



THE DANIEL PERICH GROUP
COMMERCIAL REAL ESTATE



WAREHOUSE/OFFICE/RETAIL

302 E LOCUST ST
SCRANTON PA 18505



Property Description

The Daniel Perich Group is offering two commercial spaces for lease in South Scranton, Pennsylvania. This versatile opportunity includes a 10,000 square foot industrial warehouse and a 3,000 square foot retail or office space—ideal for businesses seeking accessible, functional space in Lackawanna County.

The warehouse features 16–20 foot ceilings and suits light industrial, storage, or service-based operations. The retail/office unit is well-suited for administrative use, client-facing business, or a showroom setup. Building offers electric heat, central air conditioning, and access to public water and sewer. On-site parking accommodates up to 10 vehicles. A portion of the building lies within a designated flood plain.

Located in Scranton's South Side near Pittston Avenue, the property benefits from close proximity to I-81 and I-476, making it a convenient option for regional distribution, logistics, or service teams. The area is a mix of residential neighborhoods and commercial uses, with high visibility and ease of access for both customers and employees.

This is a strategic leasing opportunity in one of Scranton's most established industrial and commercial corridors.

Location Information

Street Address	302 E Locust Street
City, State Zip	Scranton, PA 18505
Township	City of Scranton
County	Lackawanna
Signal Intersection	No
Cross Street	Remington
Nearest Highway	I-81
Traffic Count	9,356 (Route 11)
Corner Property	Yes

Property Information

Zoning	LI
Lot Size	0.83
APN	15619010019
Lot Frontage	150
Water	Public
Sewer	Public
# of Parking Spaces	10

Building Information

Building Size	20,840
# of Floors	2
Free Standing	Yes
# of Buildings	1
Ceiling Height	8-20 ft
Utilities	Electric
# of Doors	3

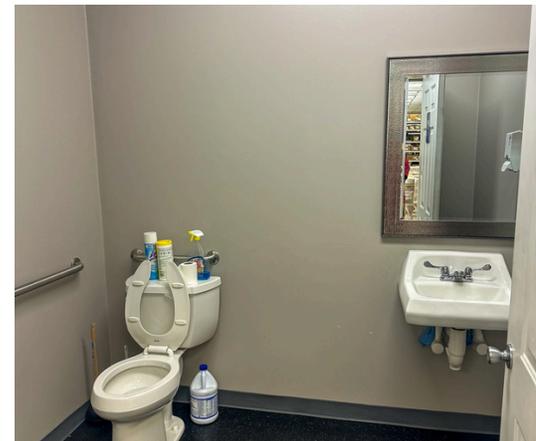
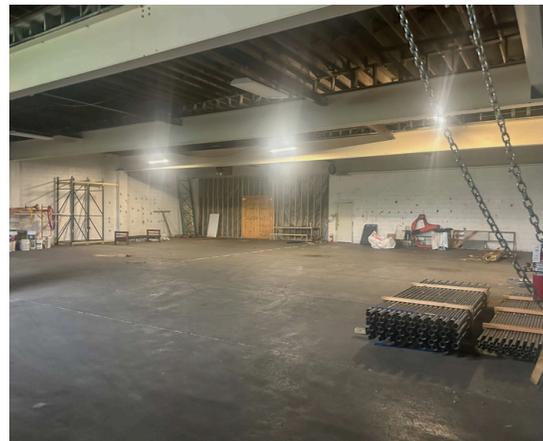


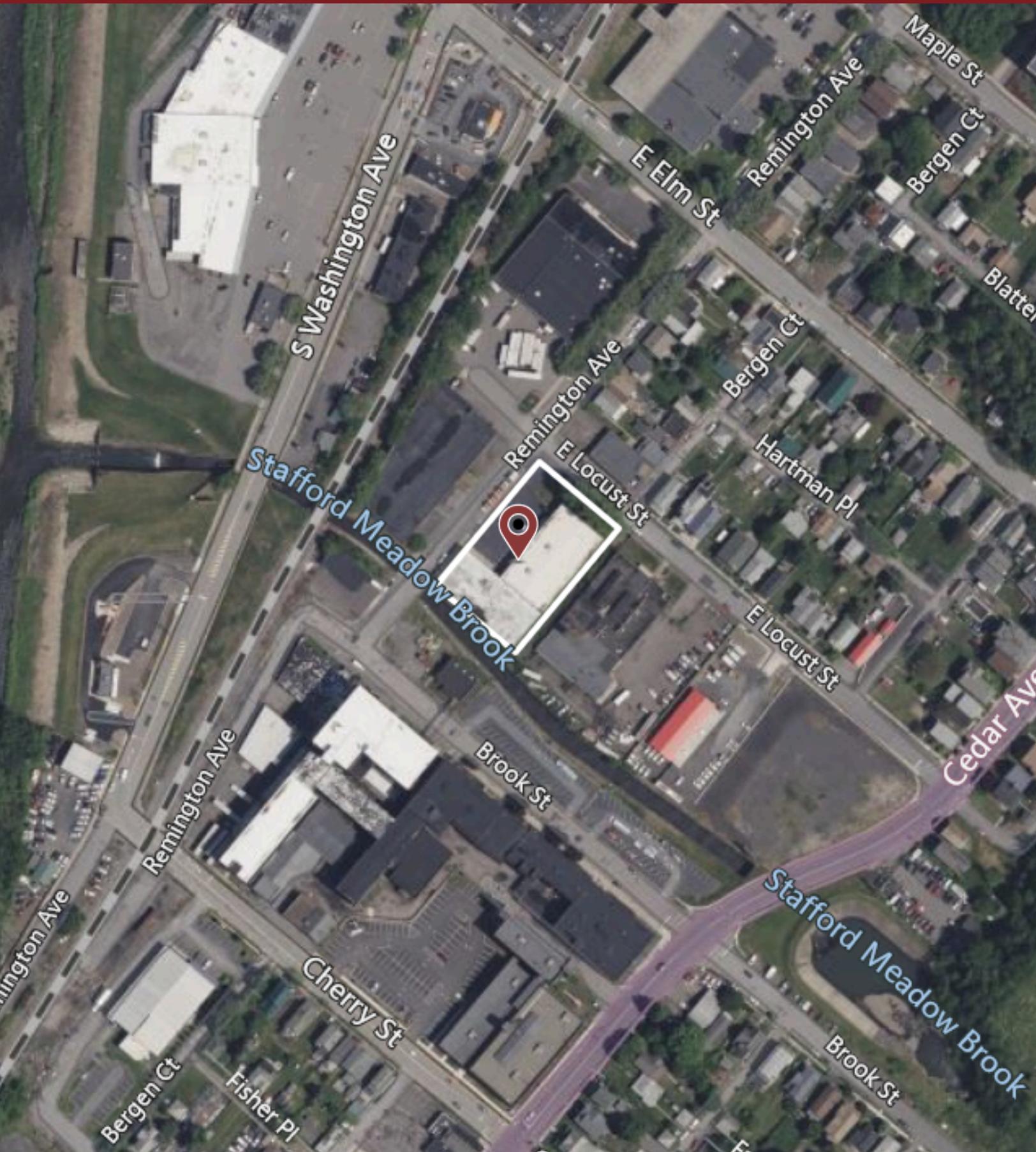
Available Space

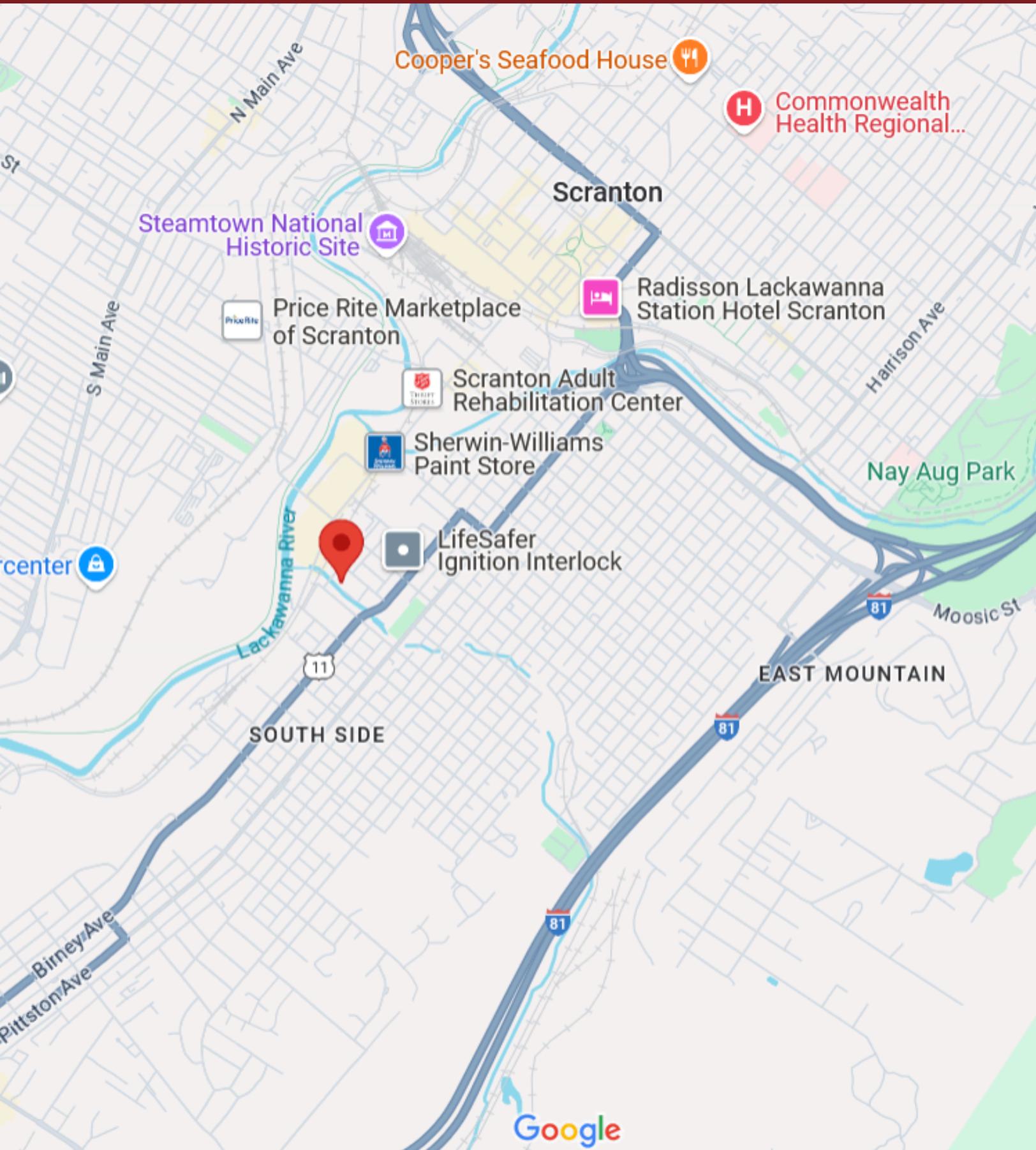
UNIT	SIZE (SF)	LEASE RATE	NOTES
Entire Space	19,577	\$5.00/sq ft	Warehouse, office, retail, and garage
Warehouse	9,736	\$5.00/sq ft	2 overhead doors, 1 interior loading dock
Retail	6,534	\$5.00/sq ft	showroom
Office	2,680	\$4.00/sq ft	
Garage	627	\$500/mo	overhead door



Additional Photos







**FOR MORE INFORMATION
CONTACT:**



JUSTIN SOLANO
Associate
C: 973-558-4179
jsolano@dpcomgroup.com

570-500-0151

800 Main St, Stroudsburg, PA 18360

WWW.DPCOMGROUP.COM

All materials and information received or derived from The Daniel Perich Group its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither The Daniel Perich Group its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. The Daniel Perich Group will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. The Daniel Perich Group makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. The Daniel Perich Group does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by The Daniel Perich Group in compliance with all applicable fair housing and equal opportunity laws.



THE DANIEL PERICH GROUP
COMMERCIAL REAL ESTATE