



**FOR LEASE**

# INDUSTRIAL OFFERING

232 Division Street  
Kingston, PA 18704

MULTIPLE OFFERINGS AVAILABLE

**6,000 – 31,500 SF**  
AVAILABLE

**\$7.00 – \$10.00**  
SF/YR

**4**  
SPACES

## Matthew Nelson

Realtor

(570) 614-9694 (Direct)

matthewdotnelson@gmail.com

## Jonathan J. Nelson Real Estate

9 N. Main Street

Suite #9, Pittston, PA

(570) 212-9583

www.jjnre.com

# Property Overview

## EXECUTIVE SUMMARY


Industrial complex offering a range of flexible space options designed to accommodate warehouse, distribution, and contractor-based users. The site features approximately 30K SF (+/-) of warehouse space with (24') clear heights and dock access, up to 54K SF (+/-) of planned build-to-suit quonset-style buildings, and a 6K SF (+/-) shop building with multiple drive-in doors for equipment or fleet use.

The property is configured to support a variety of operational needs, from large-scale warehousing to smaller service-based uses, with the ability to scale within one location. Yard access and flexible building configurations allow tenants to expand, customize, and operate efficiently within an established industrial setting.

## PROPERTY HIGHLIGHTS

- The property sits less than (1) mile from US-11 and approximately (3) miles from I-81, providing direct north-south connectivity throughout the region. SR-309 is within (4) miles, offering efficient access to the Lehigh Valley, while I-476 is reachable in under (20) minutes for broader Northeast distribution.
- Air travel is supported by Wilkes-Barre / Scranton International Airport, located approximately (10) miles from the site, providing both passenger service and air cargo capabilities.
- Multi-tenant industrial setting designed to accommodate a range of users within a single, centralized location.
- Flexible leasing configurations allowing tenants to occupy individual spaces or expand into larger footprints over time.
- Efficient layout with accessible yard areas and circulation capable of supporting larger vehicles and day-to-day industrial operations.

 **6,000 – 31,500 SF**  
AVAILABLE SF

 **\$7 – \$10**  
ASKING RATE SF/YR

 **4**  
SPACES AVAILABLE

 **Industrial**  
ZONING

## ACCESSIBILITY

### AIRPORTS

Wilkes-Barre Scranton International Airport	<b>10.1 mi</b>
Wilkes-barre General Hosptial	<b>2.0 mi</b>
Wilkes-Barre Wyoming Valley Airport	<b>2.7 mi</b>

### HIGHWAYS

I-81	<b>3.0 mi</b>
PA-309	<b>4.0 mi</b>
US-11	<b>1.0 mi</b>
I-476	<b>12.0 mi</b>

# Space Available

SPACE / SUITE	SF AVAILABLE	RENT RATE	LEASE TYPE	USE	LEASE TERM
Shop Space	6,000 SF	\$10 SF/Yr	NNN	Industrial	Negotiable
Warehouse & Office Space	31,500 SF	\$7 SF/Yr	NNN	Industrial	Negotiable
Warehouse Space	10,000 SF	\$7 SF/Yr	NNN	Industrial	Negotiable
Quonset Building(s)	18,000 – 54,000 SF	\$9 SF/Yr	NNN	Industrial	Negotiable

## SUITE DETAILS

**Shop Space:** 6K SF (+/-) mechanical garage that's well-suited for servicing vehicles, trucks, or equipment. The space features seven 15' overhead doors and one 10' door, allowing for efficient access, pull-through capability, and flexible workflow. There's 16' ceiling heights throughout which allows the building to accommodate a variety of service-based operations, including fleet maintenance, contractors, or light industrial use.

**Warehouse & Office Space:** This offering includes approximately 30K SF (+/-) of warehouse space designed for distribution, storage, or light industrial use. The layout features 24' ceiling heights and four dock doors, supporting efficient operations. The suite also includes approximately 1.5K SF (+/-) of dedicated office space, providing a clear separation between warehouse and administrative functions.

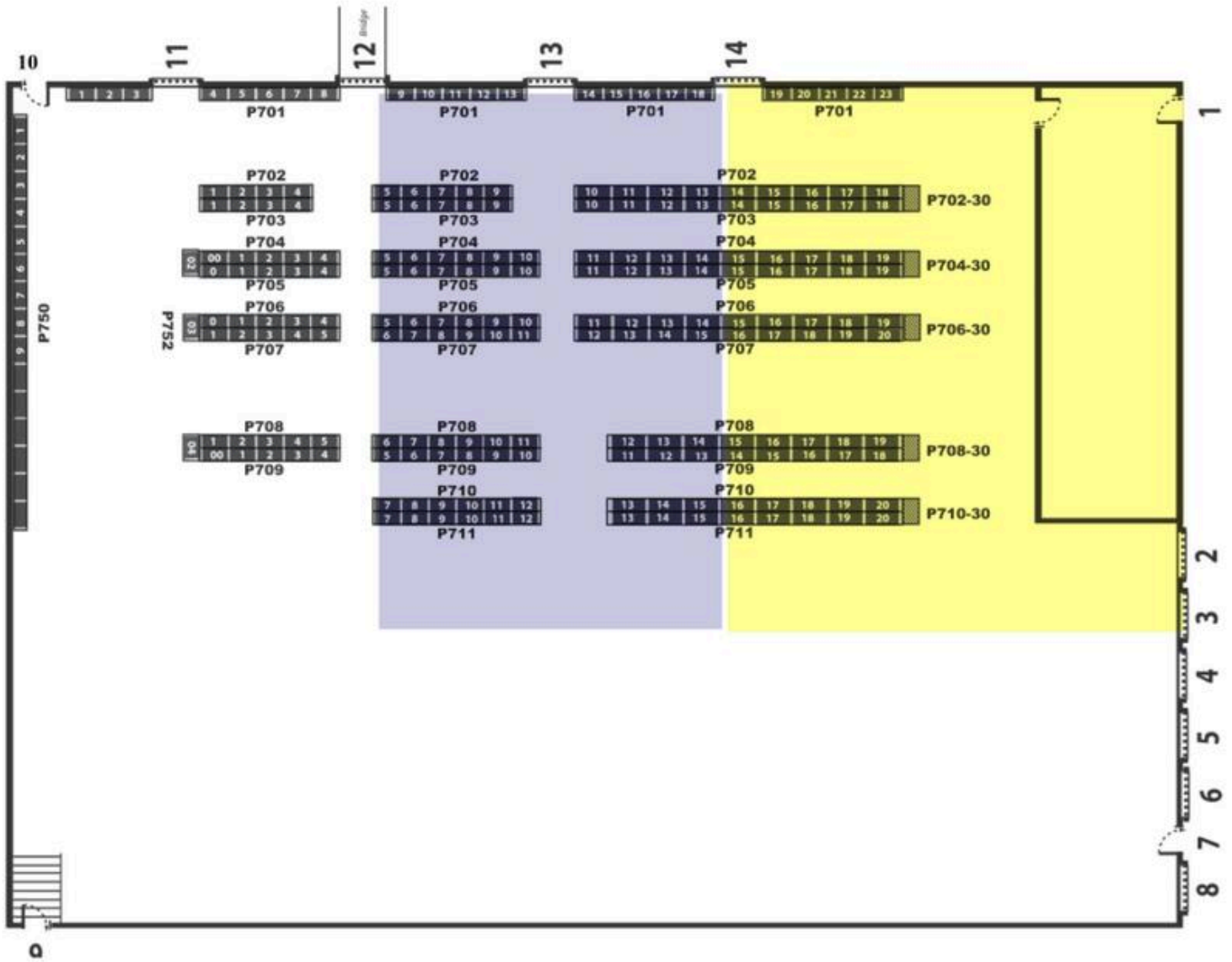
**Warehouse Space:** This offering includes approximately 10K SF (+/-) of warehouse space designed for distribution, storage, or light industrial use. The layout features 24' ceiling heights and four dock doors, supporting efficient operations.

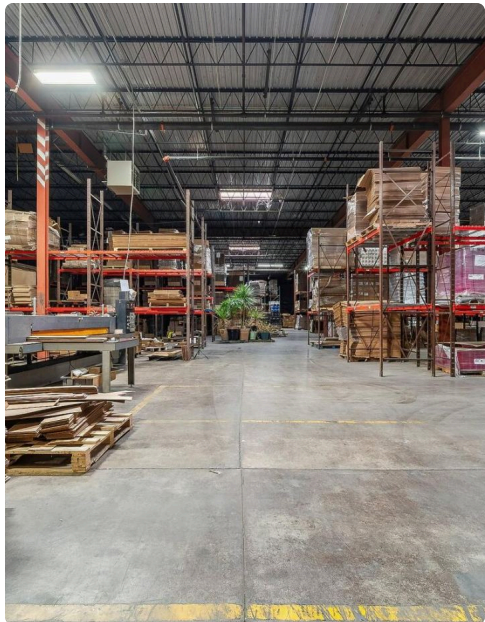
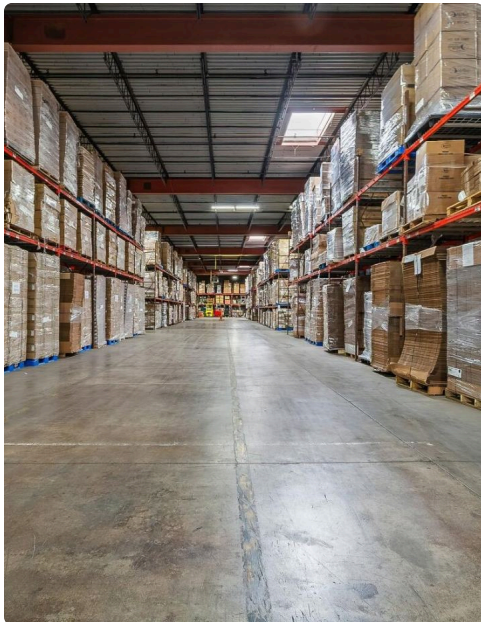
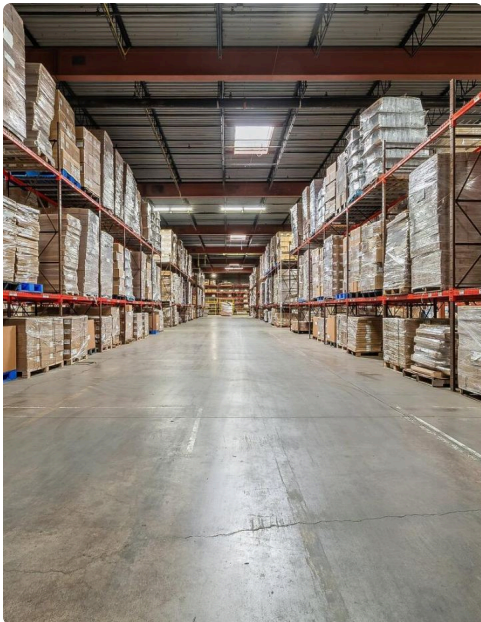
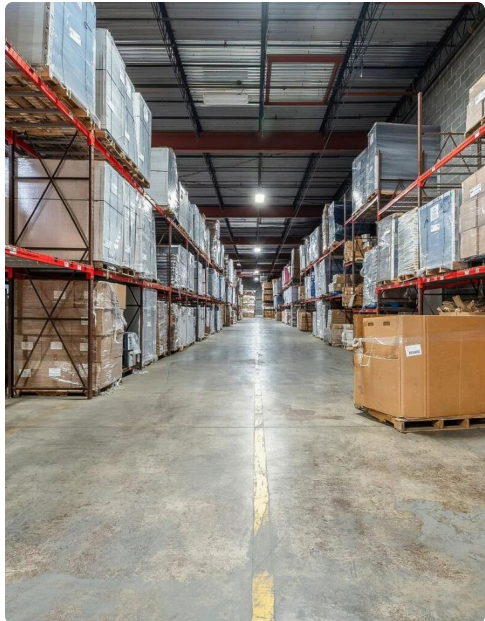
**Quonset Building(s):** This offering includes a planned quonset-style building designed for efficient warehouse, storage, or light industrial use. The clear-span layout allows for maximum usability, accommodating a wide range of operations from distribution to contractor storage. Three buildings are planned in total, providing the opportunity for users to lease or acquire one, multiple, or the full footprint depending on their needs. Flexibility is a key component of the project, with build-to-suit options available for office space, restrooms, or other interior improvements.



**JONATHAN J.  
NELSON**  
REAL ESTATE  
[www.jnre.com](http://www.jnre.com)

41.2736°N, 75.8972°W





# Market Overview

## Market Overview of Kingston, PA

Kingston is a borough in Luzerne County, Pennsylvania, strategically positioned along the western bank of the Susquehanna River across from Wilkes-Barre. The area benefits from its proximity to major transportation corridors, supporting continued industrial and commercial growth throughout the Wyoming Valley.

The borough and surrounding market provide access to a stable, regionally connected workforce, supported by a dense population base across Luzerne County. Kingston's location within close proximity to key logistics routes has made it a practical option for industrial users seeking efficient distribution, service-based operations, and access to both local and regional labor pools.



### KEY FACTS

Population	13,855
Area	0.9 sq mi
Elevation	1,788 ft
Time Zone	UTC-04:00
County	Luzerne County
Incorporated	January 1, 1857
State	Pennsylvania

### DEMOGRAPHIC SNAPSHOT

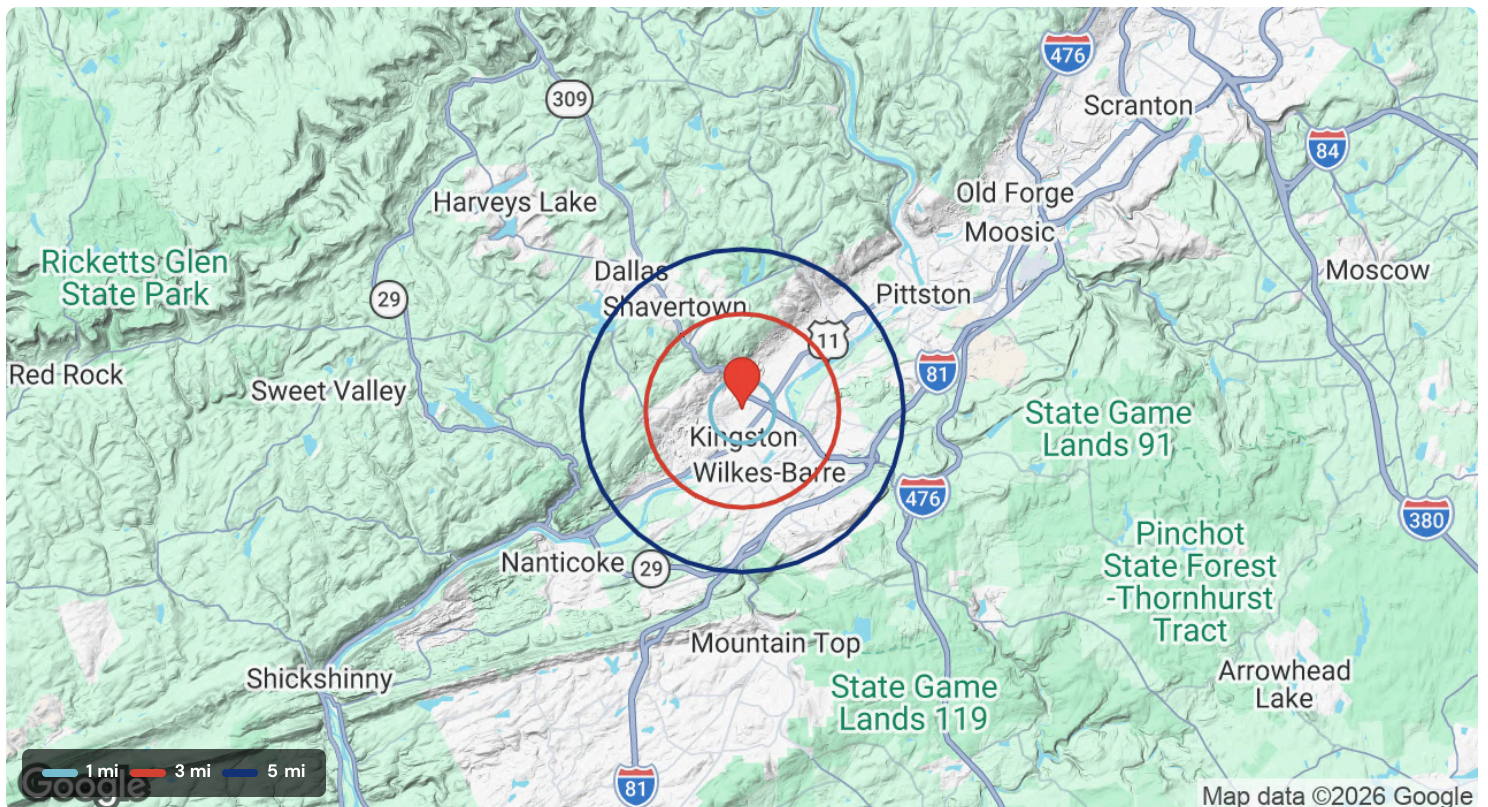
1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS	
Population	17,319	81,825	133,970
Median HH Income	\$49,457	\$54,081	\$57,702
Households	7,832	34,737	57,593

Source: ESRI / ArcGIS Business Analyst

# Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	18,082	82,429	136,941
2010 Population	17,388	78,914	130,944
2025 Population	17,319	81,825	133,970
2030 Population	17,378	82,220	134,572
2025-2030 Growth Rate	0.07 %	0.10 %	0.09 %
2025 Daytime Population	16,317	85,474	143,041

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	7,929	35,195	57,872	less than \$15,000	1,598	5,495	7,887
2010 Total Households	7,747	33,735	56,217	\$15,000-\$24,999	696	3,060	4,844
2025 Total Households	7,832	34,737	57,593	\$25,000-\$34,999	758	3,124	5,082
2030 Total Households	7,896	35,057	58,111	\$35,000-\$49,999	894	4,434	7,339
2025 Avg. Household Size	2.18	2.22	2.23	\$50,000-\$74,999	1,135	6,019	10,149
2025 Owner Occupied Housing	4,005	18,612	34,073	\$75,000-\$99,999	891	4,148	7,226
2030 Owner Occupied Housing	4,142	19,257	35,042	\$100,000-\$149,999	1,036	4,584	8,003
2025 Renter Occupied Housing	3,827	16,125	23,520	\$150,000-\$199,999	352	2,067	3,746
2030 Renter Occupied Housing	3,754	15,800	23,069	\$200,000 or greater	472	1,806	3,318
2025 Vacant Housing	1,049	4,646	7,234	Median HH Income	\$49,457	\$54,081	\$57,702
2025 Total Housing	8,881	39,383	64,827	Average HH Income	\$72,079	\$73,654	\$78,245



Source: ESRI / ArcGIS Business Analyst

# INDUSTRIAL OFFERING

232 Division Street, Kingston, PA, 18704



PRESENTED BY



**Matthew Nelson**

Realtor

(570) 614-9694

matthewdotnelson@gmail.com

Lic# RS372694

## **Jonathan J. Nelson Real Estate**

9 N. Main Street

Suite #9, Pittston, PA

(570) 212-9583    www.jjnre.com

### DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from JONATHAN J. NELSON REAL ESTATE and it should not be made available to any other person or entity without the written consent of JONATHAN J. NELSON REAL ESTATE.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to JONATHAN J. NELSON REAL ESTATE. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. JONATHAN J. NELSON REAL ESTATE has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, JONATHAN J. NELSON REAL ESTATE has not verified, and will not verify, any of the information contained herein, nor has JONATHAN J. NELSON REAL ESTATE conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONTACT THE JONATHAN J. NELSON REAL ESTATE ADVISOR FOR MORE DETAILS.