

# Storage Building Available In Wind Gap, PA

## Male Rd. Industrial Complex

35 Beers Way, Wind Gap, PA 18091



### LOCATION DESCRIPTION

Within 1 mile of the Wind Gap Exit of Route 33 At Route 512. Within 17 miles of the LVIA Regional Airport, Within 17 miles of Stroudsburg, Within 13 miles of Easton, PA , Approximately 15 miles from the PA/NJ State Line. The specific building is located behind the Brother's Transport/PVT Service Facility within this 25-acre industrial campus. There is a traffic light at the intersection of Male Rd. & Route 512. the subject property is within 1/4 mile of this intersection.

### OFFERING SUMMARY

Lease Rate:	\$9.00 SF/yr (NNN)
Number of Units:	1
Available SF:	8,812 SF
Lot Size:	16.43 Acres
Building Size:	8,812 SF

### PROPERTY DESCRIPTION

8,812 SF Available within 1 Mile of the Wind Gap Exit of Route 33. Industrial Campus Setting. Totally Refurbished Building with Basic Features. Suitable for Passive Storage Uses. A small office and restroom can be installed if required. A heating system can be installed if required.

### PROPERTY HIGHLIGHTS

- Asking \$9.00 per SF net [3] or month-to-month lease terms at 85 cents per SF net [3].
- Minimum Term of 3 Years Preferred
- Some Outside Trailer Parking Available
- Prime location with high visibility
- Modern and well-maintained building
- Minimal columns
- Ample parking for tenants and visitors
- Professional management on-site
- High-speed internet and telecommunications infrastructure
- Close proximity to major highways and transportation nodes

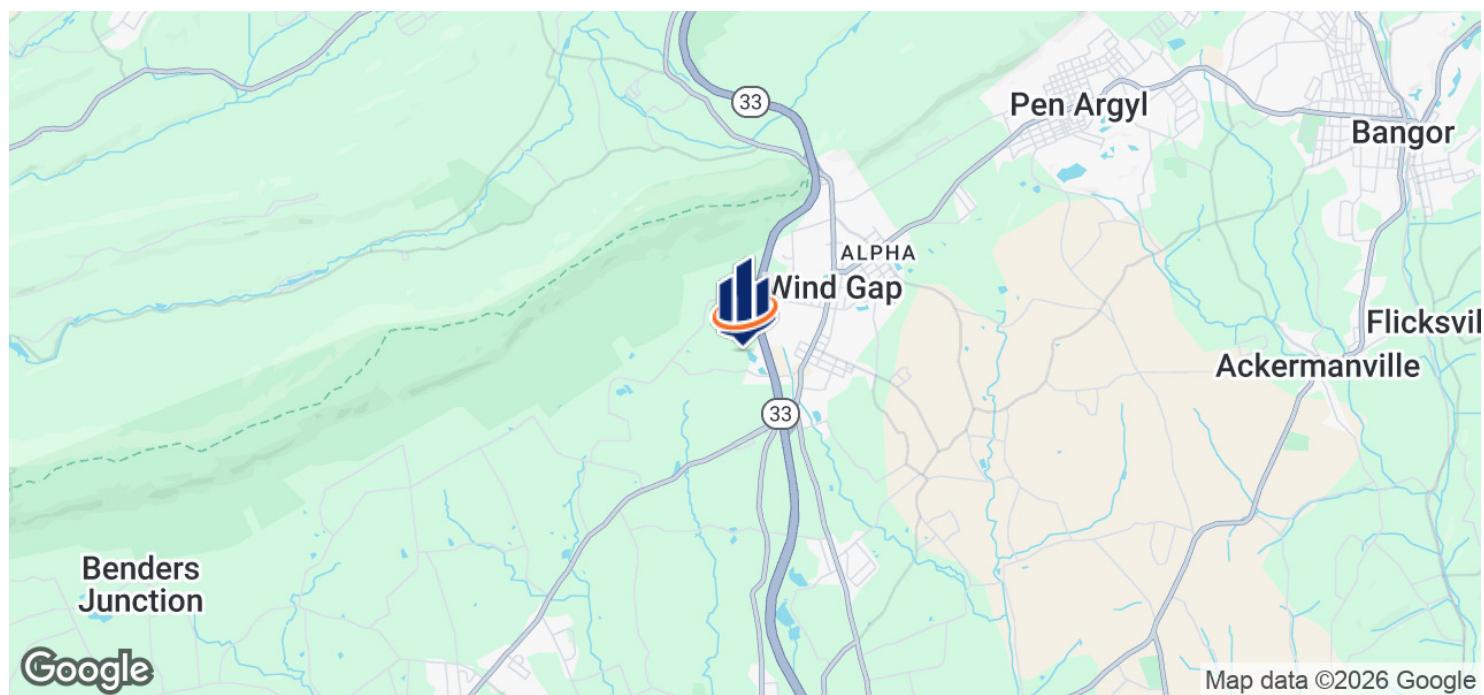
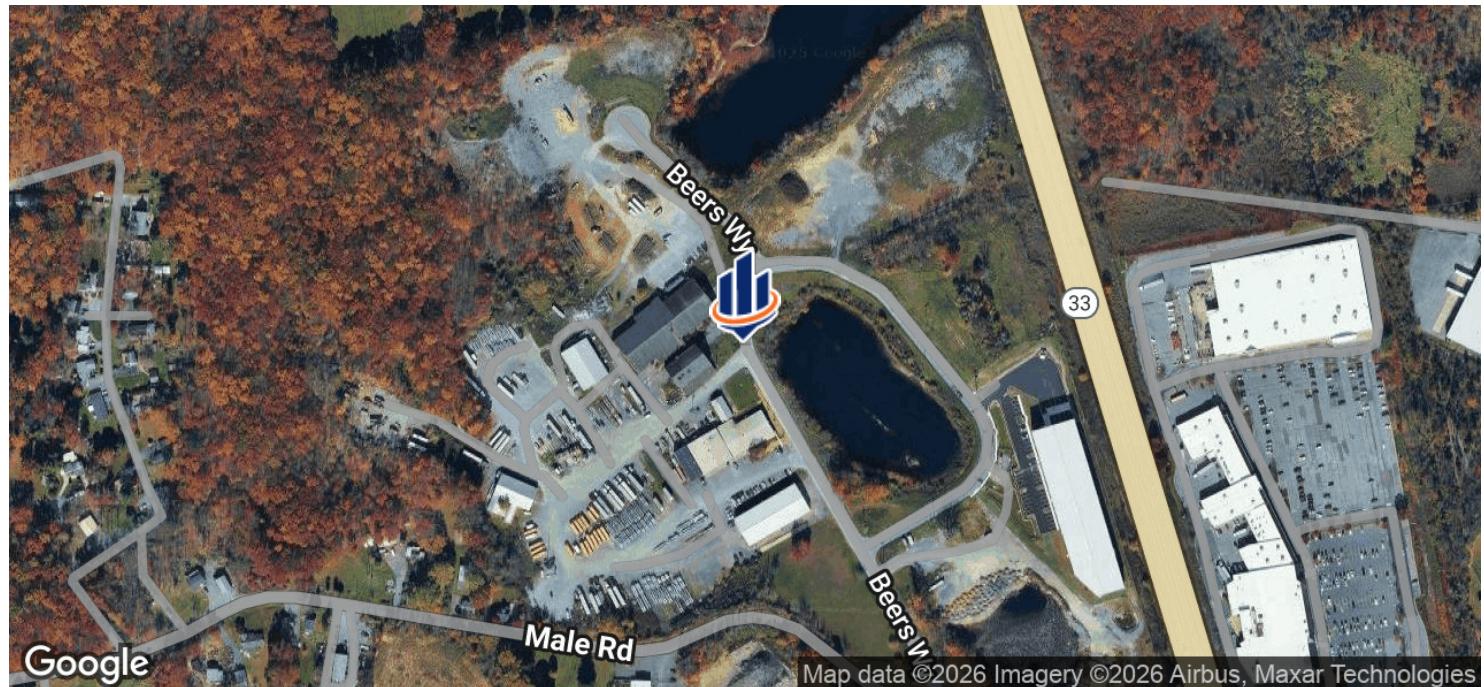
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