

POPLAR OFFICE PARK

600 S. Poplar Street Hazleton, PA 18201

 **FOR LEASE**
 **INDUSTRIAL**
 **40,000 SF**



PROPERTY DESCRIPTION

Up to 40,000± SF AVAILABLE within a 69,000± SF Industrial Flex/ Office - Multi Tenant use, 2 Story Building on 5.49± acres. Ideally located off the I-81 corridor and situated within a Qualified Opportunity Zone.

LEASE RATE:

PRICE UPON REQUEST

FOR MORE INFORMATION

Steve Cole, SIOR

 570.578.8296

 steve.cole@naimertz.com

David Weaver, SIOR

 570.406.7428

 david.weaver@naimertz.com

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NAI Mertz

 **NAI Mertz** | 350 Laird Street, Suite 110
Wilkes-Barre, PA 18702
570-820-7700 | www.naimertz.com



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PROPERTY HIGHLIGHTS

- 69,000± SF Multi-Tenant Warehouse/ Distribution Flex Building
- 5.49± acre lot
- Up to 40,000± SF
- Multiple Configuration options available
- Ceiling height: 14'-16' feet clear
- Loading: 2 Drive-in Doors, 4 Dock Doors
- Column spacing: 40'w x 35'd
- Power: 1,200 amp /120-240 volt / 3 phase
- Sprinkler Wet
- New Roof
- New paved parking
- 150 parking spaces
- Located in a QOZ

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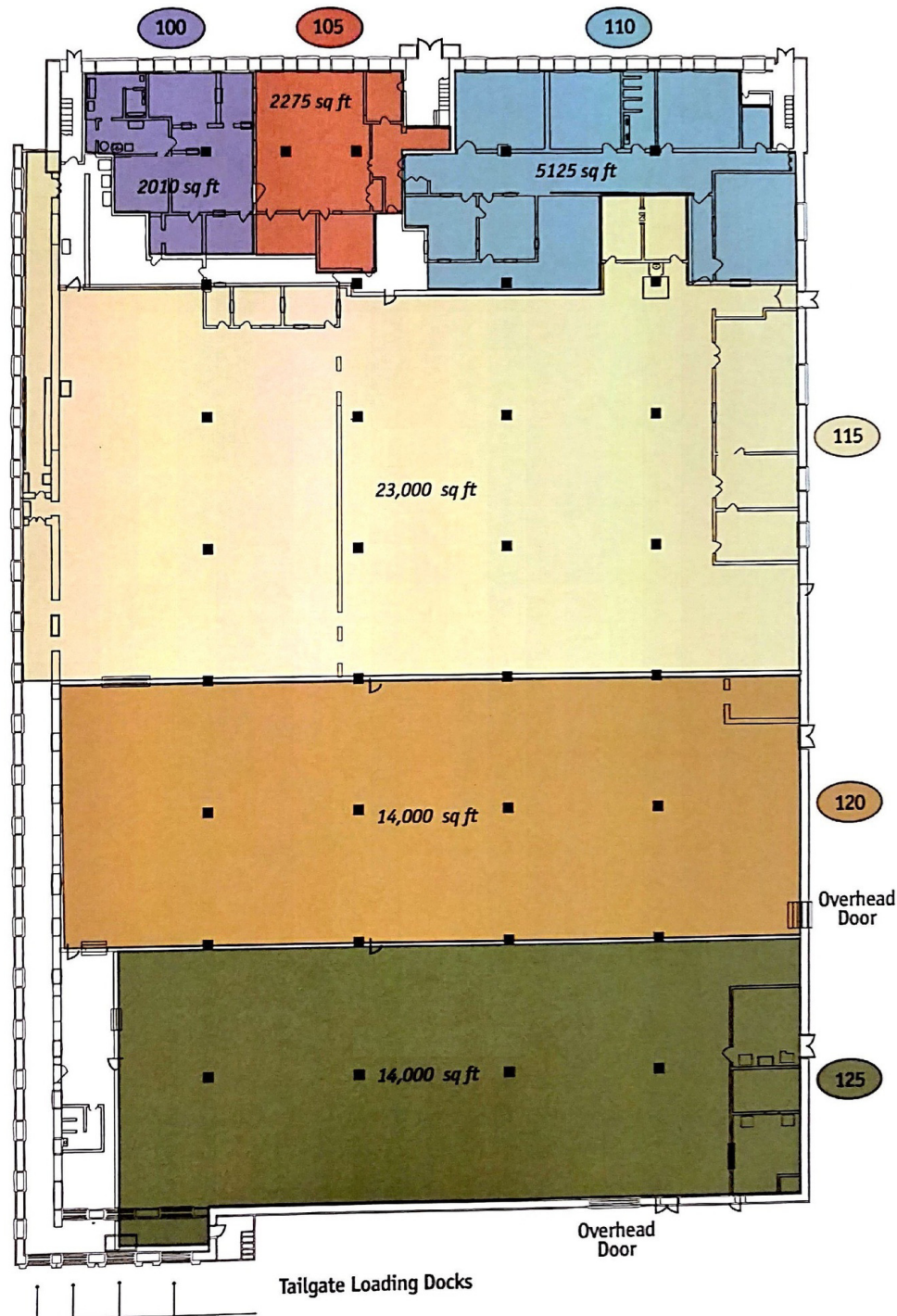
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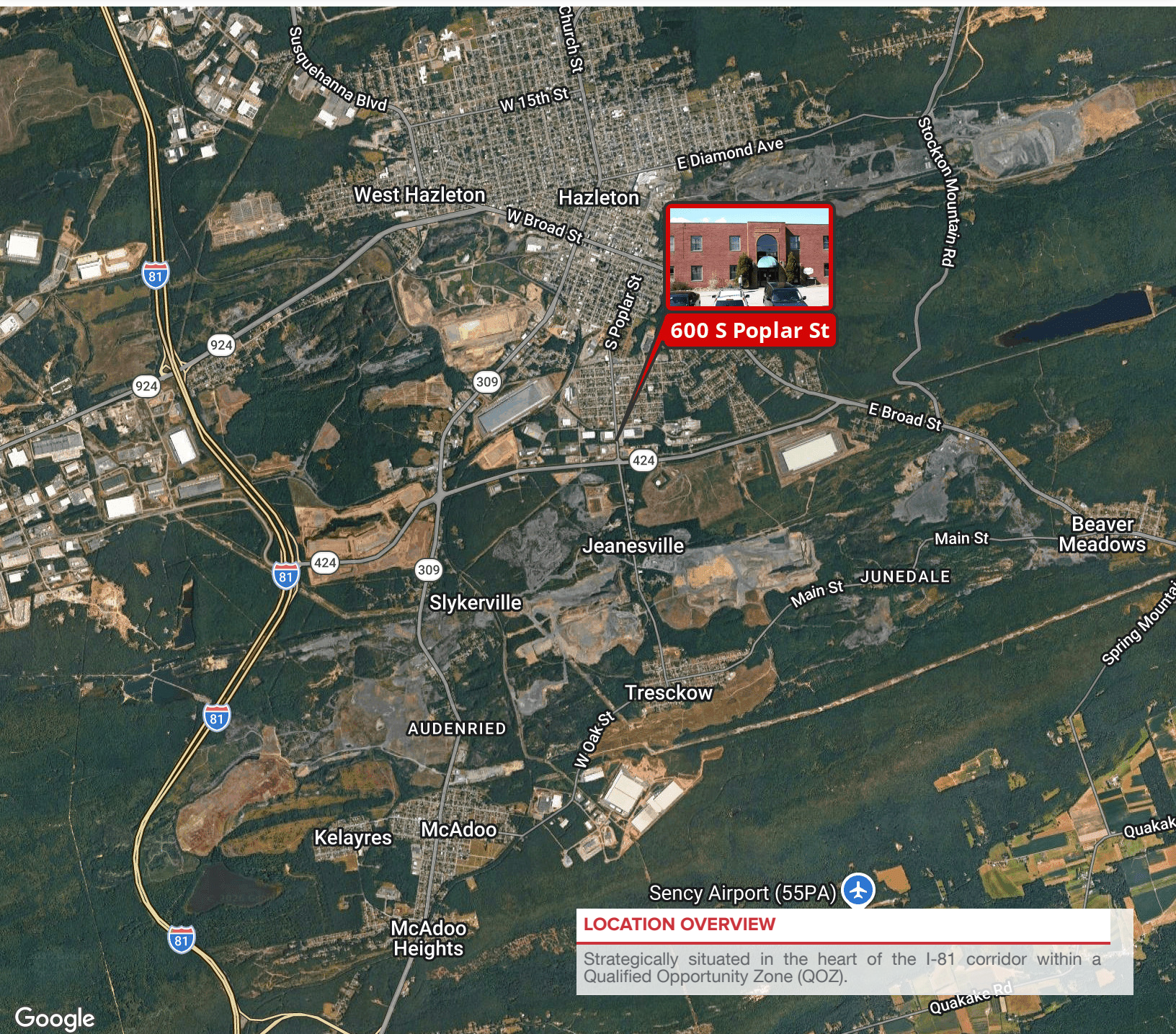
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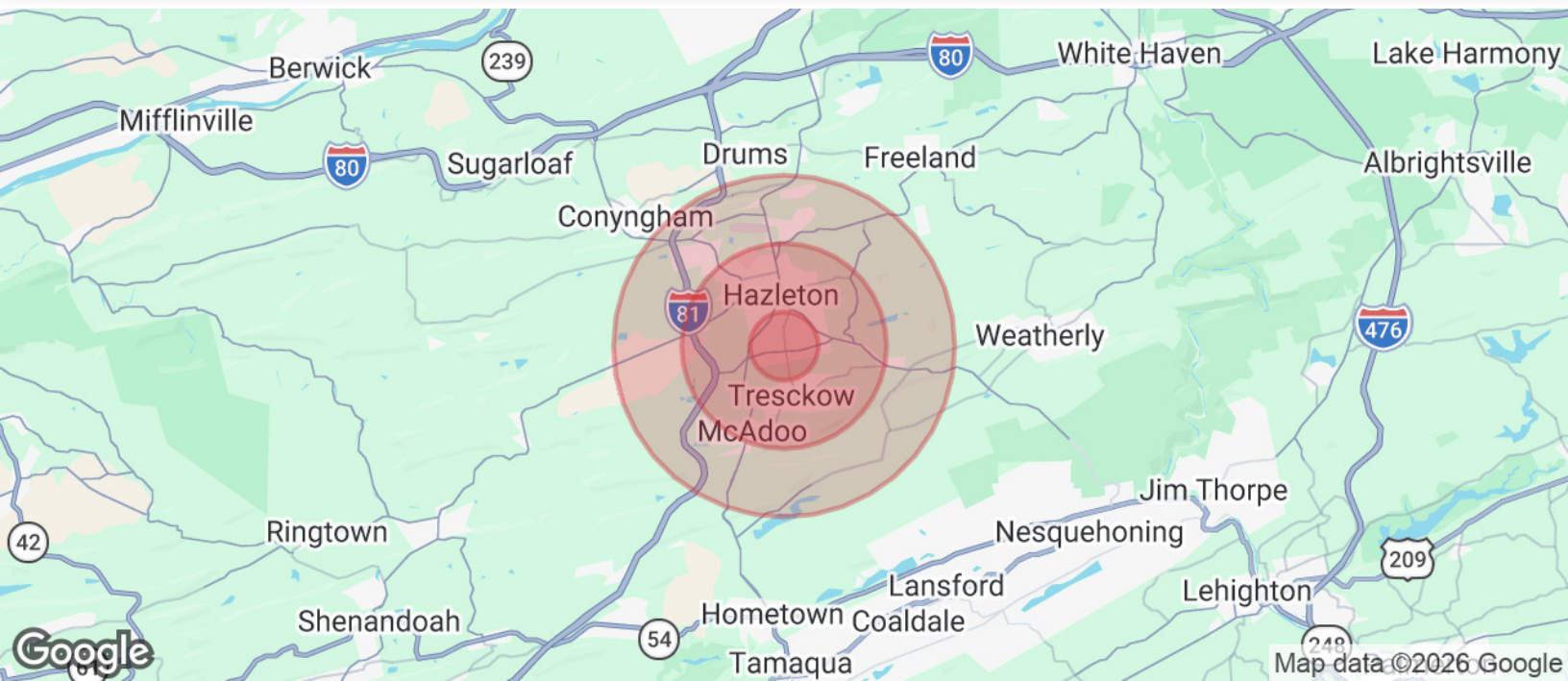
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,522	42,145	55,106
Average Age	45.8	40.1	41.4
Average Age (Male)	40.3	37.5	39.2
Average Age (Female)	48.9	42.6	43.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,857	17,074	22,487
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$55,050	\$43,505	\$44,639
Average House Value		\$109,154	\$114,460

TRAFFIC COUNTS

Route 424	9,372/day
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2020 American Community Survey (ACS)

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