



*Industrial Space Available*  
FOR SALE OR LEASE

**78 INDUSTRIAL DRIVE, DELANO PA**








# INDUSTRIAL SPACE AVAILABLE FOR SALE OR LEASE

**DELANO INDUSTRIAL PARK**  
78 INDUSTRIAL DRIVE  
DELANO, PA 18220

## OFFERING SUMMARY

Building Size	35,200 SF
Sale Price	\$2,115,000
Price per SF	\$60 PSF
Property Taxes	\$20,549.92
APN	06-05-0010.003
Available SF for Lease	35,200 SF
Lease Rate	\$7.50 per SF/yr
Lease Type	NNN
RE Taxes & Insurance	\$0.76 per SF
CAM	\$1.50 per SF
Zoning	IC - Industrial Commercial
Municipality	Delano Township
County	Schuylkill County

## PROPERTY HIGHLIGHTS

- Situated at the Delano exit of  10 miles to Hazelton, 15 miles to  and 40 miles to .
- Ample loading flexibility and lots of outdoor storage

## PROPERTY OVERVIEW

Landmark Commercial Realty is pleased to present a prime 35,200 SF industrial/warehouse space for sale or lease in Delano Industrial Park, an ideal opportunity for an owner/operator. Strategically located just north of the I-81/Route 209 interchange and only 20 minutes from Schuylkill County Airport, this property offers excellent accessibility within one of the nation's strongest industrial markets. Over the past decade, the region has seen significant investment from warehouse and distribution companies, making it a thriving hub for logistics and manufacturing. The facility features 23' 6" ceilings, two (2) 12'x12' drive-in doors, and five (5) dock doors, ensuring seamless operations for various industrial needs. Additionally, the building includes four (4) separate office spaces, a breakroom, and a conference room, providing ample support for administrative functions. Don't miss this exceptional leasing opportunity in a highly sought-after industrial corridor.

LANDMARK COMMERCIAL REALTY  
425 N 21<sup>ST</sup> STREET, SUITE 302  
CAMP HILL, PA 17011  
P : 717.731.1990

CHUCK HELLER  
EXECUTIVE VICE PRESIDENT  
CHELLER@LandmarkCR.com  
C: 717.979.5619

ADAM BOUSSATTA  
ASSOCIATE  
ADAM@LandmarkCR.com  
C: 717.603.1209

LANDMARKCR.COM

TCN  
WORLDWIDE  
REAL ESTATE SERVICES

1



# INDUSTRIAL SPACE AVAILABLE FOR SALE OR LEASE

## DELANO INDUSTRIAL PARK

78 INDUSTRIAL DRIVE  
DELANO, PA 18220



### PROPERTY DETAILS

Number of Buildings	1
Building Size	35,200 SF
Lot Size	5.00 AC
Building Class	B
Tenancy	Single
Number of Floors	1
Restrooms	Yes
Parking	Asphalt
Year Built   Renovated	1973   2024

### BUILDING SPECIFICATIONS

Construction	Steel & Masonry
Roof Type	Flat/Rubber
Power	1,200 Amp
HVAC	Electric Baseboard Heat (Office) Gas Heaters (Warehouse)
Ceiling Height	Up to 23' 6"
Drive-in Doors	Two (2) 12x12
Dock Doors	Five (5)
Signage	Monument

### MARKET DETAILS

Cross Streets	Industrial Park Dr &
Traffic Count at Intersection	11,084 ADT
Municipality	Delano Township
County	Schuylkill County
Zoning	IC - Industrial Commercial

LANDMARK COMMERCIAL REALTY  
425 N 21<sup>ST</sup> STREET, SUITE 302  
CAMP HILL, PA 17011  
P : 717.731.1990

CHUCK HELLER  
EXECUTIVE VICE PRESIDENT  
CHELER@LandmarkCR.com  
C: 717.979.5619

ADAM BOUSSATTA  
ASSOCIATE  
ADAM@LandmarkCR.com  
C: 717.603.1209

LANDMARKCR.COM







# INDUSTRIAL SPACE AVAILABLE FOR SALE OR LEASE

**DELANO INDUSTRIAL PARK**

**78 INDUSTRIAL DRIVE  
DELANO, PA 18220**

**ADDITIONAL PHOTOS**



LANDMARK COMMERCIAL REALTY  
425 N 21<sup>ST</sup> STREET, SUITE 302  
CAMP HILL, PA 17011  
P : 717.731.1990

CHUCK HELLER  
EXECUTIVE VICE PRESIDENT  
CHELER@LandmarkCR.com  
C: 717.979.5619

ADAM BOUSSATTA  
ASSOCIATE  
ADAM@LandmarkCR.com  
C: 717.603.1209

LANDMARKCR.COM





# INDUSTRIAL SPACE AVAILABLE FOR SALE OR LEASE

**DELANO INDUSTRIAL PARK**

**78 INDUSTRIAL DRIVE  
DELANO, PA 18220**

BUILDING FLOOR PLAN







# INDUSTRIAL SPACE AVAILABLE FOR SALE OR LEASE

**DELANO INDUSTRIAL PARK**

**78 INDUSTRIAL DRIVE  
DELANO, PA 18220**

LOCATION



LANDMARK COMMERCIAL REALTY  
425 N 21<sup>ST</sup> STREET, SUITE 302  
CAMP HILL, PA 17011  
P : 717.731.1990

CHUCK HELLER  
EXECUTIVE VICE PRESIDENT  
CHELER@LandmarkCR.com  
C: 717.979.5619

ADAM BOUSSATTA  
ASSOCIATE  
ADAM@LandmarkCR.com  
C: 717.603.1209

LANDMARKCR.COM







# INDUSTRIAL SPACE AVAILABLE FOR SALE OR LEASE

## DELANO INDUSTRIAL PARK

78 INDUSTRIAL DRIVE  
DELANO, PA 18220

### DEMOGRAPHICS

#### POPULATION

3 MILE	2,603
5 MILE	9,660
10 MILE	85,108

#### HOUSEHOLDS

3 MILE	1,116
5 MILE	4,009
10 MILE	32,710

#### AVERAGE HOUSEHOLD INCOME

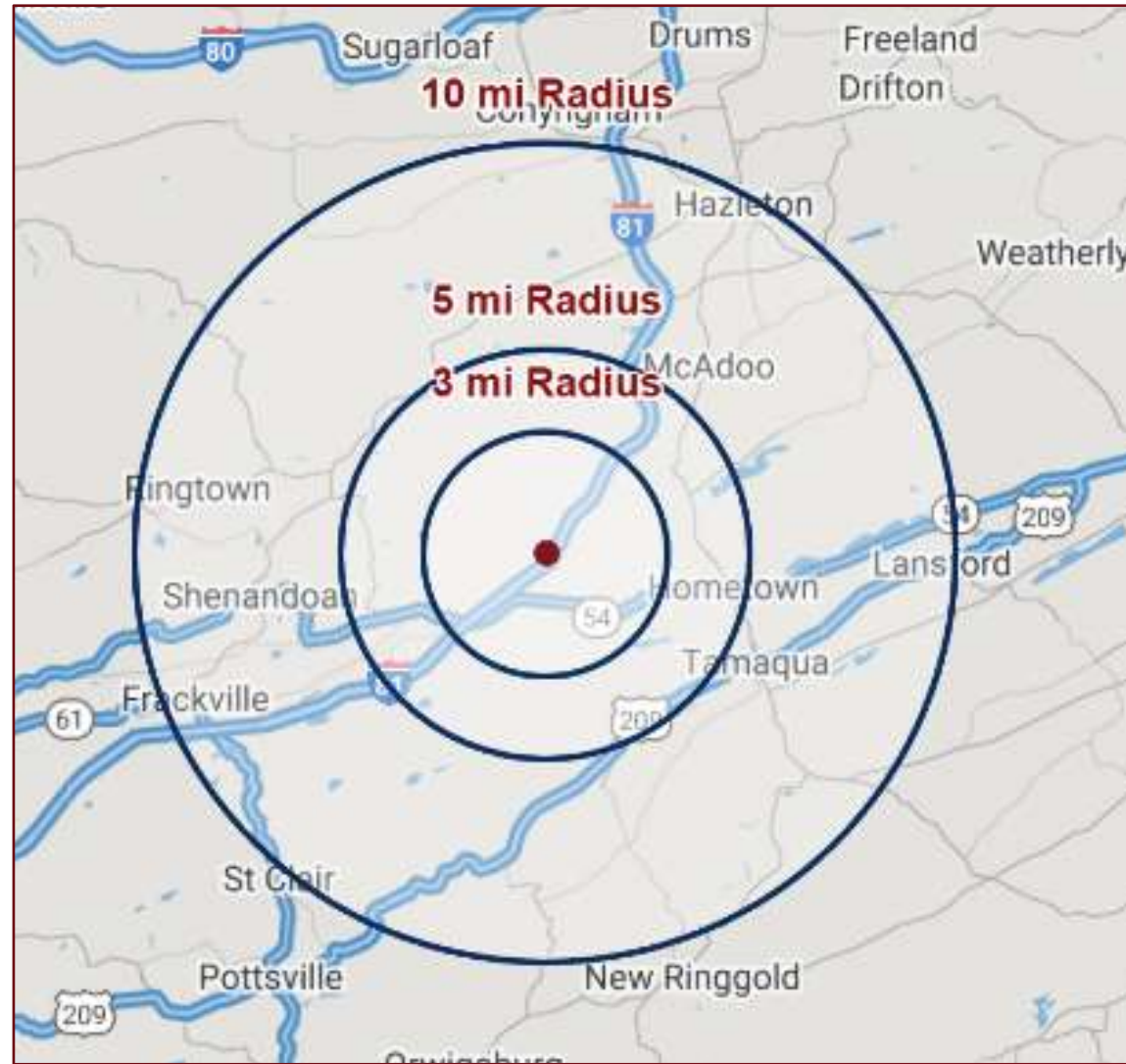
3 MILE	\$86,672
5 MILE	\$84,003
10 MILE	\$75,313

#### TOTAL BUSINESSES

3 MILE	67
5 MILE	255
10 MILE	2,400

#### TOTAL EMPLOYEES (DAYTIME POPULATION)

3 MILE	512
5 MILE	2,349
10 MILE	26,253





# INDUSTRIAL SPACE AVAILABLE FOR SALE OR LEASE

**DELANO INDUSTRIAL PARK**  
78 INDUSTRIAL DRIVE  
DELANO, PA 18220

## AREA OVERVIEW

Schuylkill County, PA, is a region steeped in rich history and characterized by its scenic beauty and close-knit communities. Nestled in the heart of Pennsylvania's coal region, the county has evolved from its mining roots into a diverse economic hub. Its strategic location along major transportation corridors, including Interstates 81 and 78, makes it an attractive destination for businesses looking for industrial and warehouse facilities. The county's industrial parks, such as the Delano Industrial Park and Highridge Business Park, offer ample space and state-of-the-art infrastructure to support a variety of industries.

Delano, PA, is an emerging industrial hub within Schuylkill County, offering significant opportunities for leasing industrial space. The Delano Industrial Park, located about 10 miles south of Hazleton and just 1/8 mile from I-81 exit 134, provides convenient access to major transportation routes<sup>2</sup>. This strategic location makes it ideal for businesses looking to establish or expand their distribution and manufacturing operations.

Schuylkill County is not only about business; it also boasts beautiful landscapes, including state parks and trails that appeal to outdoor enthusiasts. With a robust support system from organizations like the Schuylkill Economic Development Corporation, businesses can find the resources and incentives needed to thrive in this dynamic environment.



144,510



58,137



\$87,762



3,895



38,924

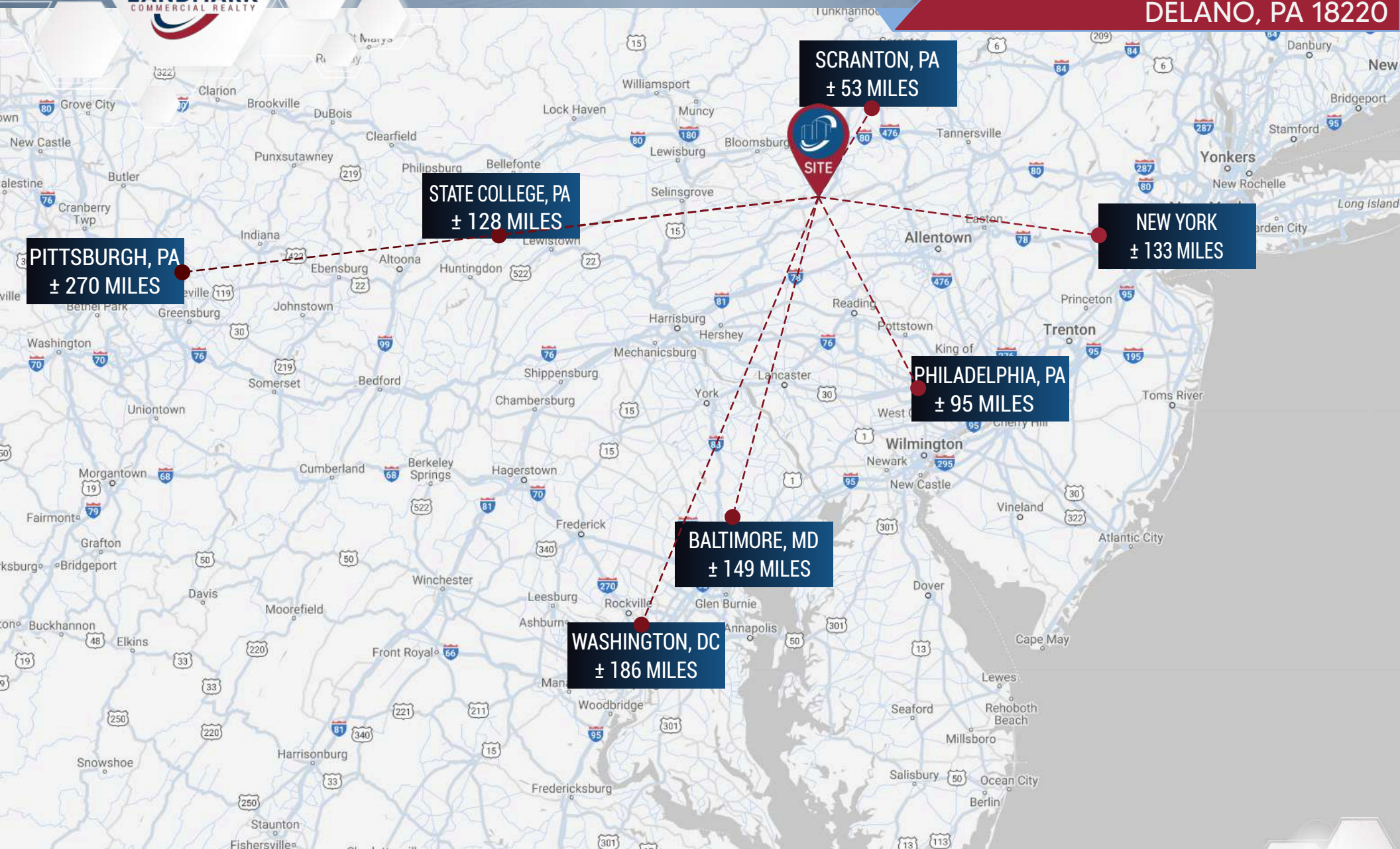
*Schuylkill County*  
**DEMOGRAPHICS**





# INDUSTRIAL SPACE AVAILABLE FOR SALE OR LEASE

**DELANO INDUSTRIAL PARK**  
78 INDUSTRIAL DRIVE  
DELANO, PA 18220



LANDMARK COMMERCIAL REALTY  
425 N 21<sup>ST</sup> STREET, SUITE 302  
CAMP HILL, PA 17011  
P : 717.731.1990

CHUCK HELLER  
EXECUTIVE VICE PRESIDENT  
CHELER@LandmarkCR.com  
C: 717.979.5619

ADAM BOUSSATTA  
ASSOCIATE  
ADAM@LandmarkCR.com  
C: 717.603.1209







# INDUSTRIAL SPACE AVAILABLE FOR SALE OR LEASE

**DELANO INDUSTRIAL PARK**  
78 INDUSTRIAL DRIVE  
DELANO, PA 18220

## CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Landmark Commercial 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 Landmark Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any 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. Landmark Commercial 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. Landmark Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Landmark Commercial 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 have 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 Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.





# INDUSTRIAL SPACE AVAILABLE FOR SALE OR LEASE

**DELANO INDUSTRIAL PARK**

78 INDUSTRIAL DRIVE  
DELANO, PA 18220

AREA

LANDMARK COMMERCIAL REALTY

425 N 21<sup>ST</sup> STREET, SUITE 302  
CAMP HILL, PA 17011

P : 717.731.1990

CHUCK HELLER  
*EXECUTIVE VICE PRESIDENT*

CHELLER@LandmarkCR.com  
C: 717.979.5619

ADAM BOUSSATTA  
*ASSOCIATE*

ADAM@LandmarkCR.com  
C: 717.603.1209



LANDMARKCR.COM