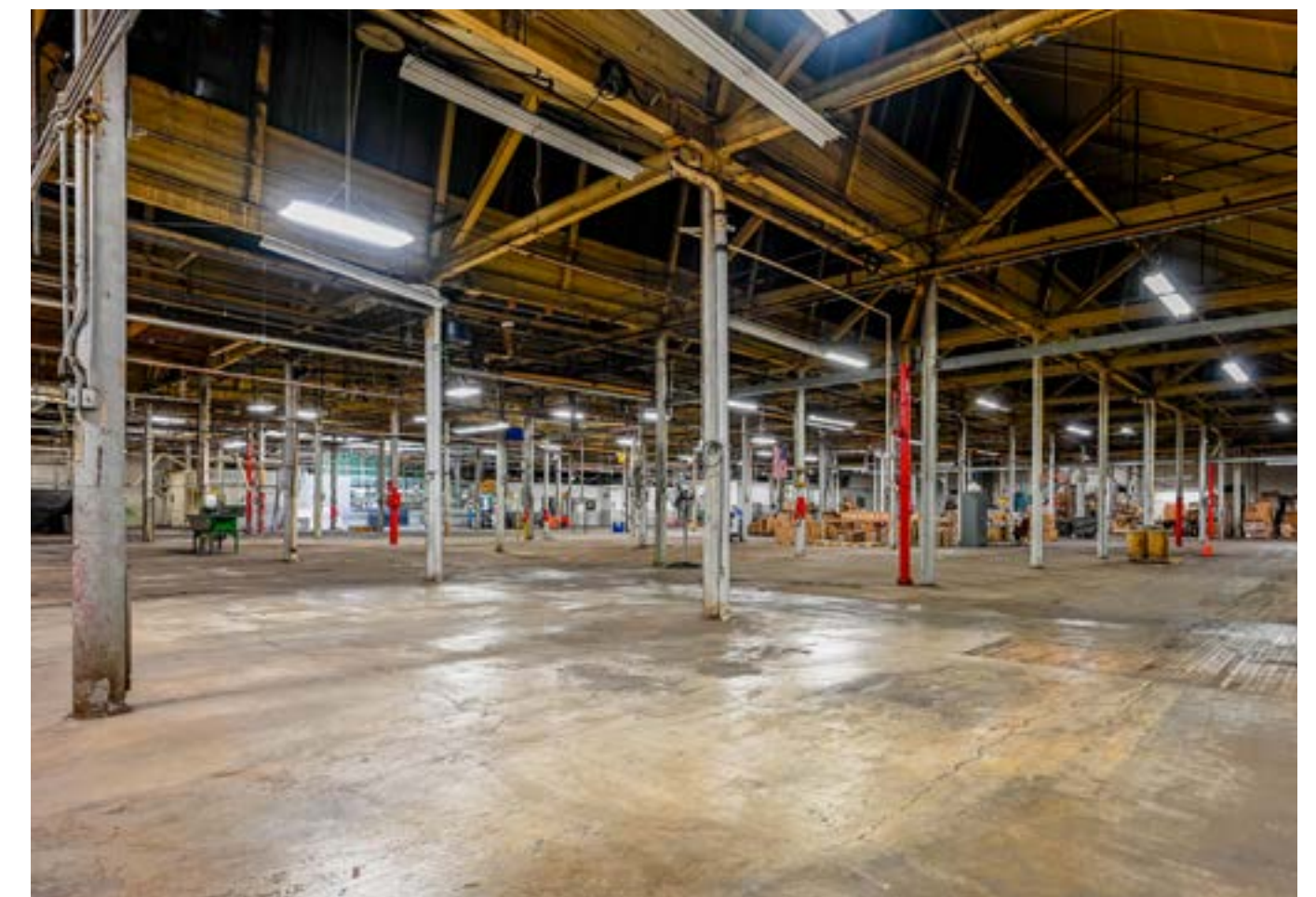
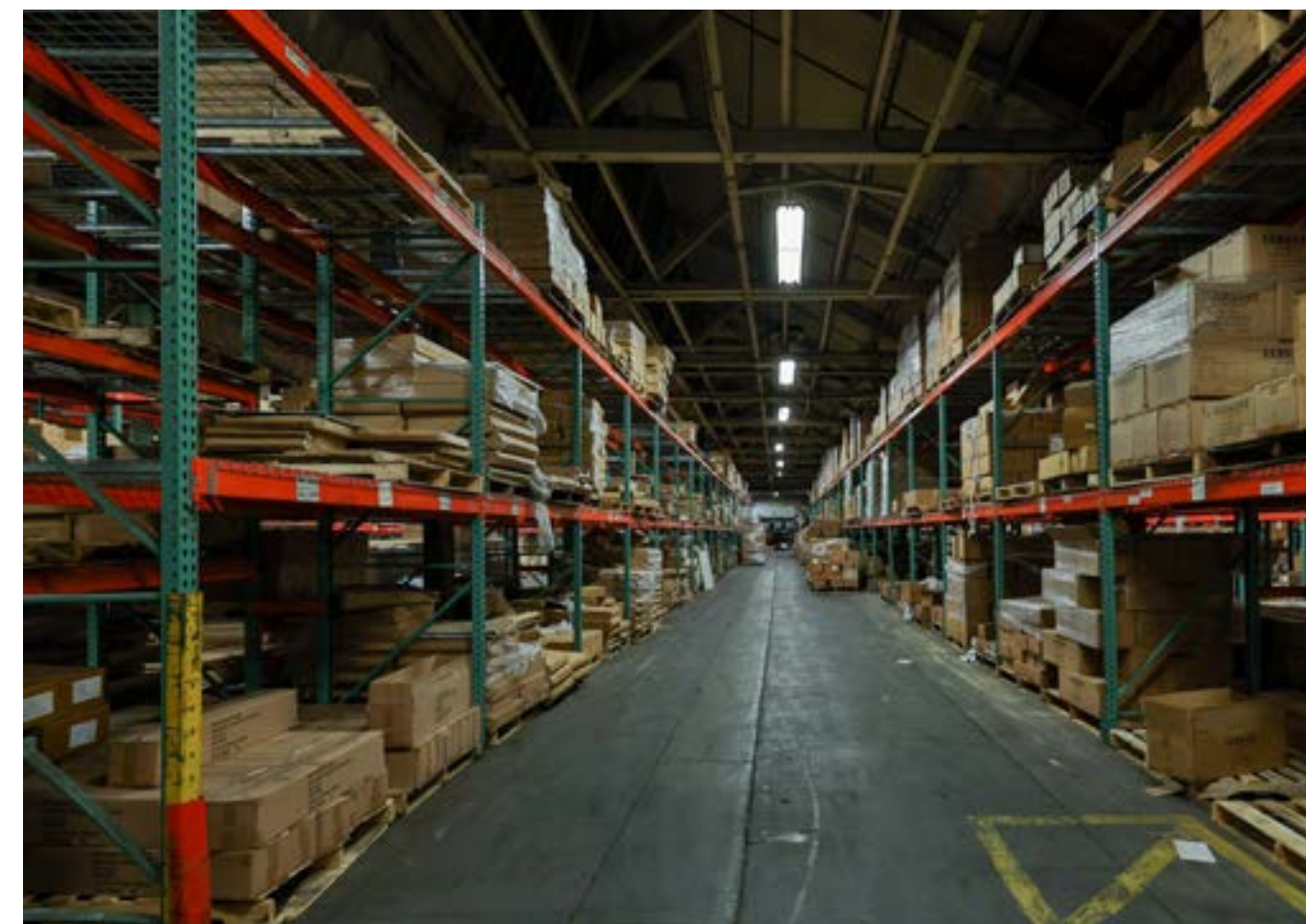




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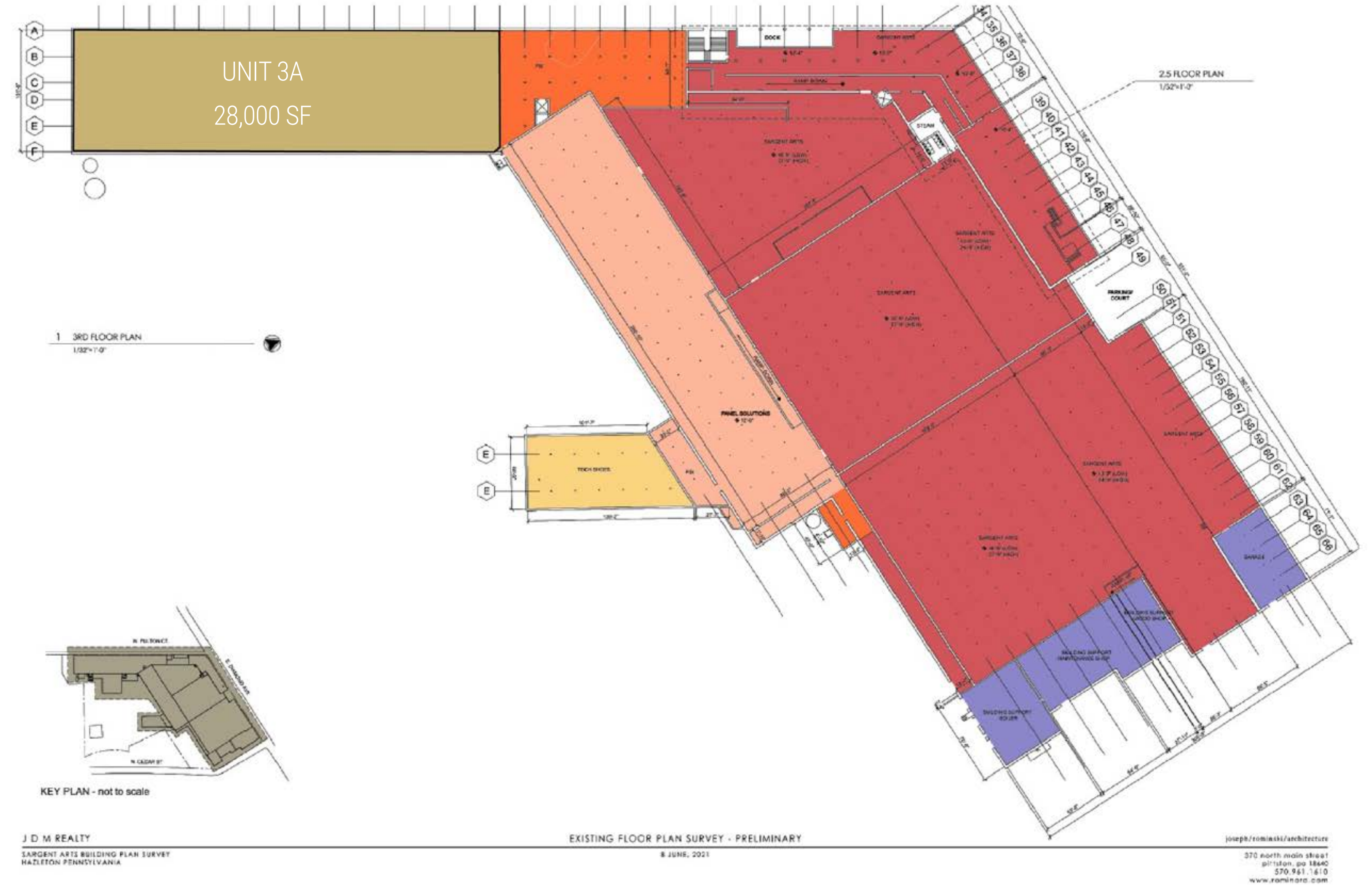
UNIT 1A



SITE PLAN

UNIT 3A

- > 28,000 SQUARE FEET FOR LEASE
- > CEILING HEIGHT 13.6'
- > COLUMN SPACES LENGTH 19'
- > COLUMN SPACES WIDTH 20'

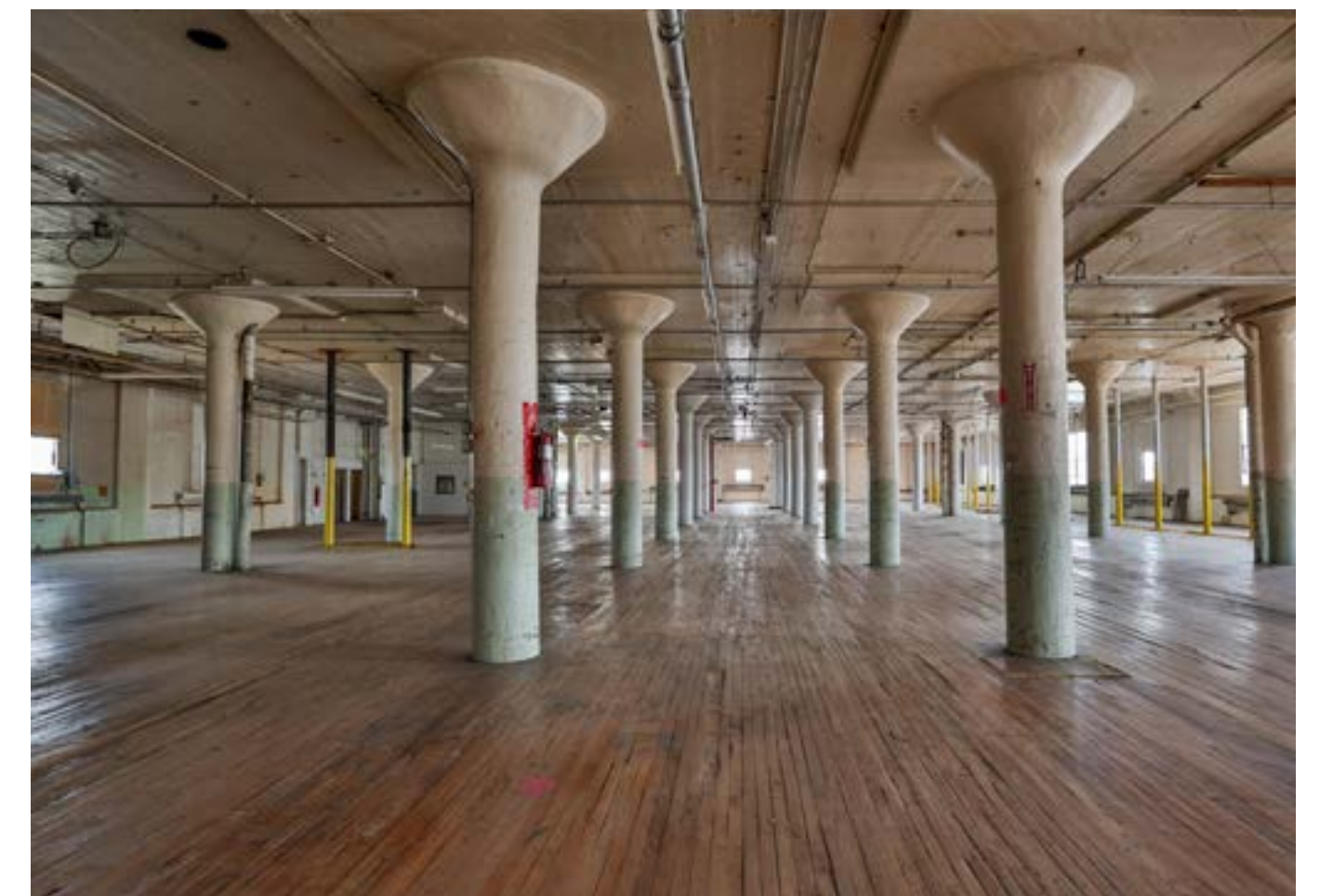
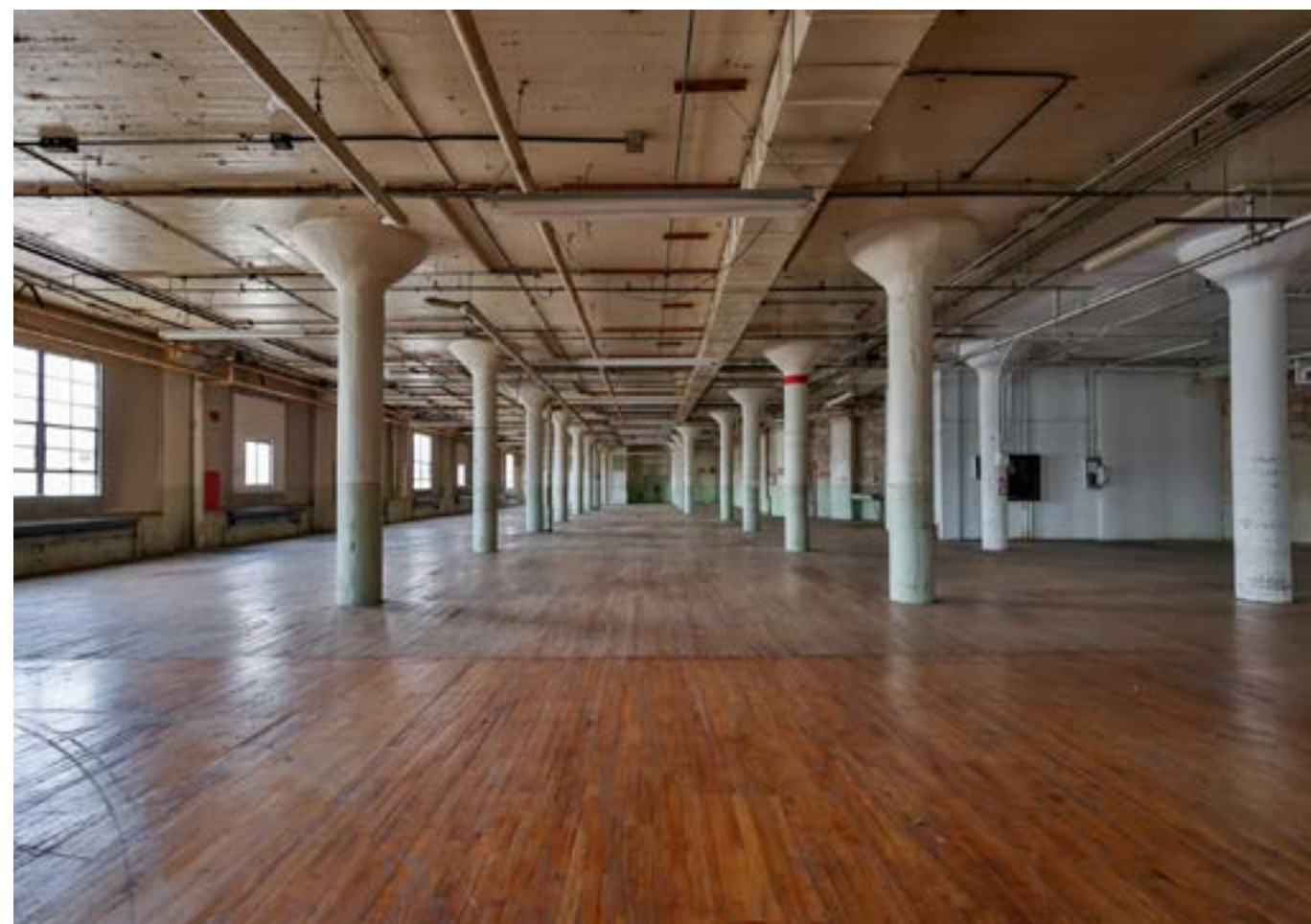
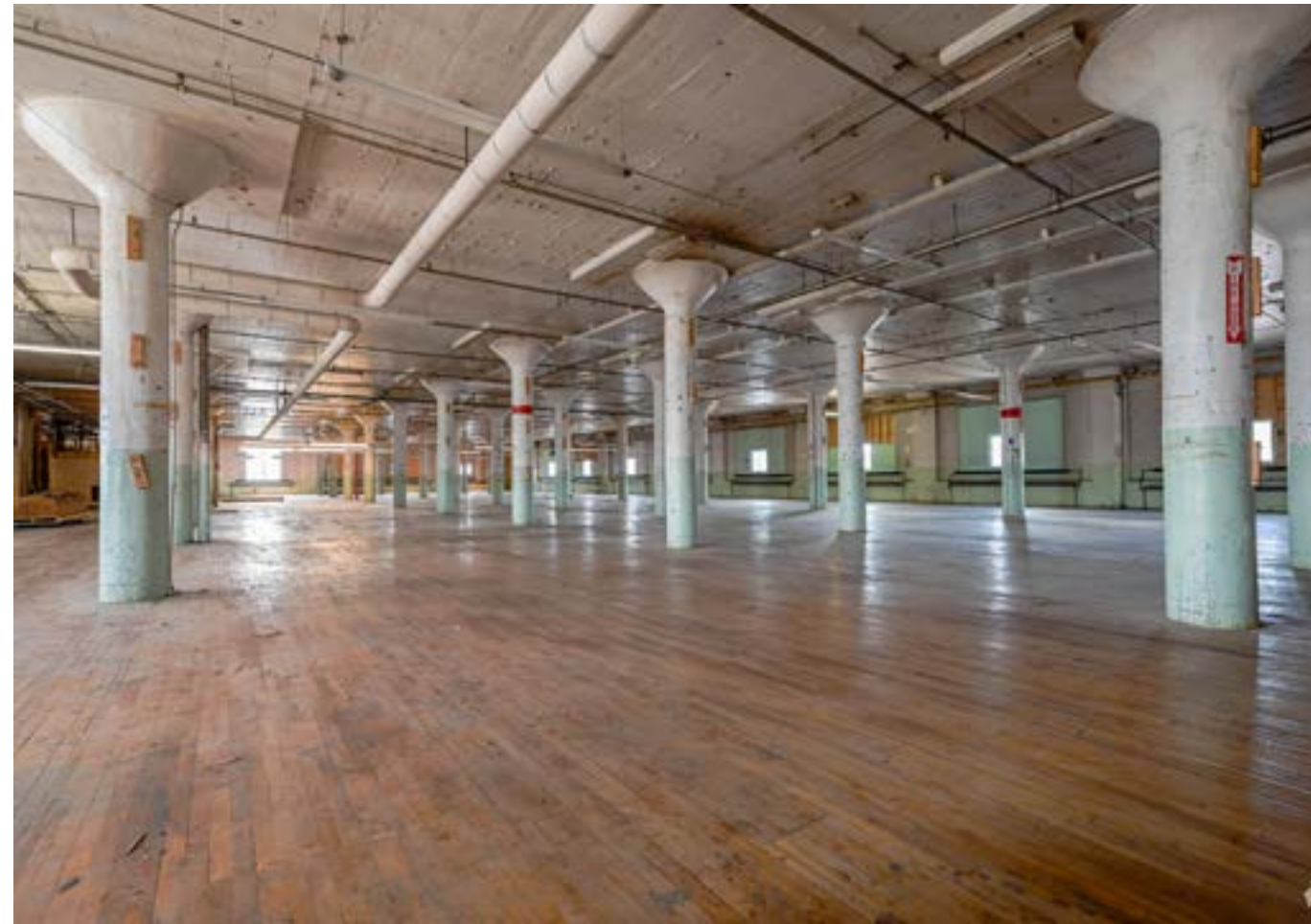




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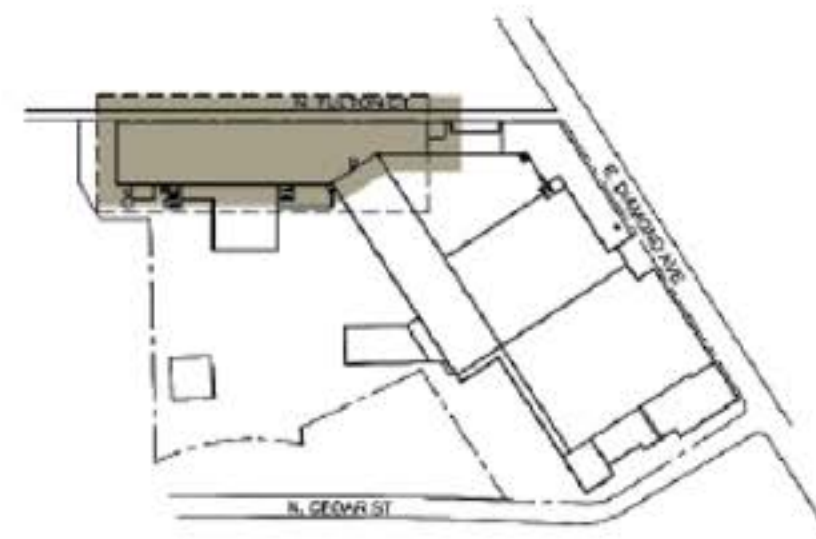
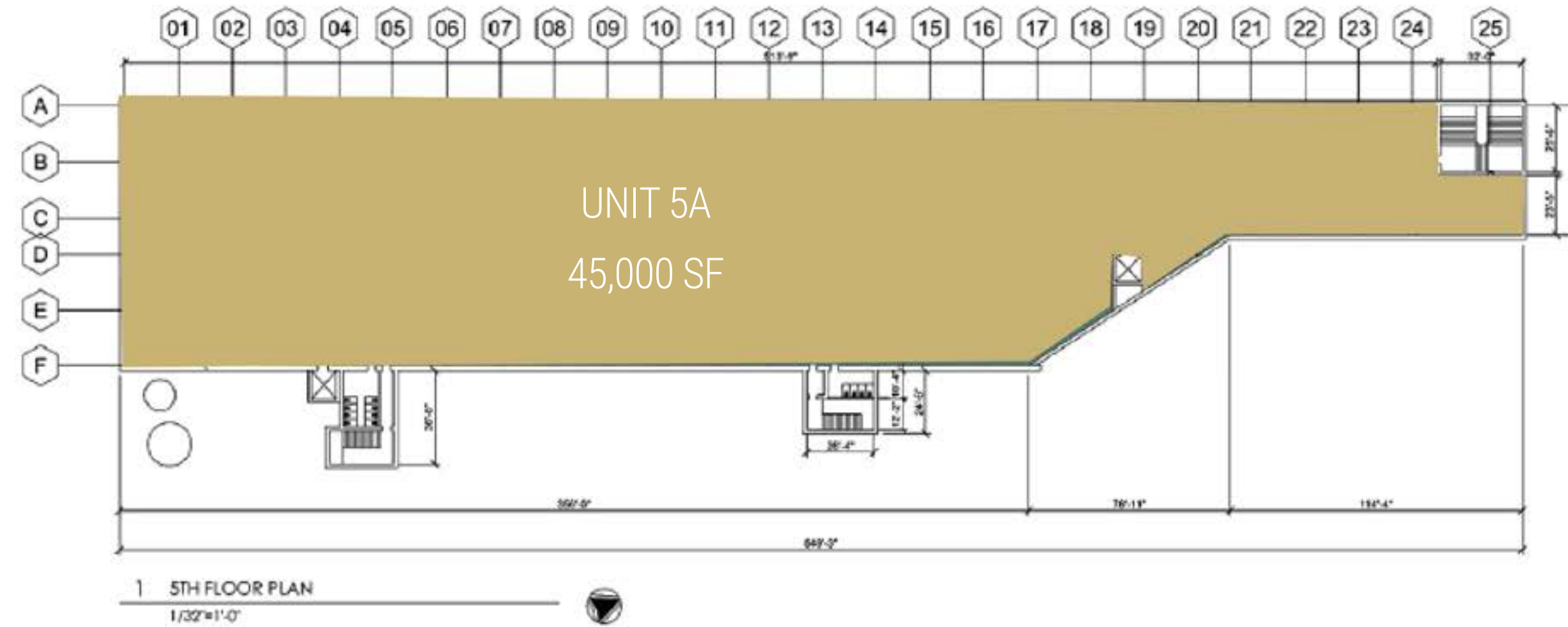
UNIT 3A



SITE PLAN

UNIT 5A

- > 45,000 SQUARE FEET FOR LEASE
- > CEILING HEIGHT 13.6'
- > COLUMN SPACES LENGTH 19'
- > COLUMN SPACES WIDTH 20'

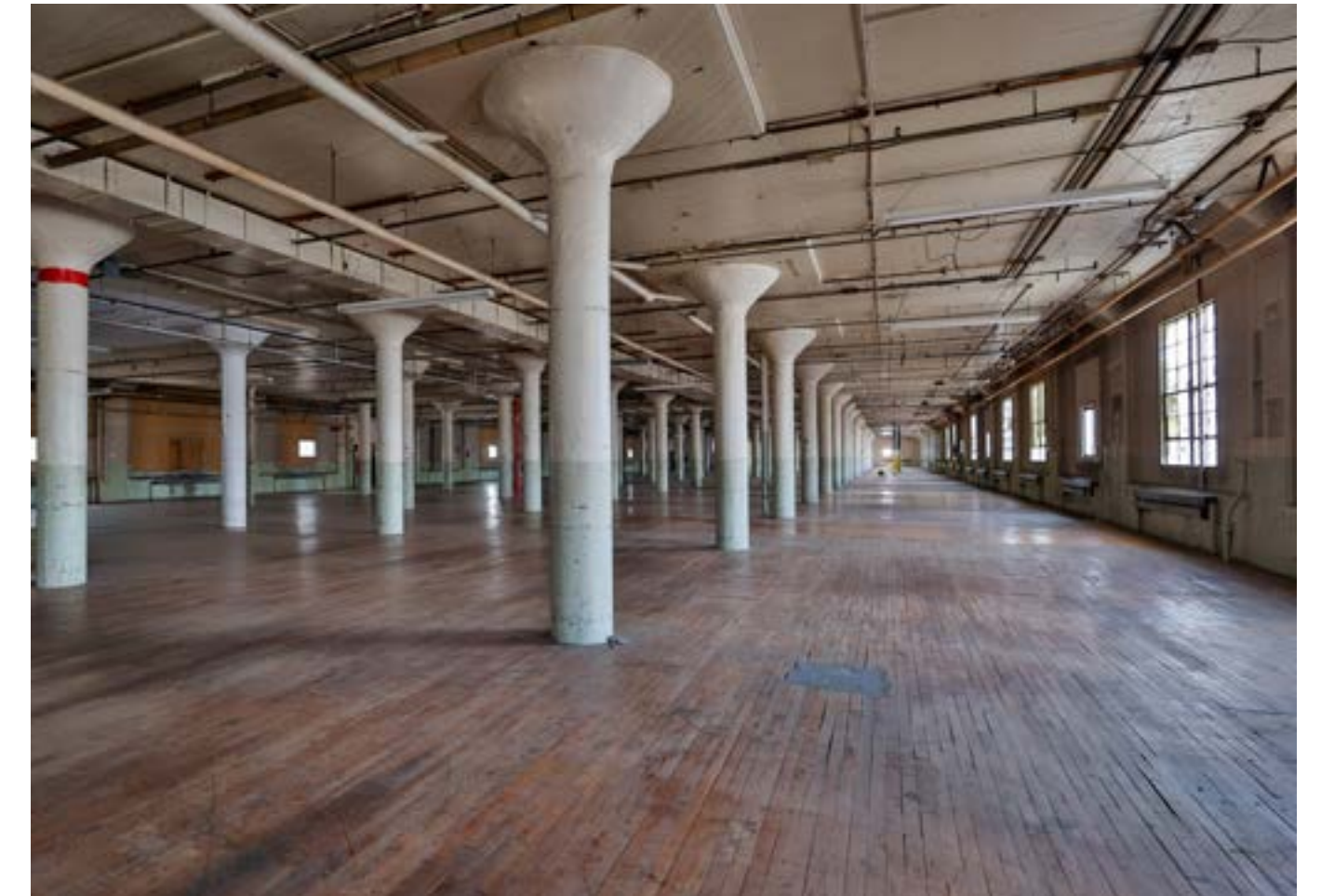




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UNIT 5A



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PRIME LOCATION

MAJOR MARKETS

WILKES-BARRE, PA - 28 Miles

MOUNT POCONO, PA - 43 Miles

SCRANTON, PA - 46 Miles

ALLENTOWN, PA - 47 Miles

HARRISBURG, PA - 80 Miles

PHILADELPHIA, PA - 97 Miles

NEWARK PORT - 120 Miles

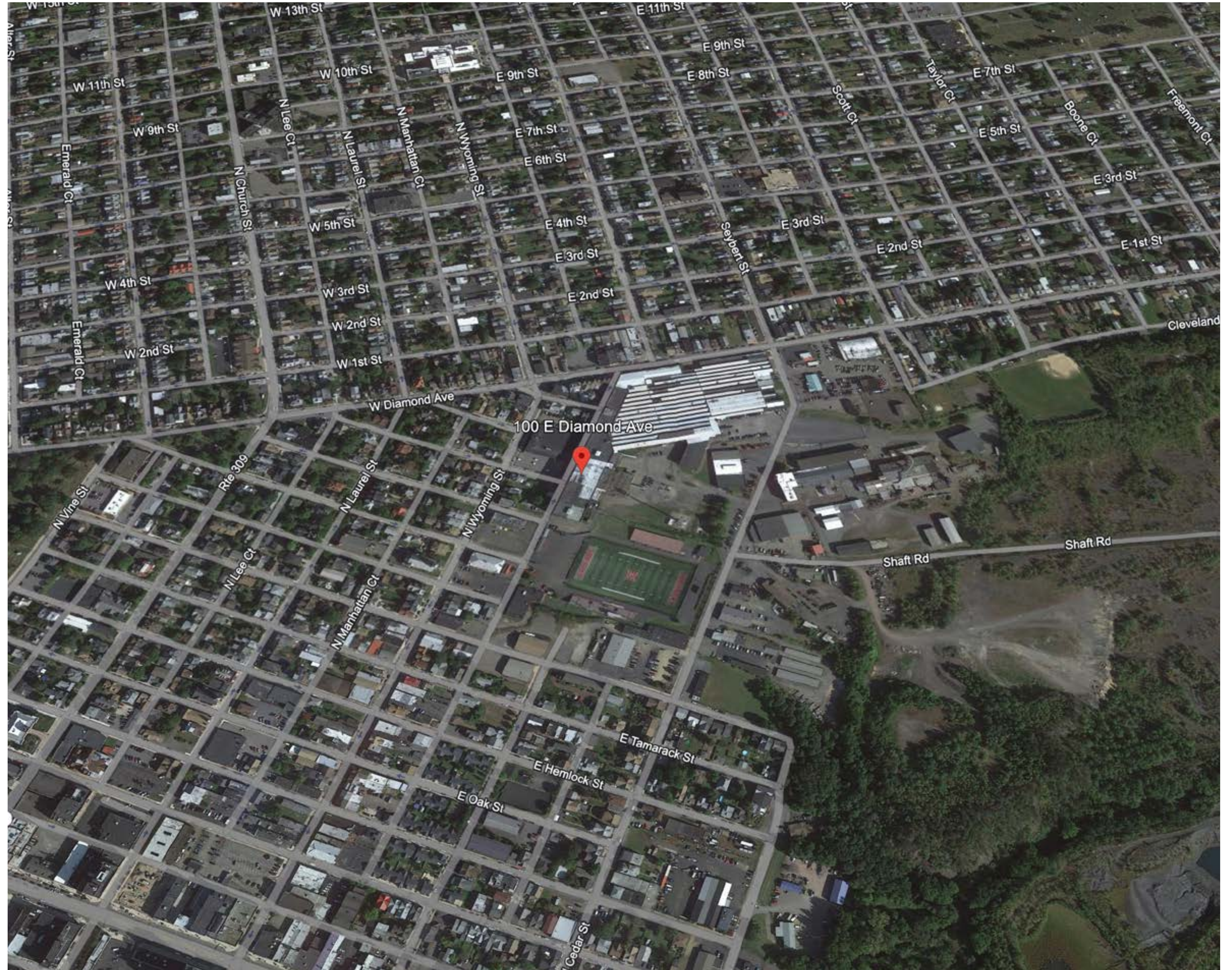
NEW YORK CITY, NY - 127 Miles

BALTIMORE, MD - 160 Miles

WASHINGTON, DC - 201 Miles

PITTSBURGH, PA - 249 Miles

BOSTON, MA - 331 Miles





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PROPERTY ATTRIBUTES

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HIGHWAY ACCESS

I-81
Route I-80



CITY ACCESS

Easy access to
Harrisburg, Lehigh
Valley, Philadelphia, and
New York City.



55% LESS

Cost-effective
alternative with asking
rates approximately
55% less than average
rents in the I-81 corridor
submarket.



DAY'S DRIVE

Within a day's drive,
truckers can reach
roughly 60% of the
nation's population, as
well as 40% of Canadian
consumers.

POPULATION HIGHLIGHTS

Accessibility to the area's workforce is incredible, with an ample supply of able-working individuals. Within a day's drive, truckers can reach roughly 60% of the nation's population, as well as 40% of Canadian consumers. With a growing population in and around Hazleton, opportunities for expansion will continue.



555,426

Population
Hazleton, Wilkes-Barres
and Scranton



317,343

Population
Luzerne County



86,432

Population
Greater Hazleton




343,000 - 693,450

Civilian Labor Force
Within 30 Mile Commute
Radius


THANK YOU FOR YOUR TIME

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