

DUPLAN SILK MILL

100 E Diamond Ave Hazleton, PA 18201



FOR LEASE



INDUSTRIAL



197,662± SF



PROPERTY DESCRIPTION

The Historic Duplan Silk Mill has an immediate lease opportunity with 6 Units available, a total of 197,662± SF. The building is comprised of five floors with varying ceiling heights and dock configurations. The highlight to this exceptional property is quick access to the I-81 / I-78 corridor.

LEASE RATE:

PRICE UPON REQUEST

FOR MORE INFORMATION

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PROPERTY HIGHLIGHTS

- 197,662± SF Total Available Lease Space
- Zoned GI - General Industrial District
- General Use: Light Manufacturing/ Warehouse - Distribution.
- Year Built: 1899
- Occupants: 8 Tenants
- Vacancies - 6 Units
 - 1st Floor
 - o Unit 1B – 4,100± SF
 - 2nd Floor
 - o Unit 2C – 19,488± SF
 - o 1 Drive – in Door
 - o 11' ceiling clear heights
 - o Unit 2D – 7,832± SF
 - o 11' ceiling clear heights
 - 3rd Floor
 - o Unit 3C – 91,670± SF
 - o 4 Dock Doors
 - o 4 Drive-in Doors
 - o 17' ceiling clears to beams & 13' 5" ceiling clear heights
 - o Unit 3D – 27,950± SF
 - o 11' 5" clear heights to the piping
 - 5th Floor
 - o Unit 5A – 46,622± SF (The entire floor)
 - o 13' 4" ceiling clears to the beam.
- Column Spacing: 16'w x 21'd
- Power: 400A/120 - 240V 3P
- Sprinkler System: Wet
- Lighting: LED
- Elevator: Two Steel Freight (4th & 5th Floor only accessible by elevator)
- Parking: 5 Parking Courts and ample spots
- Construction: Sawtooth roof construction throughout the single story area of the building were designed to let in sunlight to production areas.
- Flooring: 1st, 2nd & 3rd floors are concrete allowing use of forklifts. 4th & 5th are hardwood, scissor lift usage.

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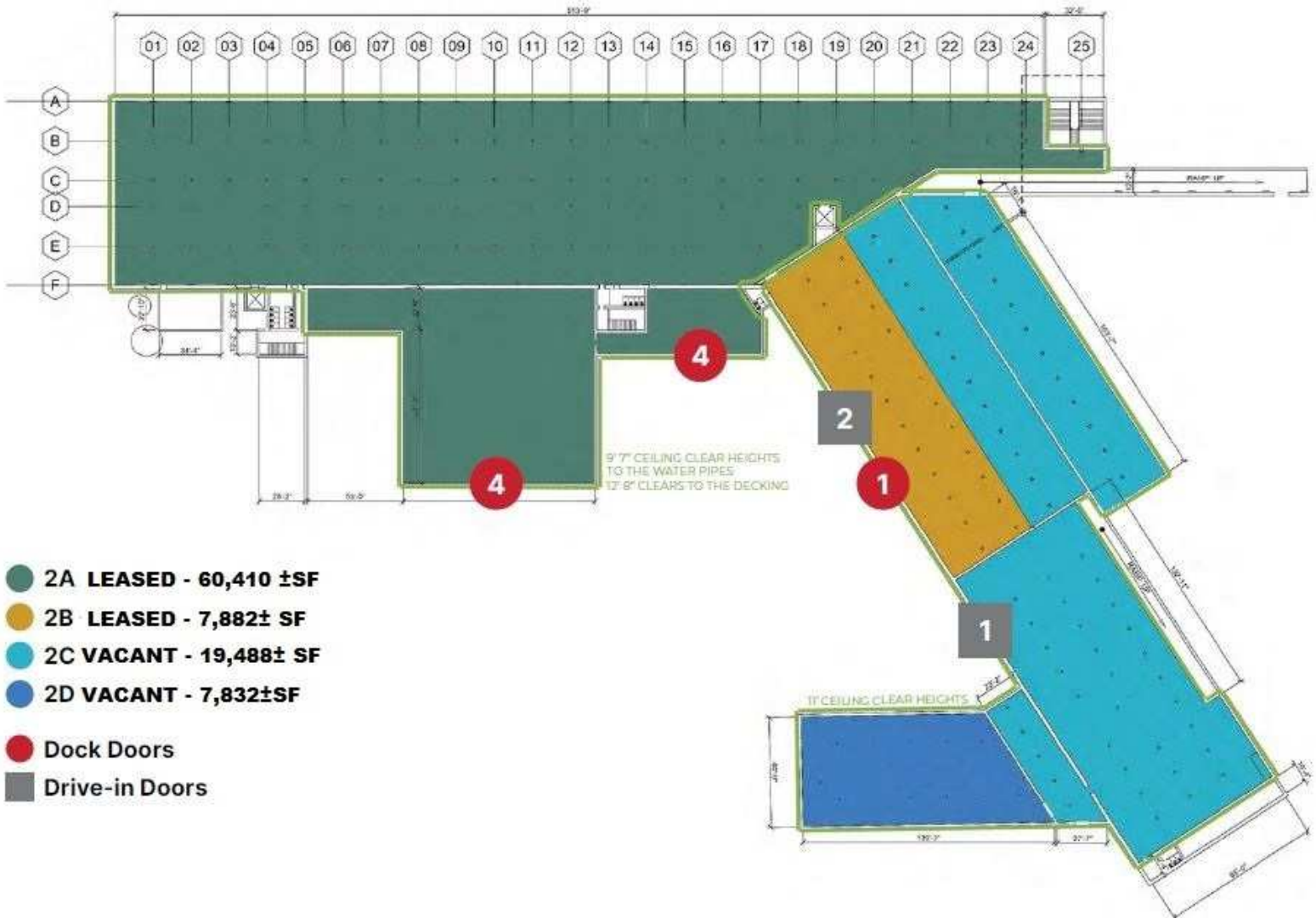


INDUSTRIAL



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FLOOR PLAN - 2ND FLOOR



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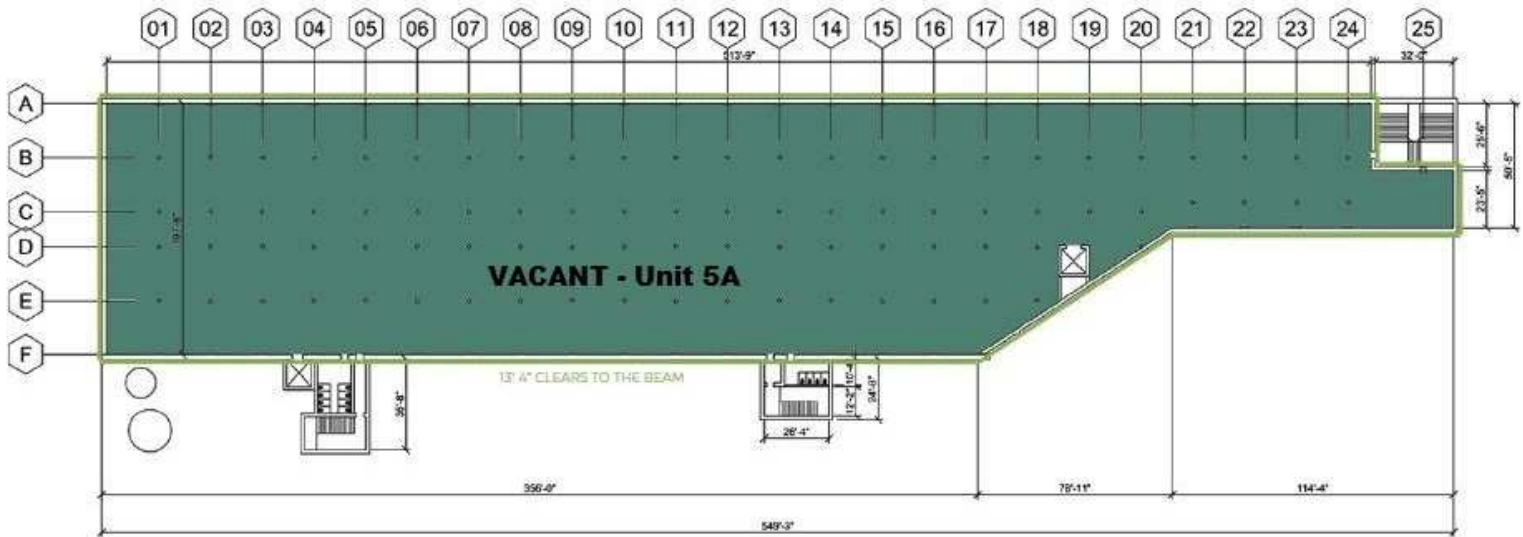


INDUSTRIAL



550,000 SF

FLOOR PLAN - 5TH FLOOR



● 5A - VACANT - 46,622 sf

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3A - LEASED - 10,282 sf
3B - LEASED - 54,865 sf
3C - VACANT (1) - 91,670 sf
3D - VACANT (2) - 27,950 sf

Dock Doors
Drive-in Doors

17' 5" CLEAR HEIGHTS TO THE PIPING
 17' CLEAR HEIGHTS TO THE BEAM & CEILING
 CLEAR HEIGHTS TO THE OVERHANG LIGHTING
 CHIMNEYS AND DUCTWORK
 PARKING LOT
 17' CEILING CLEARS TO THE BEAMS
 17' 5" CEILING CLEAR HEIGHTS

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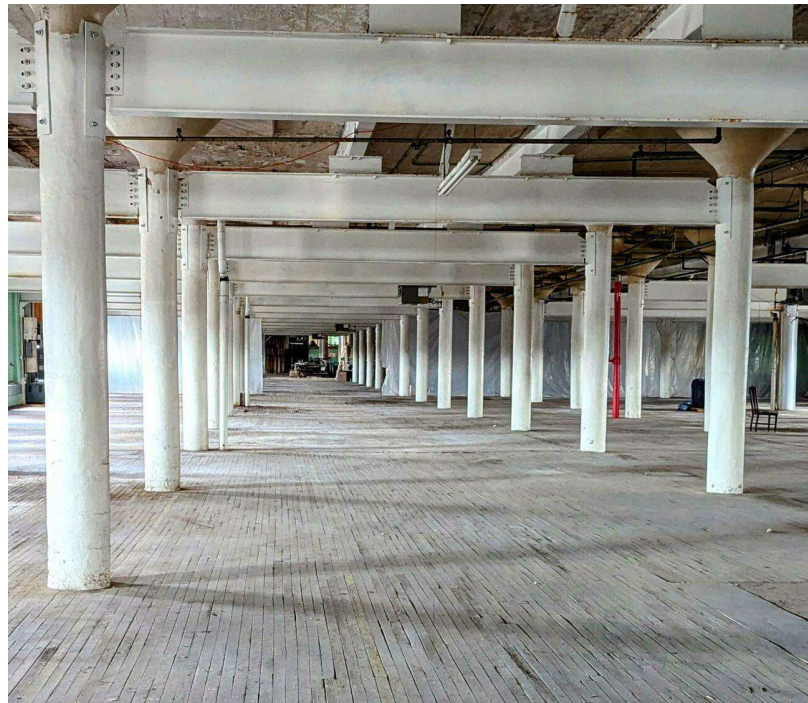
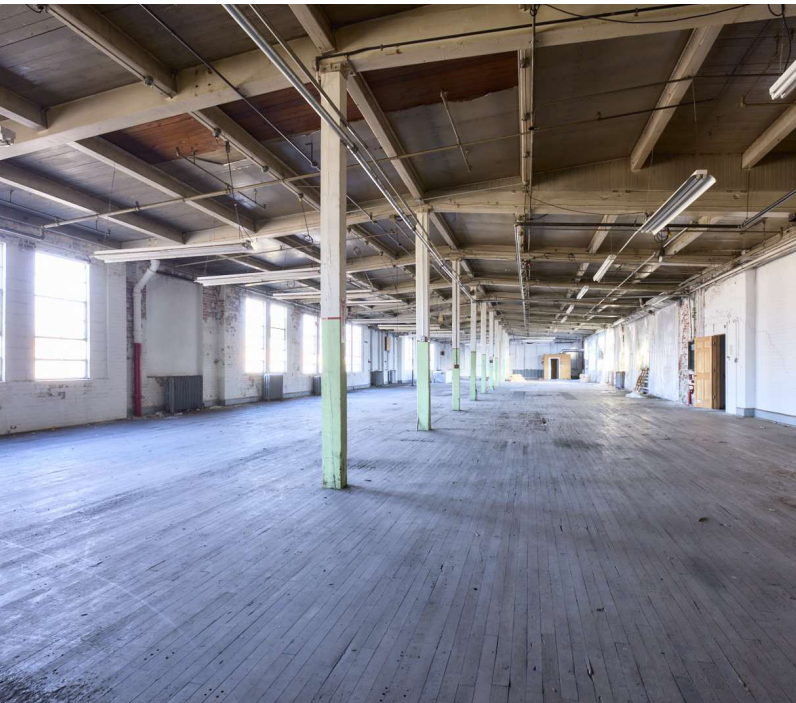
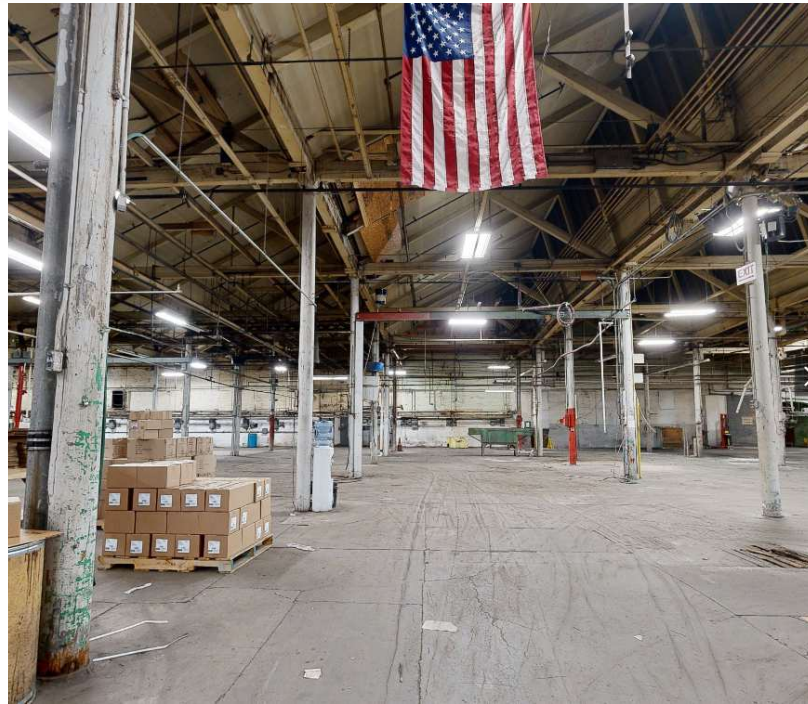
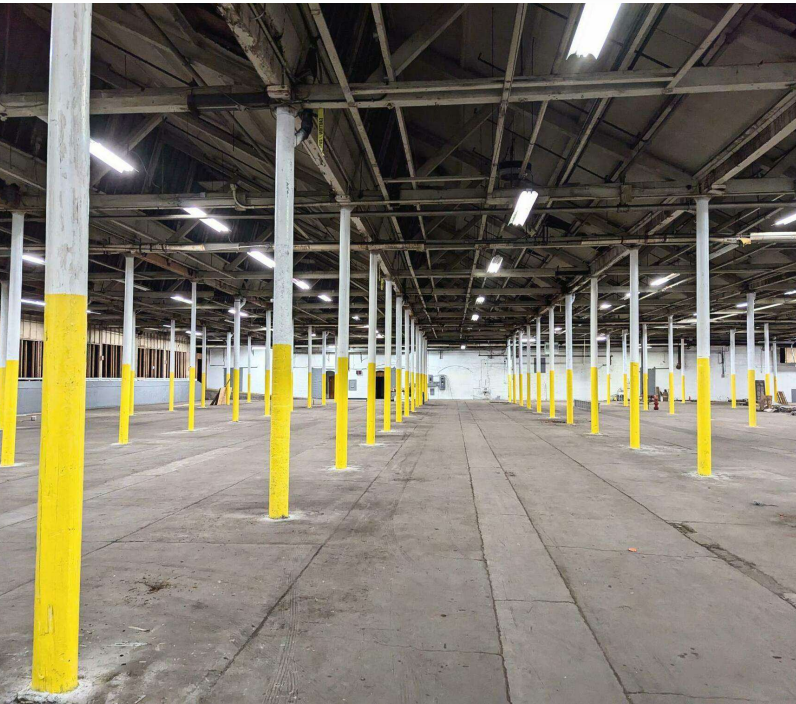
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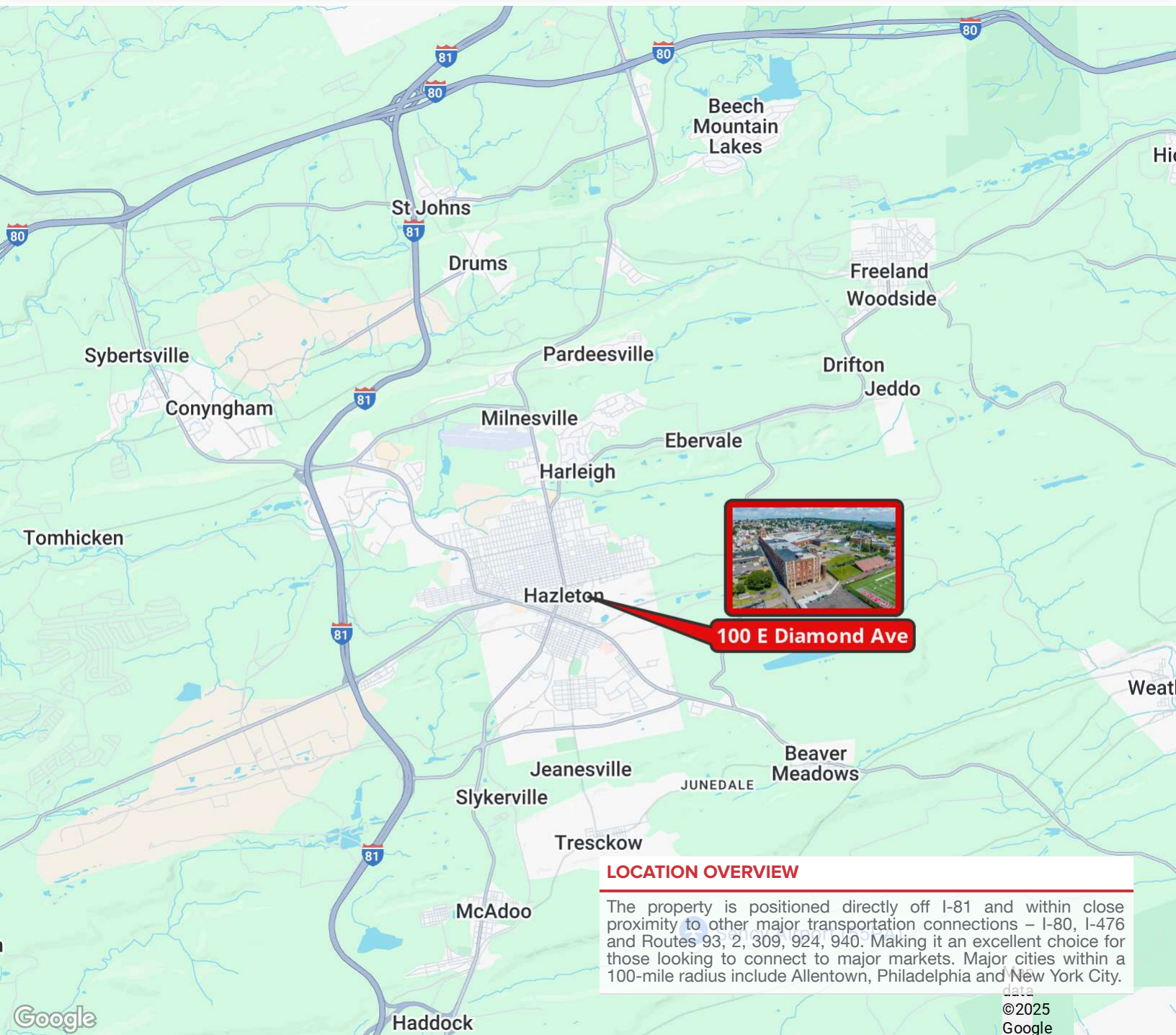
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LOCATION OVERVIEW

The property is positioned directly off I-81 and within close proximity to other major transportation connections – I-80, I-476 and Routes 93, 2, 309, 924, 940. Making it an excellent choice for those looking to connect to major markets. Major cities within a 100-mile radius include Allentown, Philadelphia and New York City.

data
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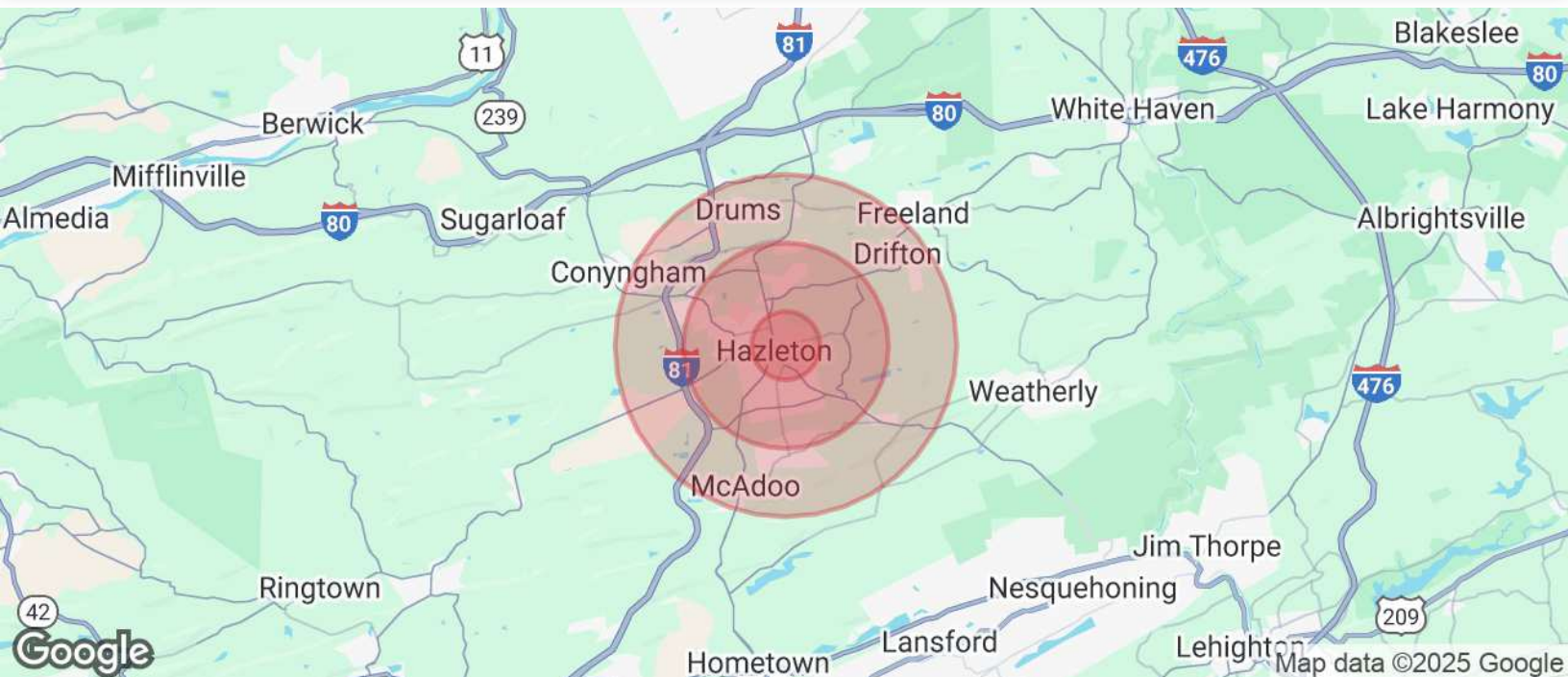
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	24,215	44,575	57,781
Average Age	37	40	41
Average Age (Male)	36	39	40
Average Age (Female)	38	41	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	8,568	16,501	22,077
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$57,630	\$62,498	\$66,068
Average House Value	\$145,988	\$159,710	\$167,454

TRAFFIC COUNTS

Diamond Avenue & Cedar St	3,549/day
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Demographics data derived from AlphaMap

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