



### Warehouse Space Available for Lease

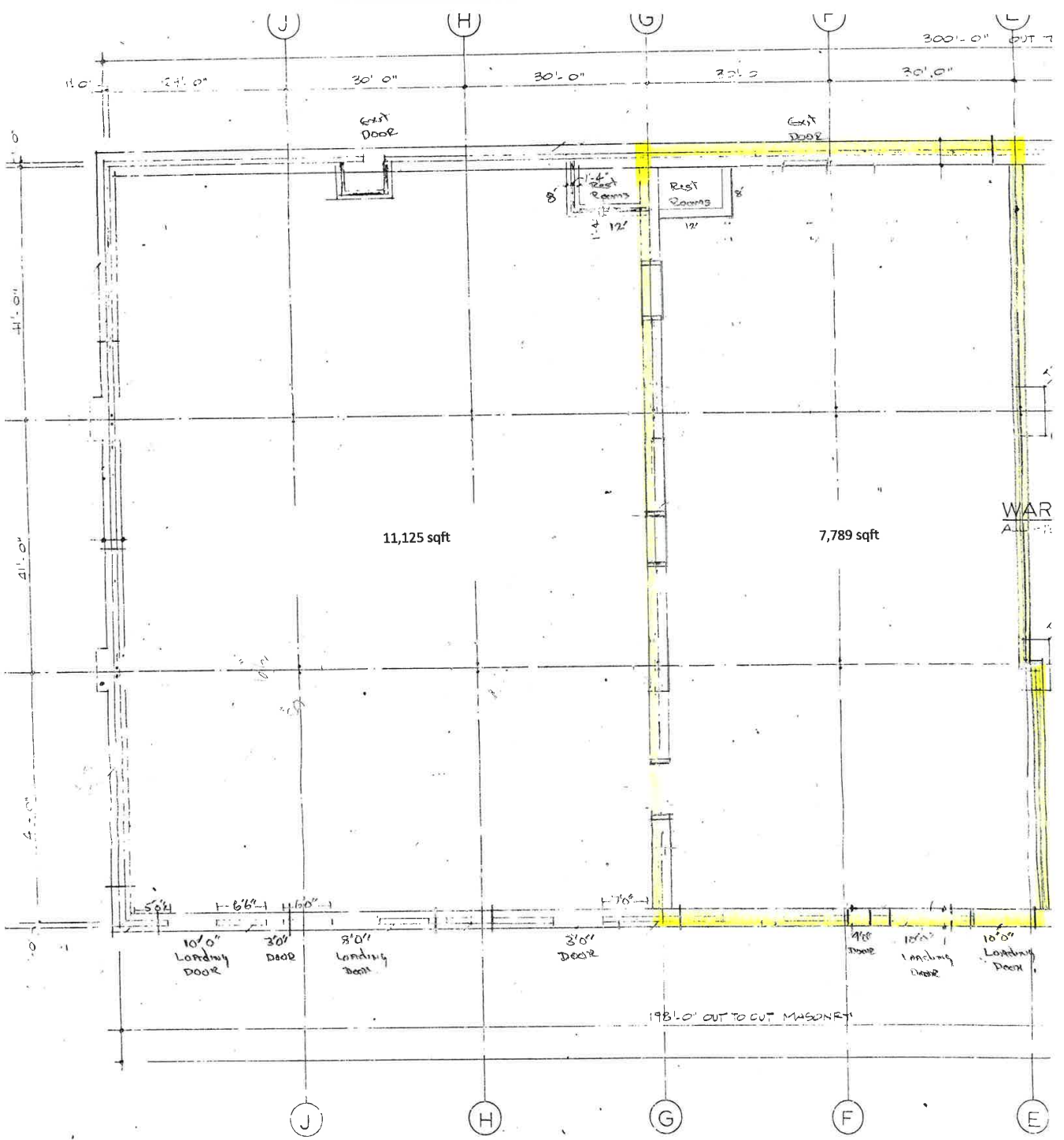
ADDRESS	1090 Highway 315, Plains, Luzerne County, PA 18702		
LOCALE	Located at the northwest corner of Route 315 and Laird Street in Plains Township, minutes from both I-81 and Route 309 (Cross Valley Expressway).		
PARCEL	<u>Unit</u>	<u>Space</u>	<u>Square Feet (+/-)</u>
	1	Warehouse	7,789
CONSTRUCTION	Masonry building construction, rubber roof covering.		
INTERIOR FINISH	Open floorplan, concrete floor, 15' ceiling height to roof truss.		
BATHROOMS	Existing Restroom.		
HVAC	Suspended Gas Fired Space Heaters.		
UTILITIES	Electric, Gas, Public Water and Public Sewer.		
PARKING	Room for +/- 10 vehicles, plus 2 dedicated dock doors to accommodate trailers.		
LOADING DOCKS	2 Existing.		
TRAFFIC VOLUME	25,911 ADT on Route 315 (October 2019).		
ZONING	B-3: Highway Commercial District (Plains Township).		
RENT/TERM	<b>\$6.50/SF NNN (\$1.62/SF) plus utilities.</b>		

1090 Route 315, Plains - Info 5/3/2024

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and same is submitted, subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.



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LOCATION: 1090 HIGHWAY 315 & LAIRD STREET  
 WILKES BARRE, PA 18705

CTS

360 sq ft  
 + 40 sq ft tax  
 400 sq ft