

PROPERTY INFO SHEET

INDUSTRIAL • OFFICE • RETAIL • LAND • INVESTMENT



651 Carey Avenue

Retail/Office Space

FOR LEASE

PROPERTY NAME 651 Carey Avenue

ADDRESS 651 Carey Avenue, Hanover Township, PA, Luzerne County, PA 18706

LOCALE Located on Carey just south of the intersection of Carey Avenue and Division Stret. Free Standing

building of \pm 9,600 SF.

SPACE Unit Current Tenant Square Feet \pm

1 Keystone Fireworks (available 11-1-24) 9,600

CONSTRUCTION Cinderblock building construction, steel roof deck with rubber cover, concrete floor.

INTERIOR FINISH Landlord will provide unit in the current vanilla box condition: sheet rock walls, suspended

acoustical ceiling (11' 9") with LED lighting fixtures, heat and air conditioning with duct and diffusers, plumbing, and electrical. Current floor a mix of carpeting, concrete slab and VCT tile.

One 2' high dock.

RESTROOMS One existing main level and two existing on the second-floor mezzanine.

UTILITIES Public Water and Sewer, Electric, and Natural Gas.

SPRINKLERS Dry sprinkler system.

HVAC Individual gas fired roof top HVAC, ducted through roof.

PARKING Approximately 45 paved and striped spaces (additional area available for parking at rear of lot).

TRAFFIC VOLUME 15,012 ADT on West End Road (PennDOT ITMS June 2021).

ZONING C-2: Highway Commercial District.

RENT/TERM \$13 per Square Foot (NNN Lease)/Negotiable Term.

REMARKS Property is located along Carey Avenue in Hanover Township, PA, just south of the Wilkes-Barre

City line, with \pm 9,600 SF available for lease (additional office mezzanine and basement space). Surrounding generators include Turkey Hill, Burger King, Taco Bell, KFC, CVS, Dollar General,

and Carvel Ice Cream.

651 Carey Ave Info Sheet 8/20/2024

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