



INDUSTRIAL OFFERING IN THE BACK MOUNTAIN

555 Country Club Drive
Dallas Township, PA 18612

OFFERING MEMORANDUM

INDUSTRIAL OFFERING IN THE BACK MOUNTAIN

555 COUNTRY CLUB DRIVE
DALLAS TOWNSHIP, PA 18612

EXCLUSIVELY PRESENTED BY:



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**JONATHAN J. NELSON REAL
ESTATE**

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Pittston, PA 18640

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www.jjnre.com

Built By: www.crebuilder.com





INVESTMENT SUMMARY

This 60K SF industrial facility on ten acres combines high-clearance warehouse space with finished office areas, multiple loading docks, and overhead doors. Flexible zoning supports manufacturing, distribution, and storage uses, while 30'–40' clear heights and ample acreage provide both capacity and expansion potential. Positioned just off PA-309 with direct access to I-81 and key Northeast freight corridors, the property offers strong logistical connectivity, supported by nearby restaurants, retail, and services that enhance workforce and operational convenience.

Beyond its scale and logistics advantages, the facility was designed with functionality in mind. Private offices, a mezzanine, lunchrooms, and multiple restrooms create a workplace that supports both industrial operations and administrative needs under one roof. High clearances, reinforced construction, and efficient loading infrastructure allow users to adapt the space for a variety of uses, while the ten-acre site provides outdoor storage options and the ability to expand as business demands grow.



PROPERTY SUMMARY

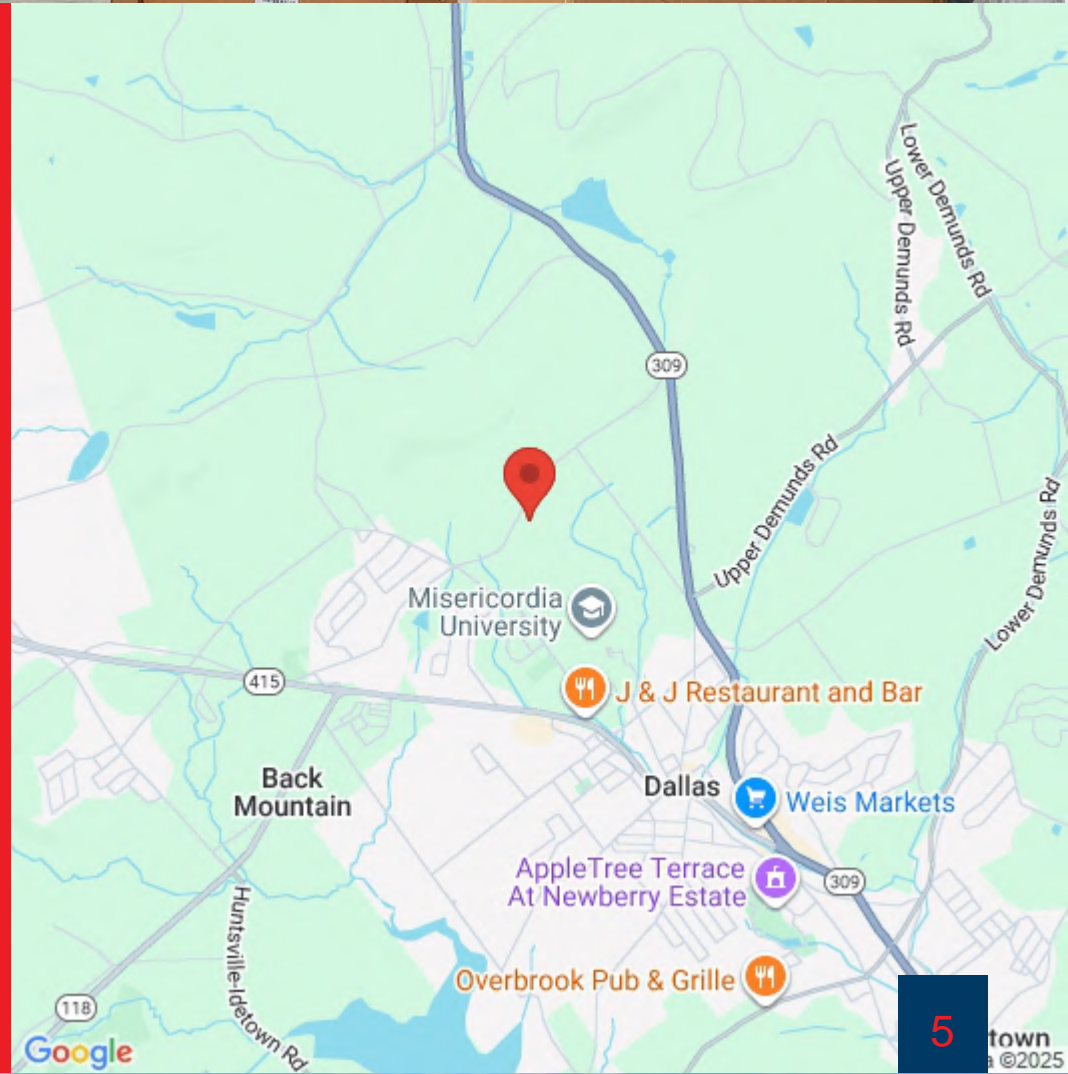
Offering Price	\$3,500,000.00
ACRES I-1 ZONING	7
ACRES R-1 ZONING	3
TOTAL SF	60K SF
CEILING HEIGHT	30' - 40'
TOTAL TAXES	\$ 31,246.77





INVESTMENT HIGHLIGHTS

- 60K SF of industrial space with 30'–40' clear heights, multiple loading docks, and overhead doors designed to accommodate a wide range of manufacturing, distribution, and storage operations.
- Built-out office and support areas, including private offices, mezzanine, lunchrooms, and restrooms that create a functional environment.
- Flexible zoning allows for outdoor storage or future expansion, while the location off PA-309 with direct I-81 access connects to major Northeast freight corridors and nearby workforce amenities.
- Nearly 50 million people can be reached within an overnight drive, positioning the site as a strategic hub for regional and national logistics operations.
- Rare offering in a supply-constrained market, offering a scalable industrial asset in Northeastern Pennsylvania where large, high-clearance facilities of this size and flexibility are limited.





LOCATION HIGHLIGHTS

- Northeastern Pennsylvania sits within a four-hour drive of nearly 48 million people, making it a powerful logistics hub for direct-to-consumer, retail restocking, and regional distribution operations.
- In the Scranton, Wilkes-Barre, & Hazleton area, transportation & warehousing accounts for 11.5% of employment - well above the U.S. average, signaling a strong regional specialization in industrial logistics.
- NEPA serves as the "Northeast's Interstate Hub," with six major highways ; I-80, I-81, I-84, I-380, I-476, and I-78, all intersecting in the region. This network ensures seamless connections to markets from Maine to Virginia and even westward toward Ohio.
- As of Q1 2025, within the broader I-81/I-78 corridor, 6.9M SF of new industrial and warehouse space was actively under construction, reinforcing sustained investor confidence and tenant demand in the region.
- Luzerne County's economy has shifted from historical coal and manufacturing to logistics and warehousing - sectors now driving moderate growth and stability across the region.
- Wilkes-Barre / Scranton International Airport provides daily cargo and passenger service, supplementing the highway network and ensuring quick air freight access.
- National users such as Amazon, Home Depot, Chewy, and American Eagle operate large distribution centers in the Scranton / Wilkes-Barre corridor, validating the region's logistics efficiency and workforce capacity.
- The site sits within a one-day truck drive to six of the top 10 U.S. metropolitan areas, giving occupiers access to more than 100 million consumers without needing secondary hubs.
- Beyond big-box distribution, NEPA has attracted food processing, advanced manufacturing, cold storage, and e-commerce tenants, diversifying the industrial base and reducing reliance on a single user type.





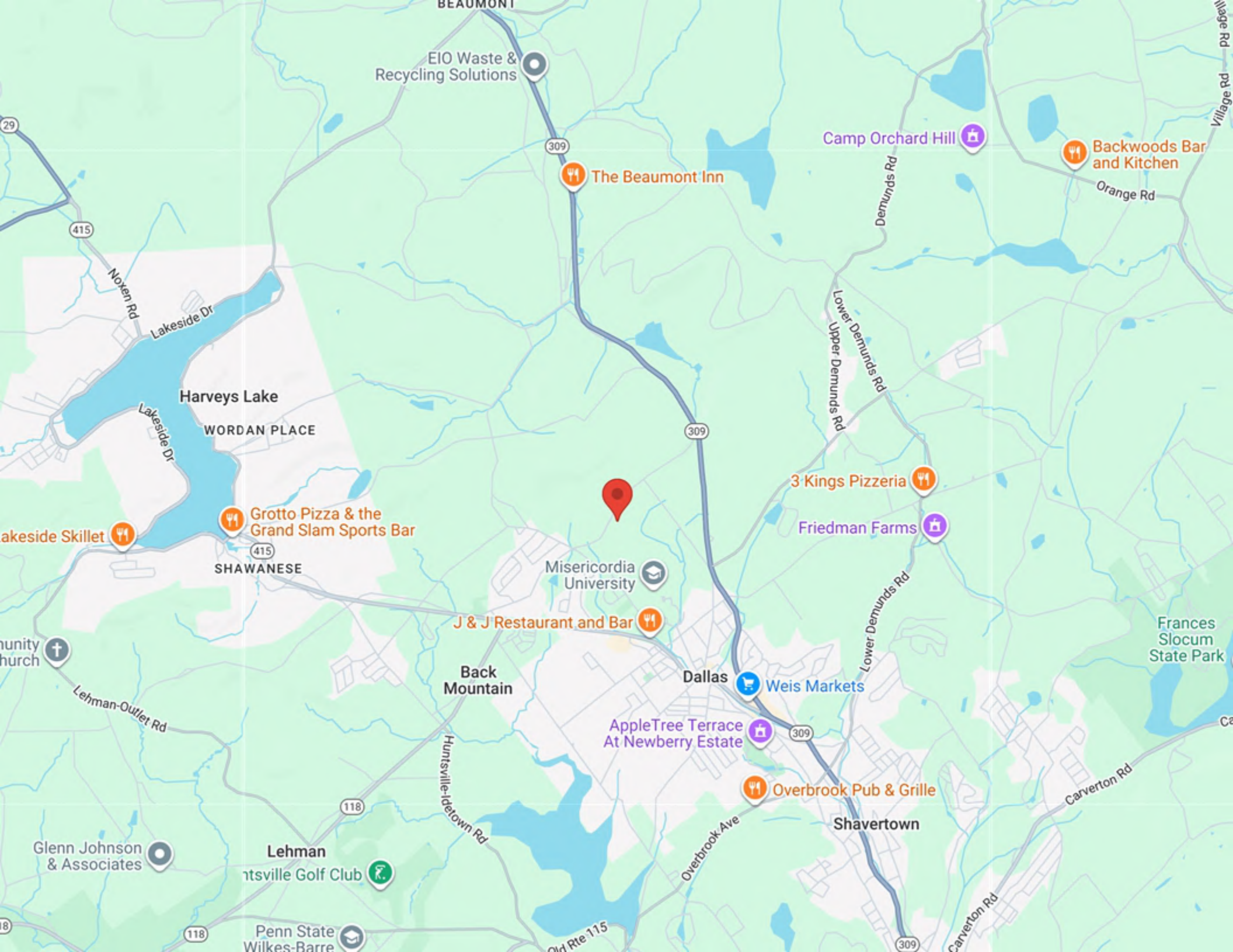
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,644	13,908	26,458
2010 Population	3,059	14,896	27,604
2025 Population	2,991	14,732	27,198
2030 Population	2,989	14,689	27,066
2025-2030 Growth Rate	-0.01 %	-0.06 %	-0.1 %
2025 Daytime Population	4,215	15,409	24,379

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	120	619	836
\$15000-24999	67	295	579
\$25000-34999	48	260	794
\$35000-49999	85	421	999
\$50000-74999	163	924	1,600
\$75000-99999	121	591	1,094
\$100000-149999	112	1,088	2,127
\$150000-199999	91	740	1,421
\$200000 or greater	171	1,004	1,770
Median HH Income	\$ 75,945	\$ 92,985	\$ 92,096
Average HH Income	\$ 111,234	\$ 123,176	\$ 123,601

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	801	5,228	10,072
2010 Total Households	947	5,791	10,883
2025 Total Households	978	5,941	11,218
2030 Total Households	983	5,952	11,237
2025 Average Household Size	2	2.29	2.32
2025 Owner Occupied Housing	540	4,697	9,259
2030 Owner Occupied Housing	566	4,773	9,380
2025 Renter Occupied Housing	438	1,244	1,959
2030 Renter Occupied Housing	417	1,179	1,856
2025 Vacant Housing	107	568	1,159
2025 Total Housing	1,085	6,509	12,377





EIO Waste & Recycling Solutions

The Beaumont Inn

Camp Orchard Hill

Backwoods Bar and Kitchen

Orange Rd

Demunds Rd

Lower Demunds Rd
Upper Demunds Rd

3 Kings Pizzeria

Friedman Farms

Misericordia University

J & J Restaurant and Bar

Back Mountain

Dallas

Weis Markets

AppleTree Terrace At Newberry Estate

Overbrook Pub & Grille

Shavertown

Frances Slocum State Park

Harveys Lake

WORDAN PLACE

Grotto Pizza & the Grand Slam Sports Bar

SHAWANESE

Lakeside Skillet

Community Church

Glenn Johnson & Associates

Lehman Huntville Golf Club

Penn State Wilkes-Barre

Huntsville-Jetown Rd

Overbrook Ave

Carverton Rd

Old Rte 115

309

118

118

309

309

415

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

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