

AVAILABLE INDUSTRIAL

SALE PRICE: \$1,080,000



641 N. PENNSYLVANIA AVENUE, WILKES-BARRE, PA 18705

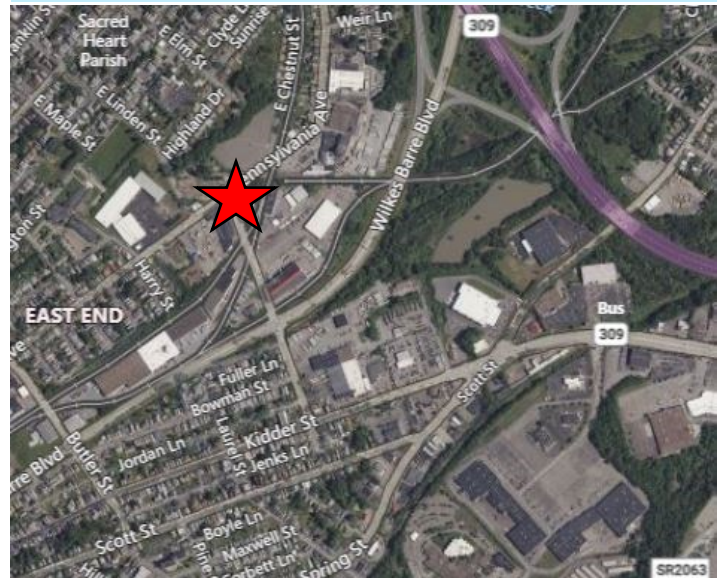
25,025 SF+/- commercial building on 0.857 acres. Long term tenant occupies 10,690 SF with 3+/- years remaining on Lease. Clean, convenient space just off PA-309 Exit 2. **FOR LEASE IMMEDIATELY!** 14,335 SF+/- flex space that includes 2,500 SF office space. **\$5.50/SF NNN. Incentive for long term tenant.**

PROPERTY DETAILS:

- 25,025 SF+/-
- 0.857+/- Acres
- PINs: H10NW300501-73; H10NW201127C-73
- Public Utilities
- Natural Gas Hot Air Heat
- Central A/C
- Flat Rubber Roof
- Masonry/Block Exterior
- 8 - 12 ft. Ceiling Heights
- Concrete and Carpet Floors
- 600 amp Electrical
- 3 Restrooms
- 35 Parking Spaces
- 2 Loading Docks
- 2 Ground Level Drive-In Doors
- Zoned M-1 (Light Industrial)
- 2024 Taxes - \$16,033.20

LATITUDE: 41.253993

LONGITUDE: -75.860478



For Information Contact:

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