

820 DAVIS ST. MOOSIC PA

APPROVED for a Class A 512,000 SF Warehouse

 **FOR SALE**
 **LAND**
 **36.91 ACRES**



PROPERTY DESCRIPTION

Currently raw land, the ground-up development will consist of a single-story, state-of-the-art warehouse facility, composed of 512,000± square feet. The current layout offers subdivision up to 3 tenants. The following reports have already been completed: Geotechnical, a Phase I, and a Survey.

Approval was given by the Borough of Moosic for subdivision/lot consolidation plans. They also unanimously approved the following variance requests:

- To increase the impervious coverage from 50% to 62.38%, enabling the construction of a 512,000 square foot building.
- To increase the height of the building from 40' to 44.7'

As well HOP plans to PennDOT received approval and all utility companies have received serviceability letters.

SALE PRICE:

PRICE UPON REQUEST

FOR MORE INFORMATION

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NAIMertz

 **NAI Mertz** | 21 Roland Avenue
Mount Laurel, NJ 08054
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PROPERTY HIGHLIGHTS

- 36.91 Acres
- 960± ft of frontage along Davis Street
- 512,000± SF Approved Class A Warehouse
- 96 Loading Docks
- Building Height: 44.7"
- 100 Trailer Parking spaces
- 380 Parking Spaces
- Utilities on site - water, electric, gas, public sewer
- The site is less than 1 mile from The Shoppes at Montage, Glenmaura Corporate Center which is located at the base of Montage Mountain Ski Resort & Water Park and The Pavilion Amphitheater (seats 19,000). It overlooks PNC Field (home to the RailRiders Baseball Team - AAA affiliate of the New York Yankees), Glenmaura National Golf Club (a recognized PGA tournament course and ranked in the top 100 courses in the nation). Mohegan Sun Casinos is approximately 12 miles south of the site.

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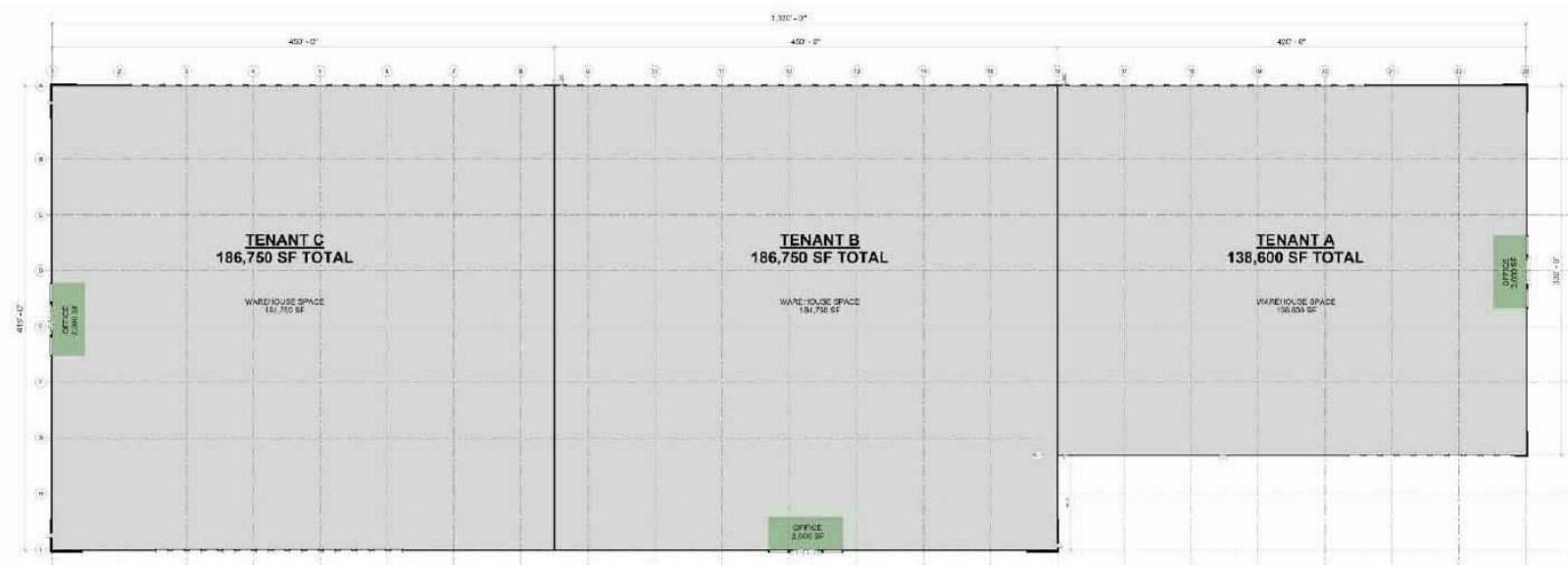
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Site Plan



Floor Plan - can be subdivided up to 3 tenants

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Tenant A - Davis Street Side



Tenant B- Side Road View

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Tenant C - Back Parking Lot view



Truck Bays - Davis St. Entrance

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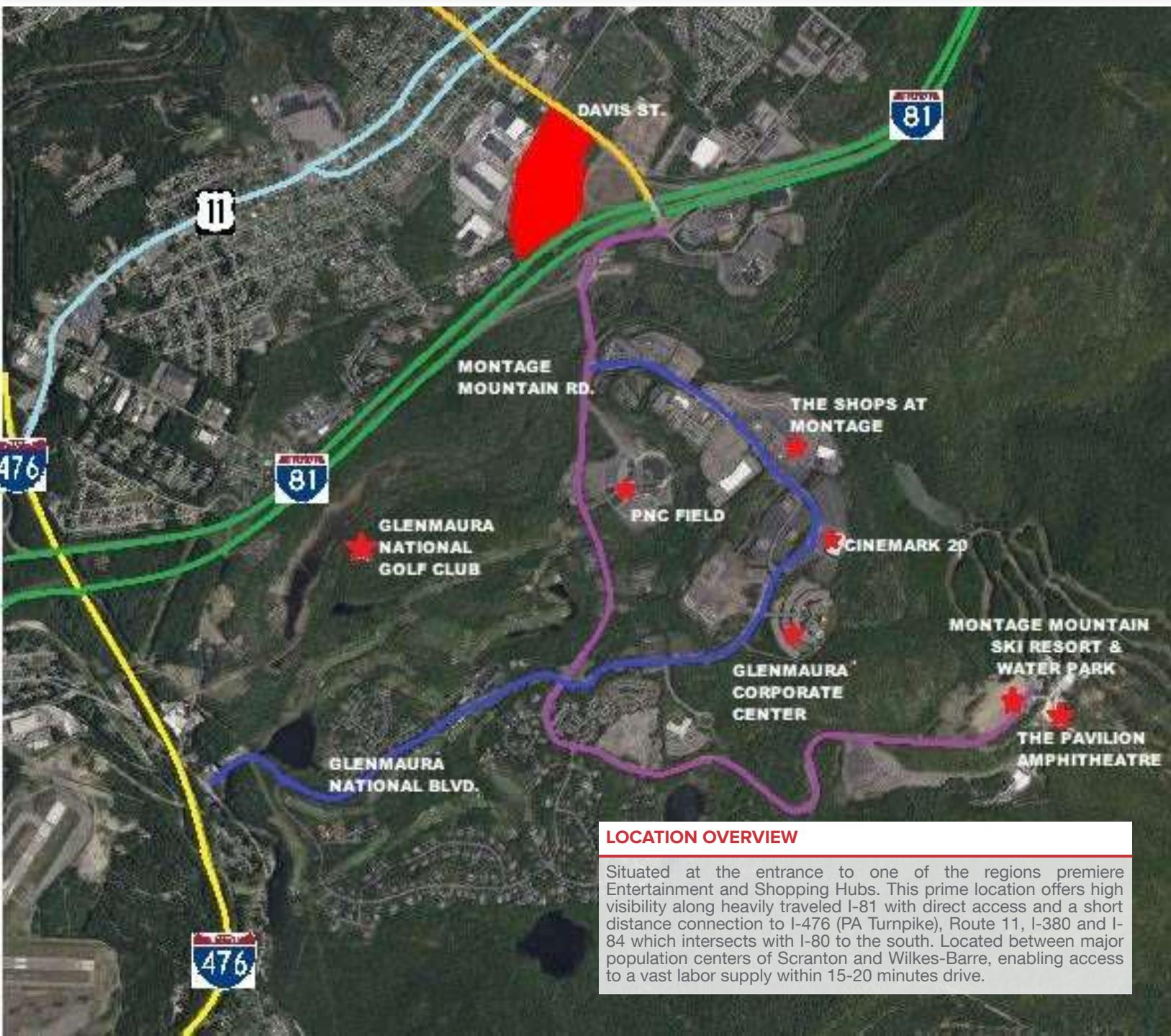
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LOCATION OVERVIEW

Situated at the entrance to one of the regions premiere Entertainment and Shopping Hubs. This prime location offers high visibility along heavily traveled I-81 with direct access and a short distance connection to I-476 (PA Turnpike), Route 11, I-380 and I-84 which intersects with I-80 to the south. Located between major population centers of Scranton and Wilkes-Barre, enabling access to a vast labor supply within 15-20 minutes drive.

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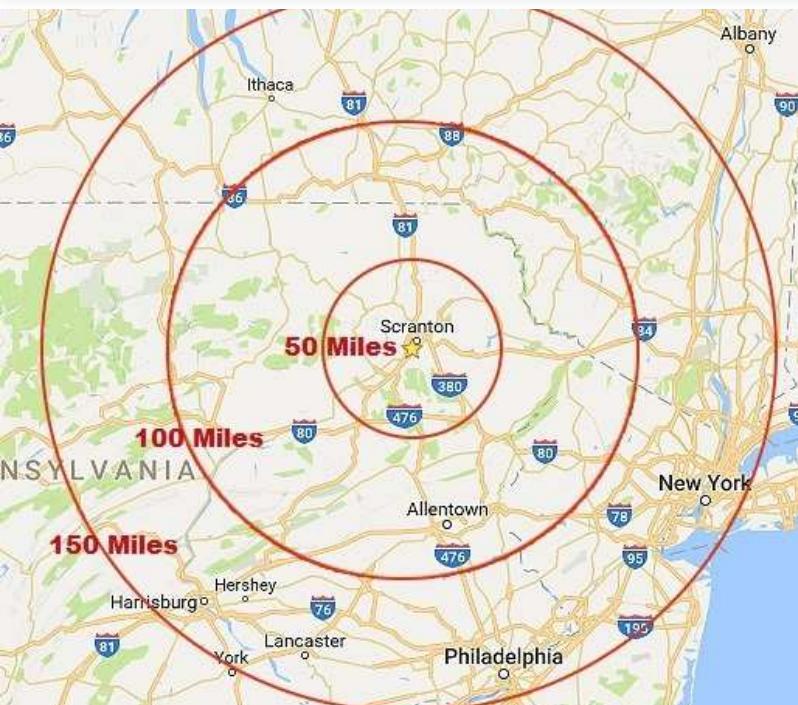
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SCRANTON AREA

Poised as a hub of innovative business activity, northeastern Pennsylvania offers an abundant workforce, low operating costs, accessibility, booming business climate and superior quality of life.

Located in the heart of Pennsylvania's Northeast, the Greater Scranton region has a diversified economic base suitable for many industries. Currently home to major manufacturing, distribution and back-office centers, Scranton has established an infrastructure suitable for many industries interested in locating in the Boston-Washington metropolitan corridor.

Major metropolitan areas including Philadelphia, New York, Northern New Jersey, Harrisburg and Syracuse are within a two hour drive of Scranton. Five major interstate highways converge in Scranton, providing access to 80 million consumers within an overnight drive and 80% of the U.S. population within two days or less.

DISTANCE TO MAJOR HIGHWAYS

- 0.5 miles to Route 11
- 1.2 miles to I-81
- 2.0 miles to I-476
- 7.1 miles to I-380
- 10 miles to I-84
- 28 miles to I-80

DISTANCE TO MAJOR CITIES

- Scranton, PA – 4 miles
- Wilkes-Barre, PA – 15 miles
- Hazleton, PA – 40 miles
- Allentown, PA – 72 miles
- Harrisburg, PA – 118 miles
- Philadelphia, PA – 121 miles
- New York, NY – 130 miles
- Newark, NJ – 137 miles

DISTANCE TO PORTS

- Port of NY & NJ - 125 miles
- Port of Philadelphia - 130 miles
- Port of Wilmington - 138 miles
- Port of Baltimore - 199 miles
- Port of Pittsburgh - 291 miles
- Port of Erie - 323 miles
- Port of Virginia - 381 miles

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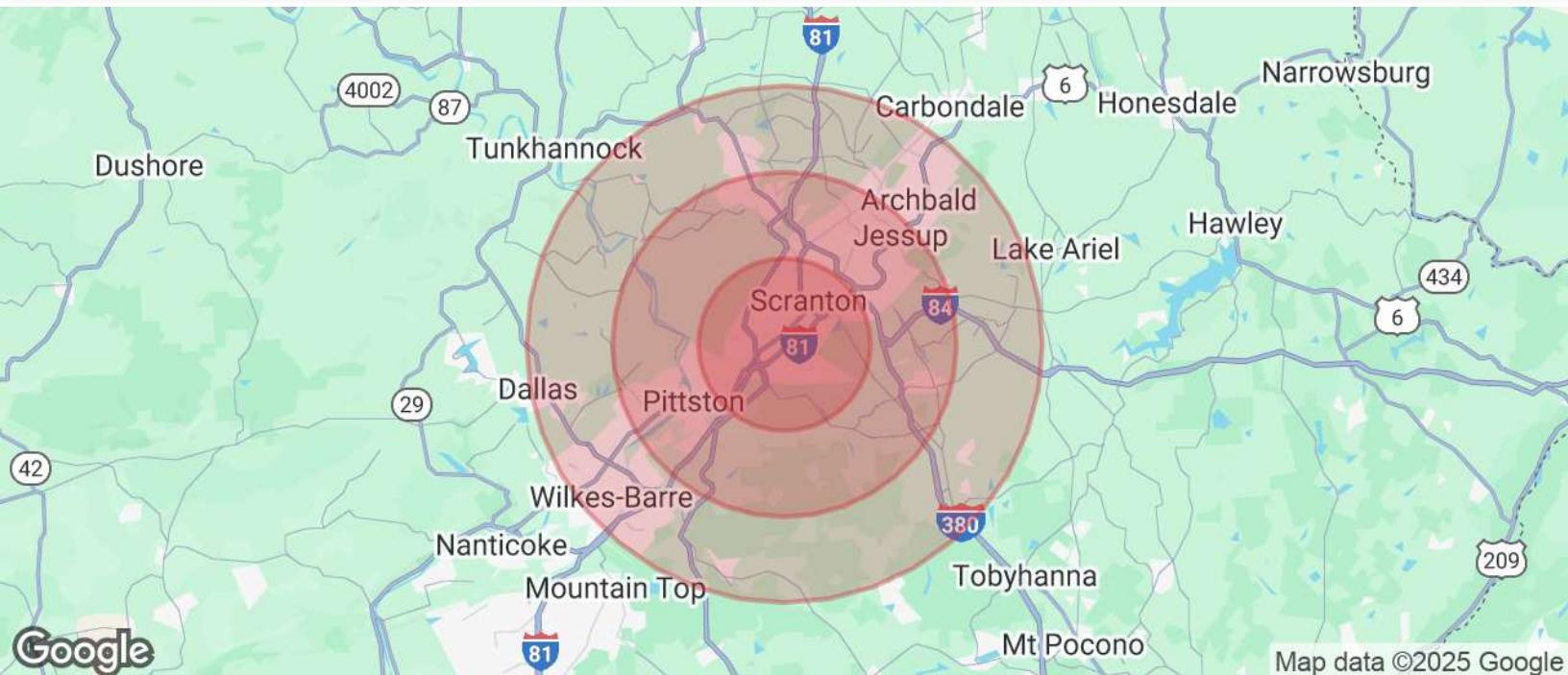
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POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	115,884	220,093	375,735
Average Age	42	44	43
Average Age (Male)	41	42	42
Average Age (Female)	44	45	45

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	47,590	93,062	157,246
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$80,106	\$86,134	\$86,288
Average House Value	\$190,389	\$205,389	\$205,986

TRAFFIC COUNTS

Davis Street	17,369/day
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Demographics data derived from AlphaMap

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