

FACT SHEET

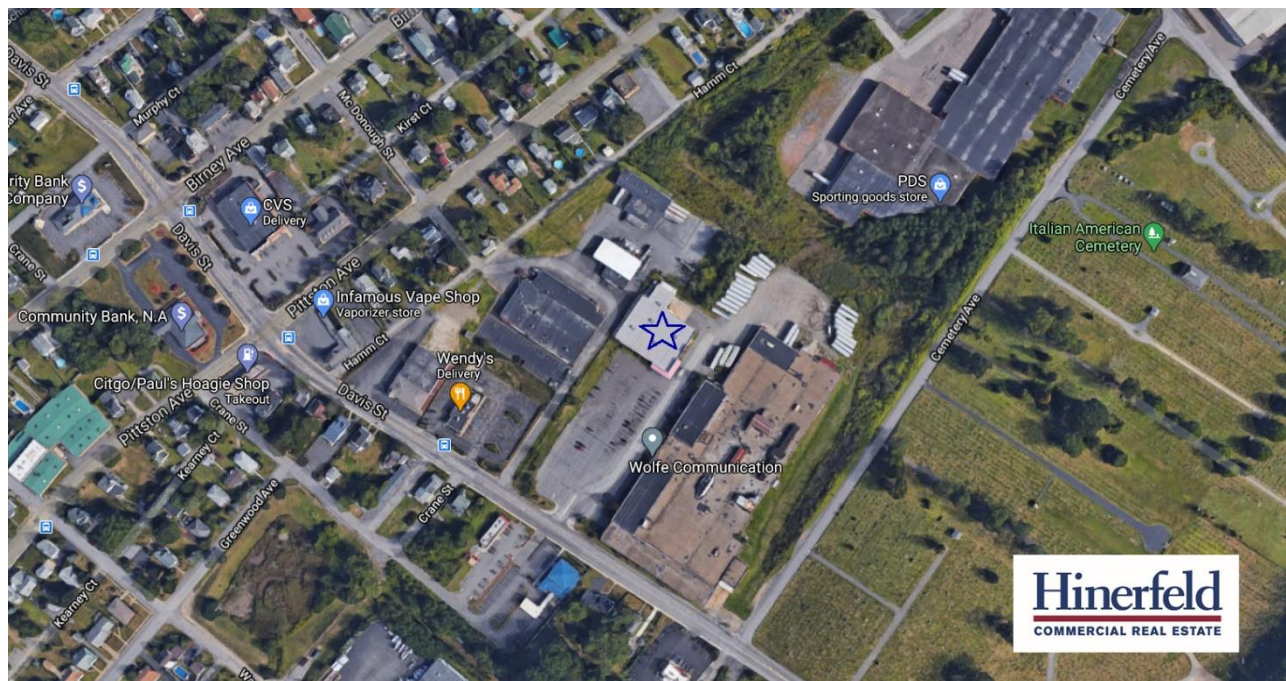
FOR LEASE



- Property:** 733 Davis Street, Scranton, PA 18505
- Premises:** Former Maine Source, +/-18,900sf Industrial/Retail/Flex Building on Davis Street.
- Parcel location:** Just off Interstate 81 on Davis Street. Across from Waffle House.
- Acres:** 2.34 +/- Acres
- Zoning:** I-L Light Industrial, Non-conforming use
- Traffic:** 17,507 ADT Traffic Count
- Parking:** Macadam. Ample parking in front and side lots to accommodate 100+/- vehicles.
- Age:** Built 2009
- Water:** Public
- Sewer:** Public

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and same is submitted, subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

- Gas:** Natural gas
- HVAC Systems:** Rooftop units provide heating and air conditioning throughout the building.
The dock area contains Radiant Infrared Gas-Fired Tube Heaters for additional heat during loading/unloading.
- Electric:** Two 800 amp panels for 480y/277 volts, AC 3 phase 4 wire. Two 225 amp panels for 208y/120 volts, 3 phase 4 wire.
- Sprinklers:** Yes
- Ceiling Heights:** Clear height at front is 17' 10" sloping down to 13' clear at the rear near docks.
- Column Spacing:** 20' x 57'
- Roof:** Rubber
- Doors:** 2 Dock Doors with load levelers
1 rear man door, 1 oversized man door on side. Automatic sliding glass doors in front
- Terms:** Asking Rent Negotiable



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