

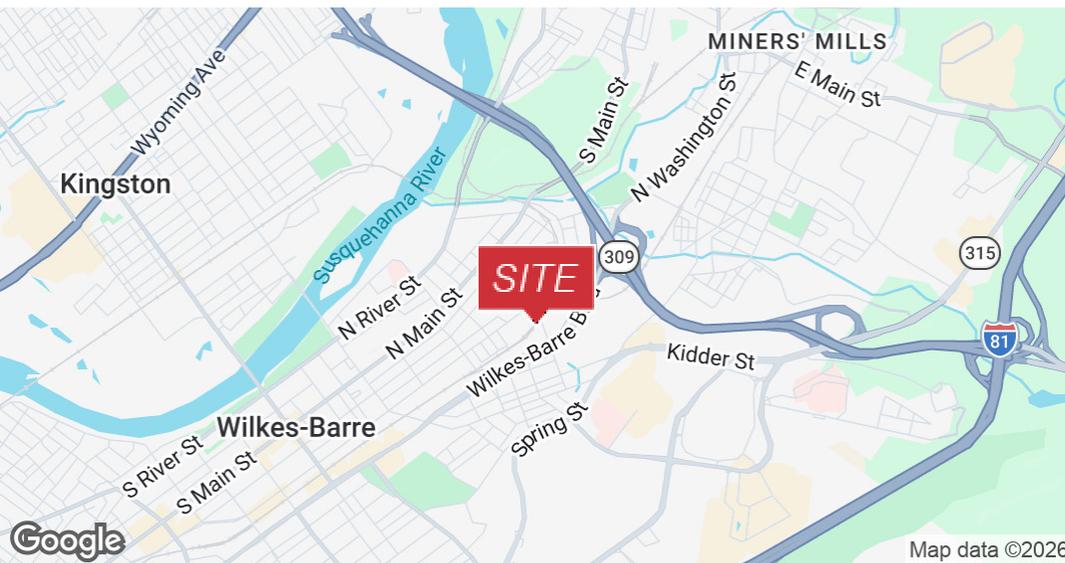
43 CONYNGHAM AVENUE

Wilkes-Barre, PA 18702

 FOR LEASE

 INDUSTRIAL

 12,674± SF



PROPERTY DESCRIPTION

Two Units available in Multi Tenant Warehouse-Distribution Center in the heart of Wilkes-Barre. Located at a four way intersection leading to the on ramps for Route 309, direct access within minutes to I-81, I-476 and Route 315.

LEASE RATE:
UPON REQUEST

FOR MORE INFORMATION

David Weaver, SIOR

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Steve Cole, SIOR

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NAI Mertz

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856.234.9600 | www.naimertz.com



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PROPERTY HIGHLIGHTS

- Suite E available - 9,674 SF
- Main Warehouse area is 78' x 91' = 7,158 sq ft.
- New LED lighting in warehouse
- Bay Size: 35' x 45'
- 24" in outside Dock with 8' x 9' door
- Dock area is 37' x 19' = 703 sq ft.
- Rear Warehouse area (behind Dock) 30.5' x 28.5' = 869 sq ft.
- Ceiling Height: 17' clear
- Rear Rail Door: 8' x 10'
- Heat: Ceiling Mounted Gas Unit
- Sprinkler: dry
- Adjacent Area:
 - 18' x 36' area with 8' x 8' dock door to outside truck dock w/ leveler
 - Offices: Two, 20.75' x 29' = 601.75 sq ft. and 13.66' x 15.5' = 211 sq ft.
 - Restrooms: 2
 - Heat: Baseboard Hot water (gas)
- Suite F - 3,000± SF
- Front of Building
 - 1 New Dock Door
 - 1 Office
 - 1 Restroom

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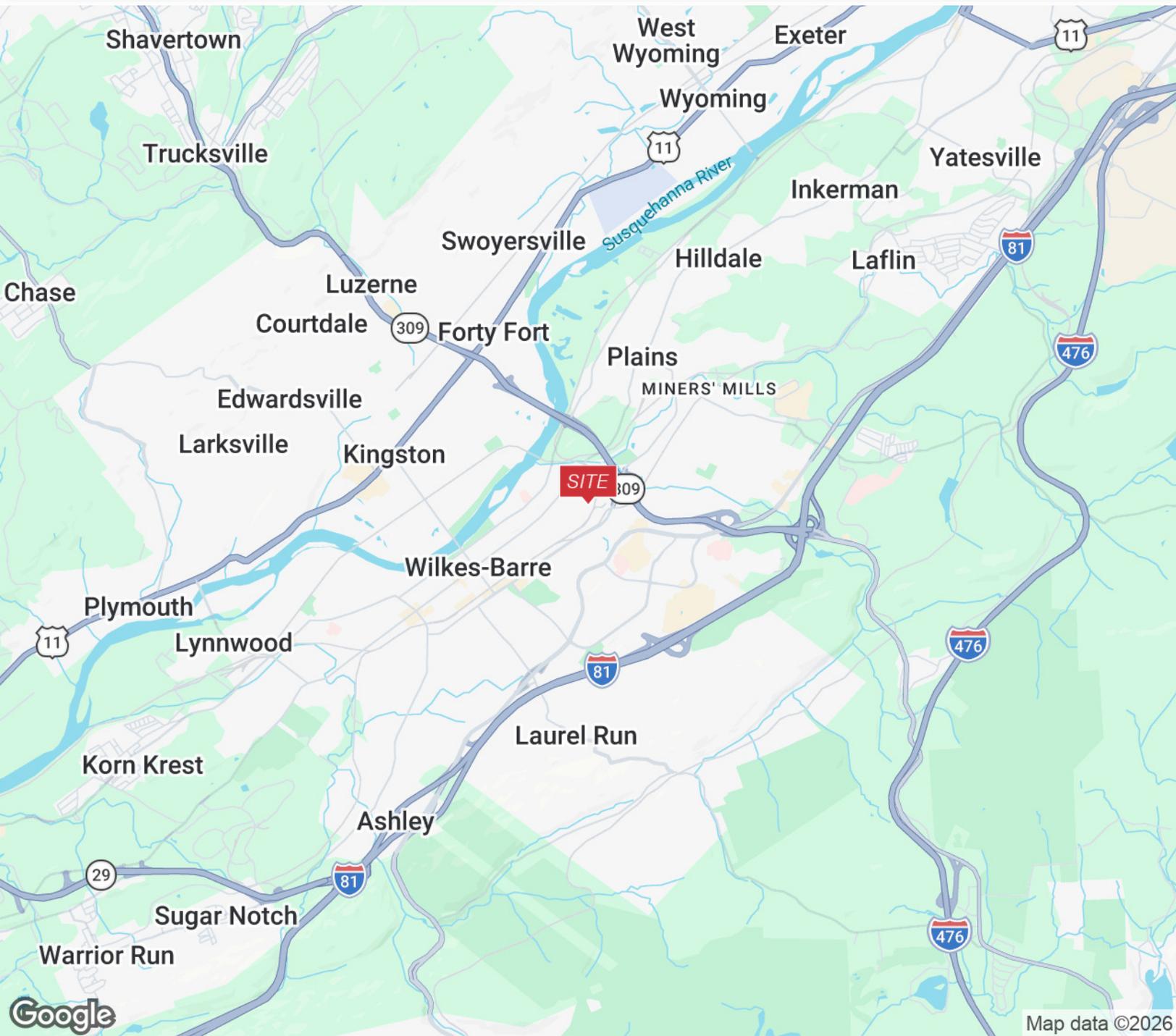
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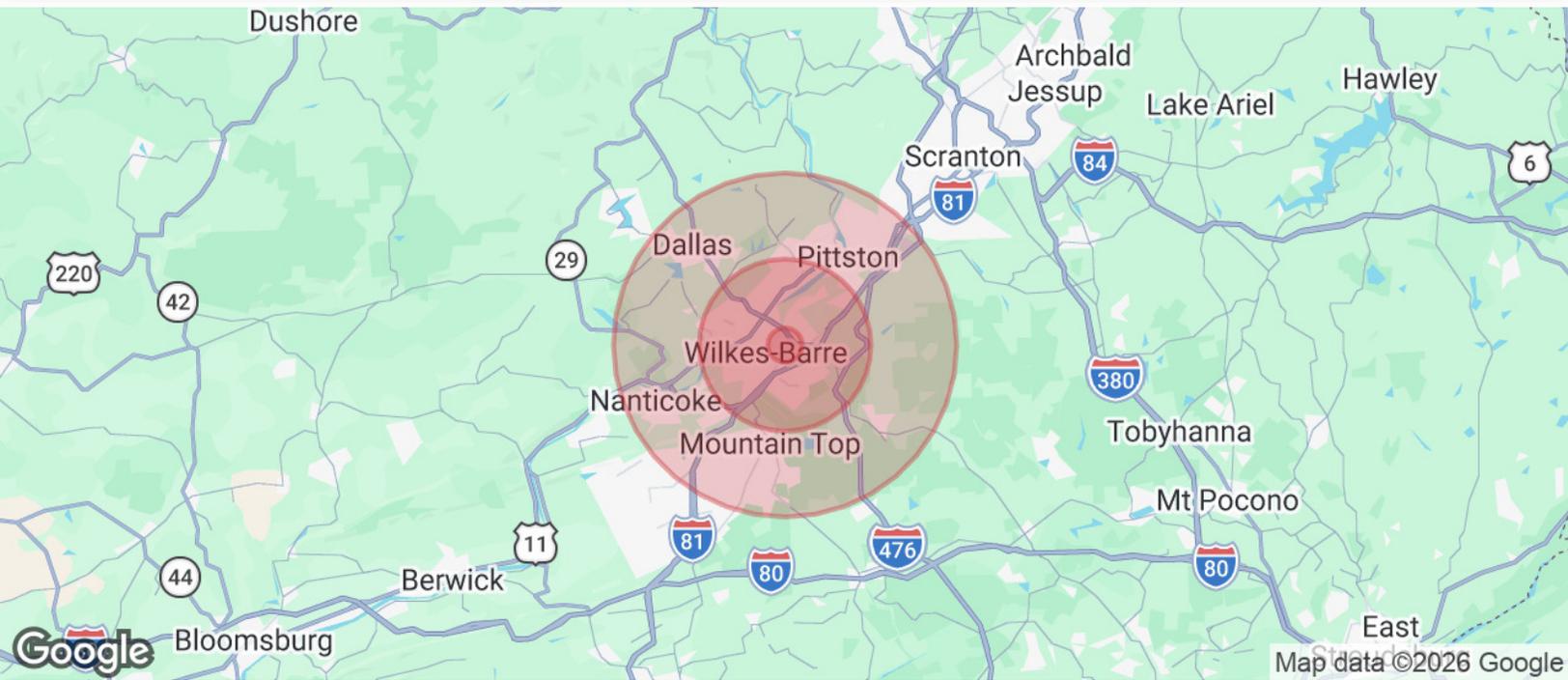
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	13,903	135,425	249,748
Average Age	36.5	40.7	41.7
Average Age (Male)	32.5	38.7	39.9
Average Age (Female)	39.6	42.4	43.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	5,424	57,922	104,363
# of Persons per HH	2.6	2.3	2.4
Average HH Income	\$38,699	\$48,365	\$54,677
Average House Value	\$87,598	\$120,440	\$147,890

TRAFFIC COUNTS

Wilkes-Barre Boulevard	17,543/day
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* Demographic data derived from 2020 ACS - US Census

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