

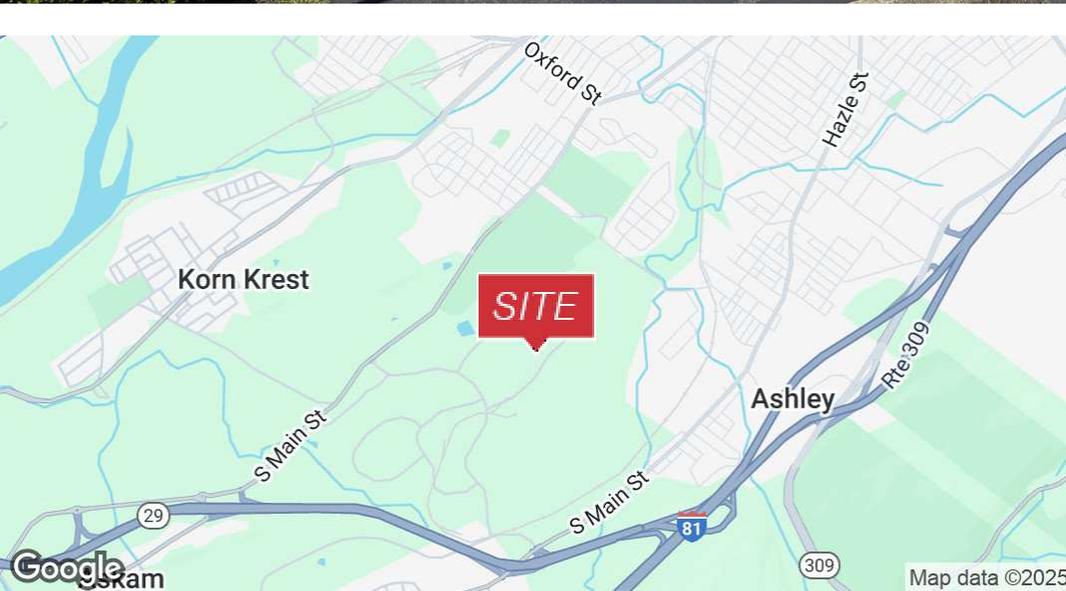
485 STEWART ROAD

Wilkes-Barre, PA 18706

 FOR SALE OR LEASE

 INDUSTRIAL

 60,000 SF



PROPERTY DESCRIPTION

For Sale or Lease opportunity to be a part of the Hanover Industrial Park residence. Well maintained 60,000± SF Industrial Building excellent use for warehouse distribution or light manufacturing. Strategic location with close proximity to I-81 and Rt. 29.

SALE PRICE / LEASE RATE:
PRICE UPON REQUEST

FOR MORE INFORMATION

Steve Cole, SIOR

 570.578.8296

 steve.cole@naimertz.com

Kyle Atchison

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 kyle.atchison@naimertz.com

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NAI Mertz

 **NAI Mertz** | 21 Roland Avenue
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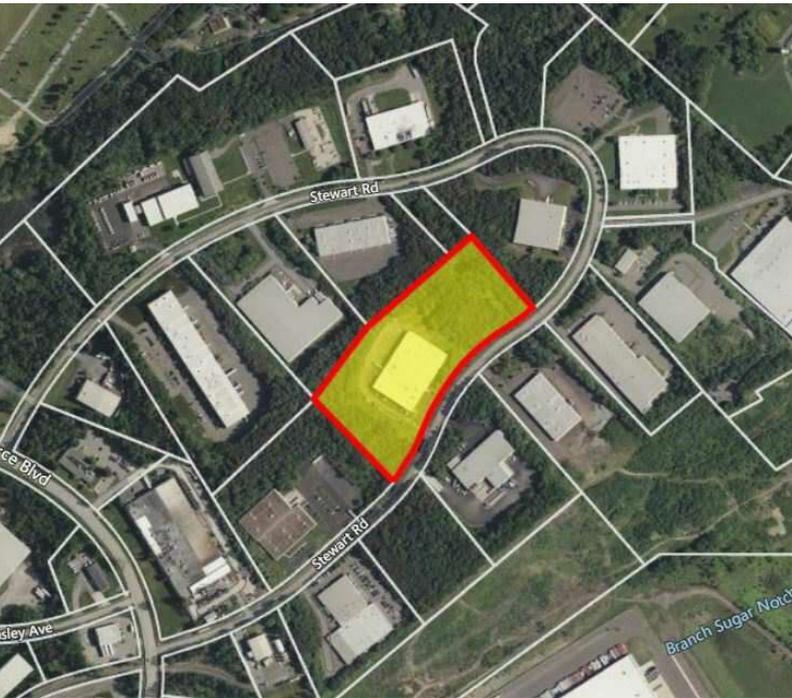
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PROPERTY HIGHLIGHTS

- Building Size 60,000± SF
- Building Dimensions 201' x 301'
- Lot Size— 10 +/- acres
- Year Built— 1990 +/-
- Dock Doors— 10 dock high with levelers, 1 at grade level
- Drive In - 16'w X 16'h
- Office Area— 4800 sf total on two levels
- Cafeteria— 600 sf
- Tool Shop— 1200 sf
- Power— 480V 1600 amps
- Ceiling— 20'-24'
- Roof— E.P.D. M.
- Parking for 62 cars
- Public Water
- Public Sewer

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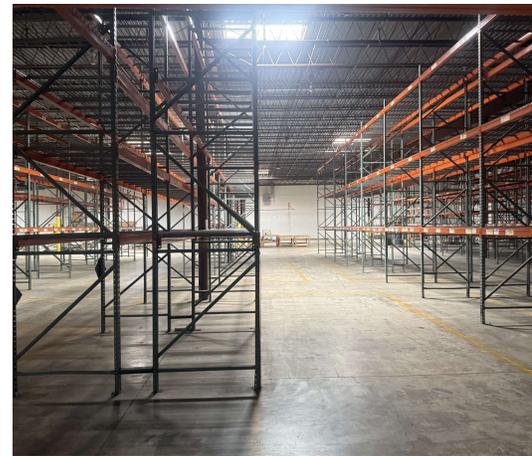
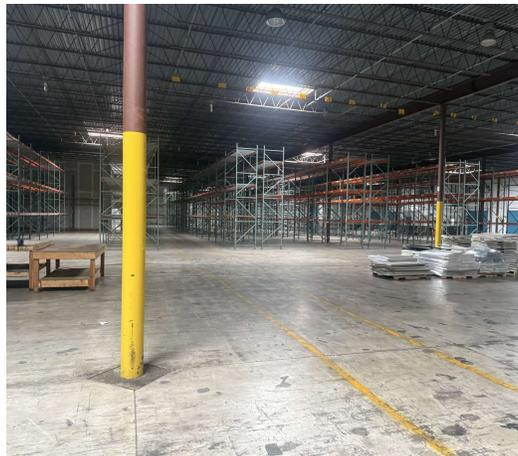
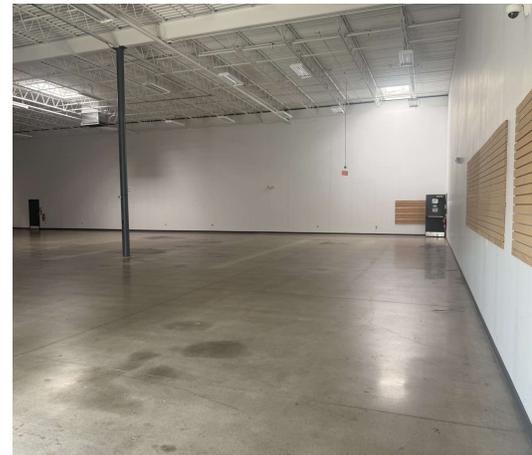
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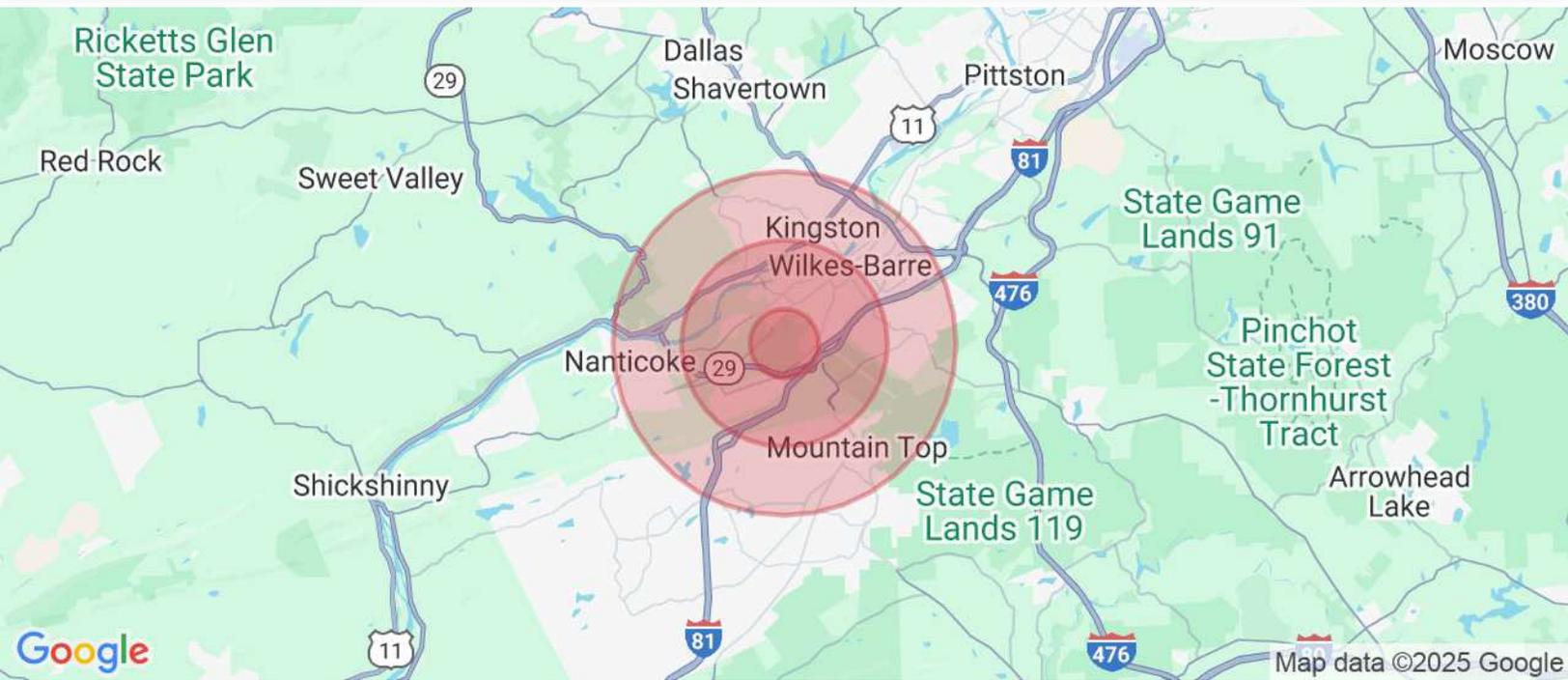
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,811	50,274	112,289
Average Age	43	41	42
Average Age (Male)	41	40	40
Average Age (Female)	44	42	43

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,644	21,291	46,579
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$73,740	\$68,630	\$73,848
Average House Value	\$157,439	\$135,176	\$158,193

Demographics data derived from AlphaMap

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