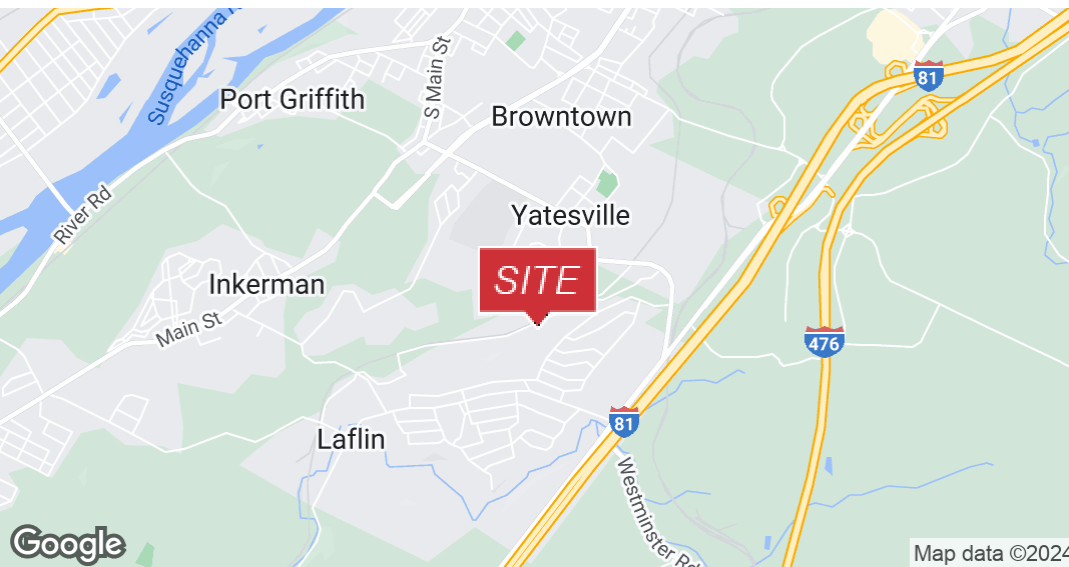


VALLEY DISTRIBUTING & STORAGE

Building 5 - 1 Passan Drive, Wilkes-Barre, PA 18702

 FOR LEASE
 INDUSTRIAL
 18,750± SF



PROPERTY DESCRIPTION

Valley Distributing & Storage offers availability for up to 2 Million SF of Warehouse Distribution and Light Manufacturing space. Their campus is situated on 61 Acres spanning multiple buildings and most areas have Rail Served access provided through Norfolk Southern. The company owns and manages third party warehousing and a truckload fleet providing regional and brokerage transportation services across the U.S. Valley Distributing is proud to provide the highest level of service to customers regionally and nationally.

LEASE RATE:

PRICE UPON REQUEST

FOR MORE INFORMATION

Steve Cole, SIOR

 570.578.8296

 steve.cole@naimertz.com


David Weaver, SIOR

 570.406.7428

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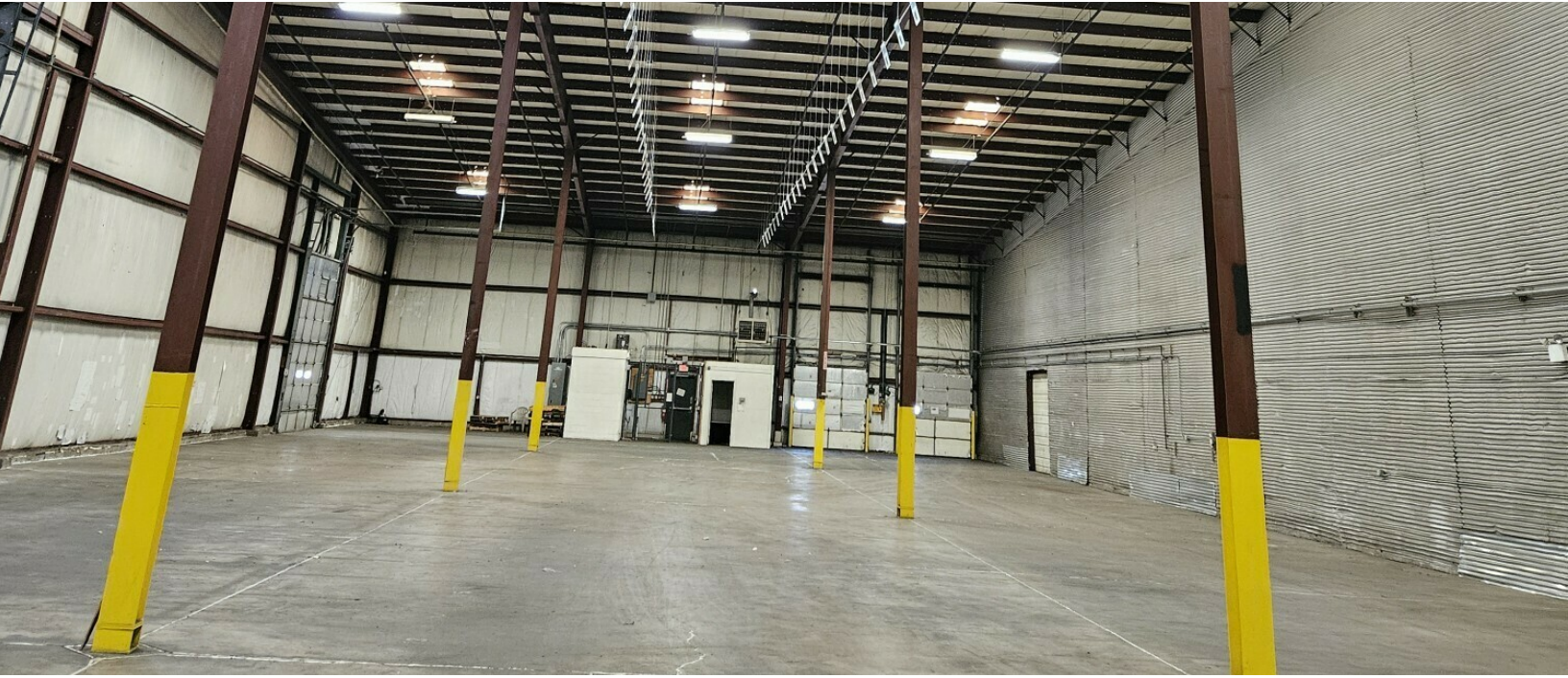
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UNIT 5A - HIGHLIGHTS

- 18,750± SF one-story warehouse space
- Dimensions: 75' x 250'
- Ceiling height: 23'-30'
- Column spacing: 25' x 50'
- Two (2) dock doors
- Two (2) drive-in doors
- One (1) rail door
- 64 SF office space, 2 restrooms
- HVAC: Suspended gas unit
- Lighting: LED Motion Censored
- Power: 400 amp/3phase/120/240 volt
- Fully sprinklered
- Public water & sewer
- Construction: Steel frame w/ insulated metal siding
- Roof: Metal Standing Seam
- Floor: 6" reinforced concrete
- Designated parking
- Zoning: Light Industrial

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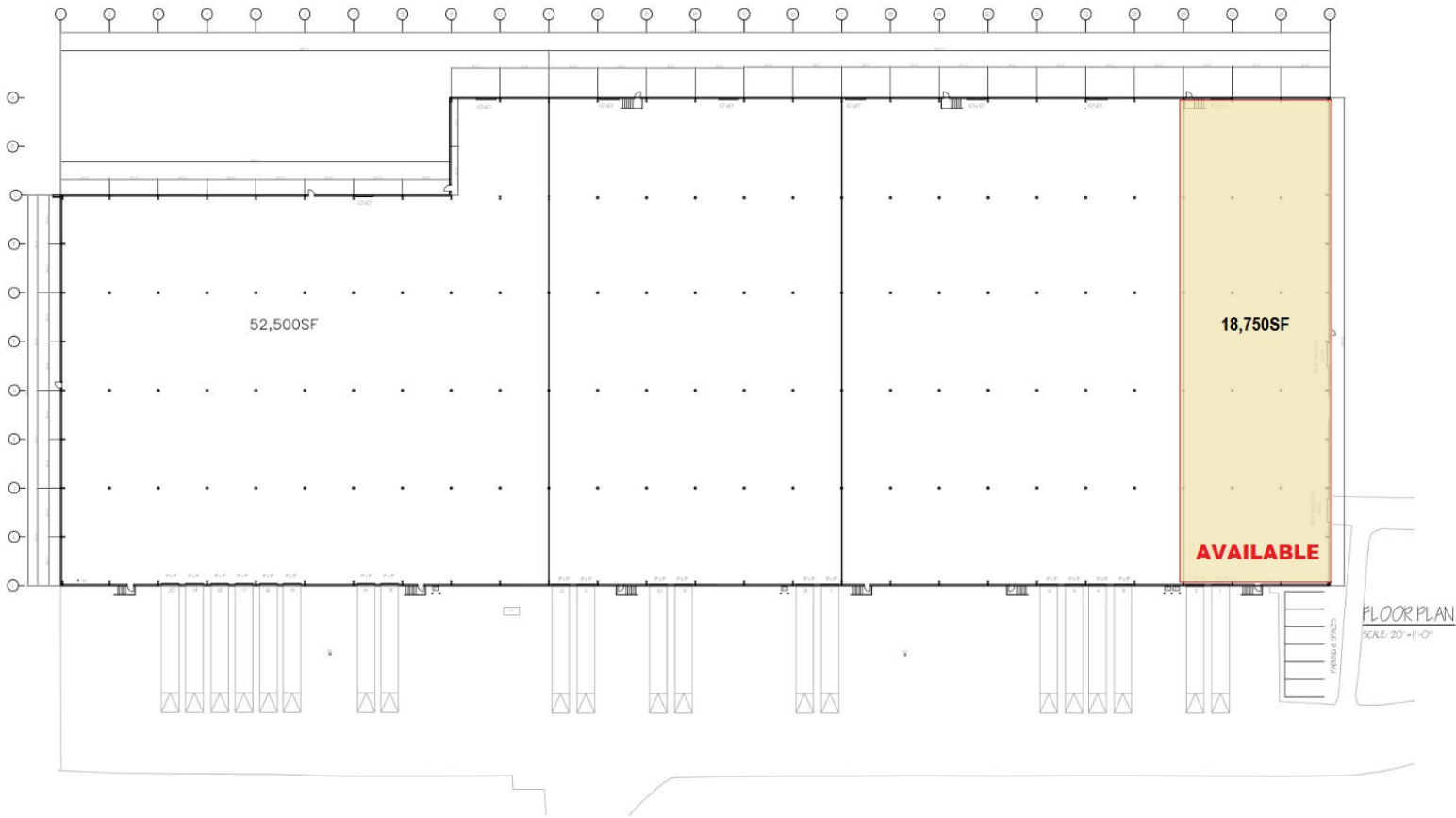
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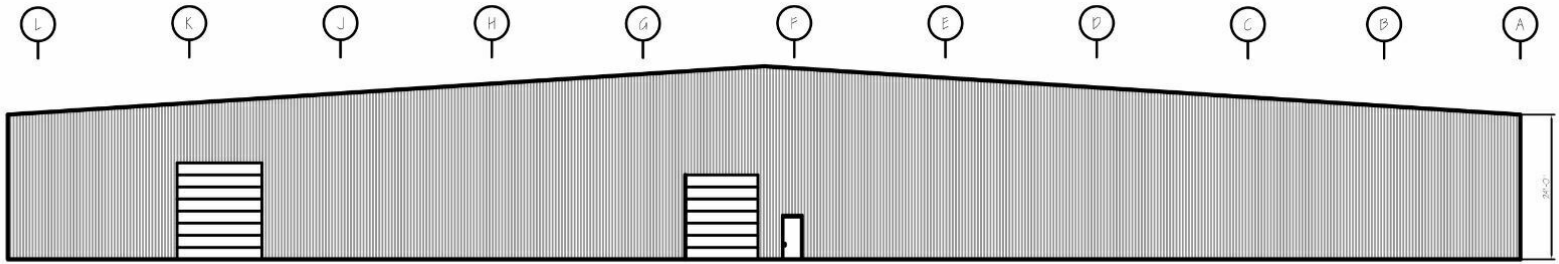
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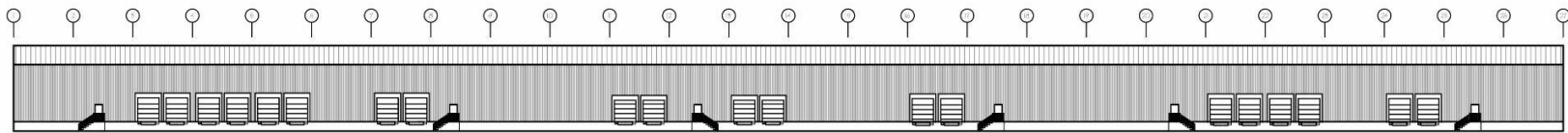
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NORTH ELEVATION
SCALE: 1/4" = 2'-0"



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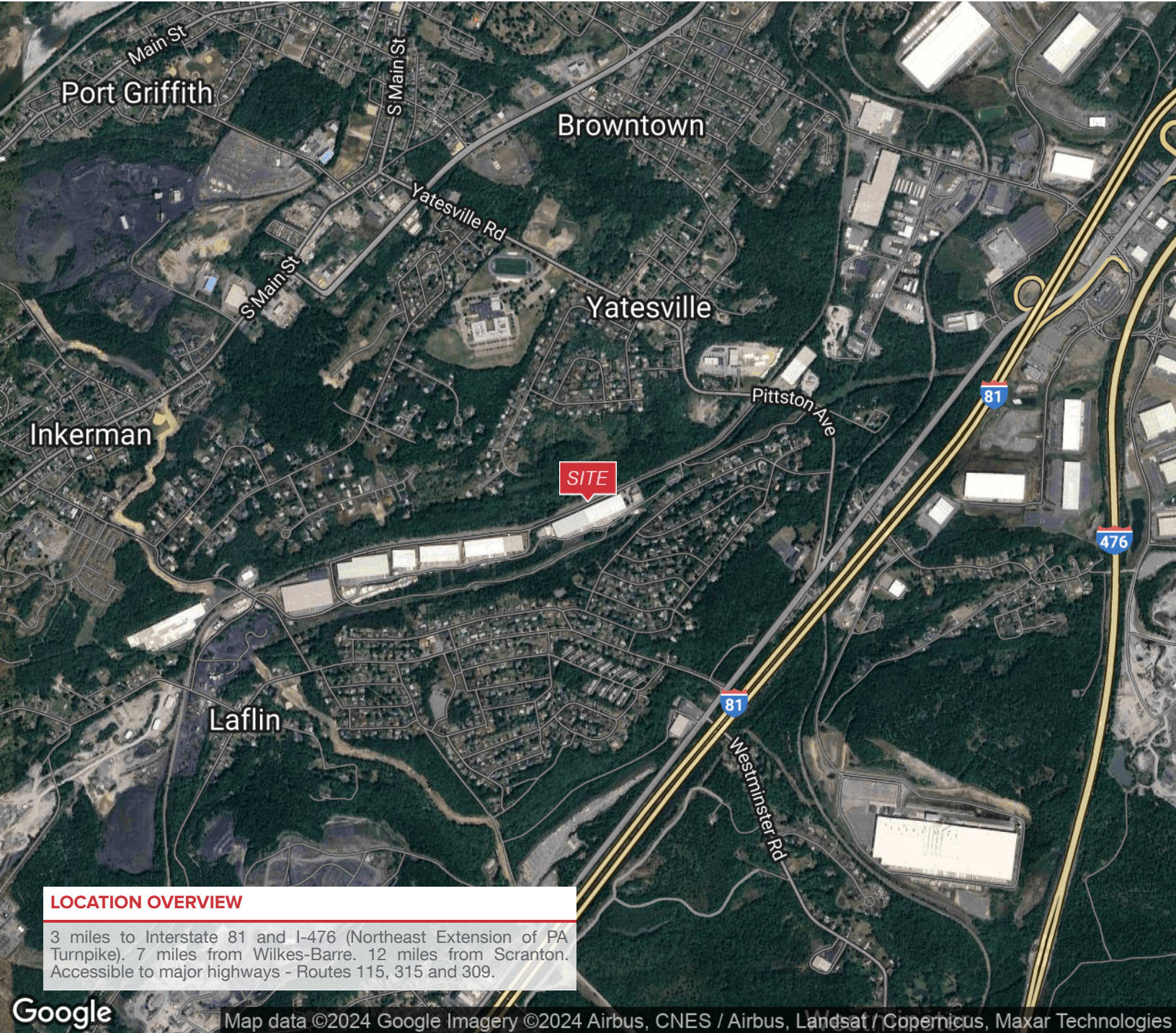
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LOCATION OVERVIEW


3 miles to Interstate 81 and I-476 (Northeast Extension of PA Turnpike). 7 miles from Wilkes-Barre. 12 miles from Scranton. Accessible to major highways - Routes 115, 315 and 309.

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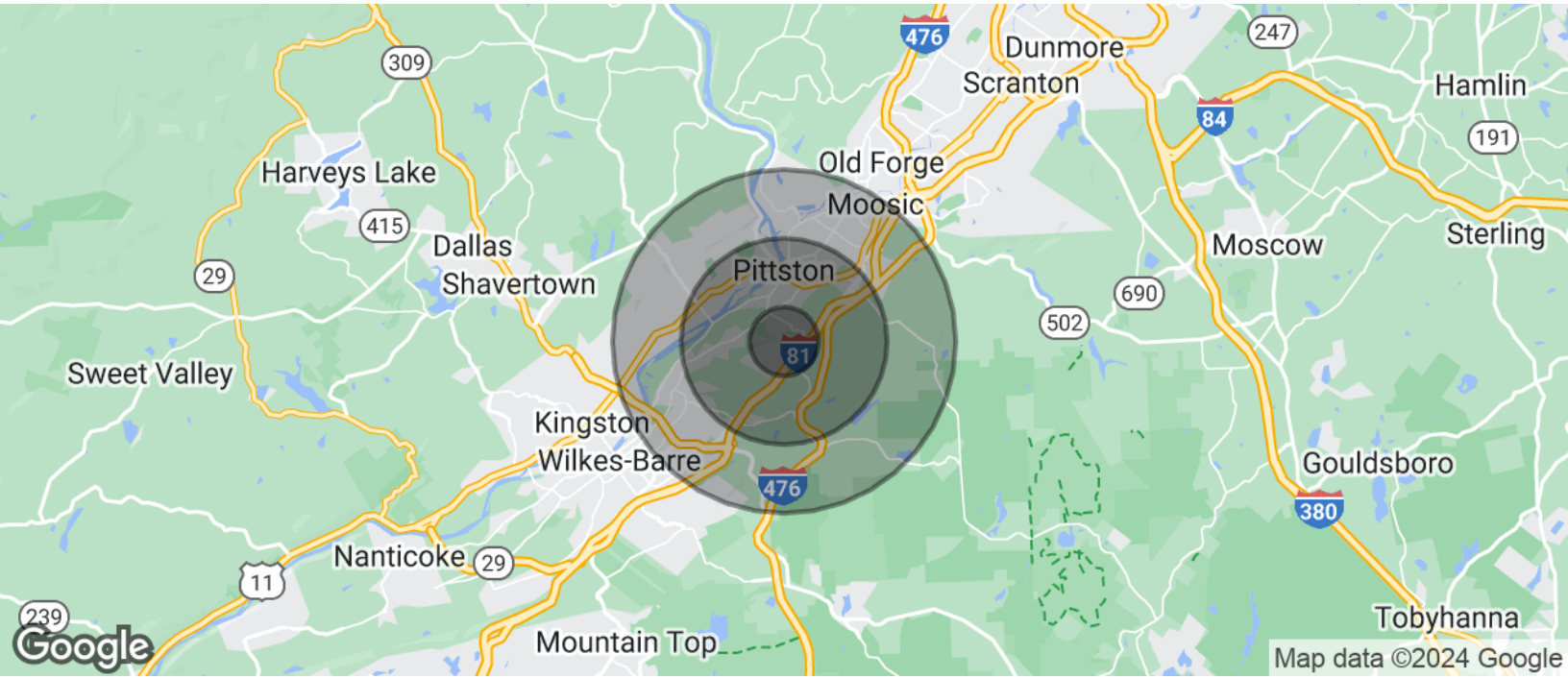
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,329	31,642	75,806
Average Age	47.2	44.3	44.3
Average Age (Male)	45.7	42.8	42.5
Average Age (Female)	48.1	46.4	46.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	933	13,749	32,766
# of Persons per HH	2.5	2.3	2.3
Average HH Income	\$80,012	\$57,432	\$55,734
Average House Value	\$194,166	\$164,326	\$136,303

2020 American Community Survey (ACS)

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