

WAREHOUSE FOR SALE

DUPLAN SILK MILL

100 E. DIAMOND ST. HAZELTON, PA

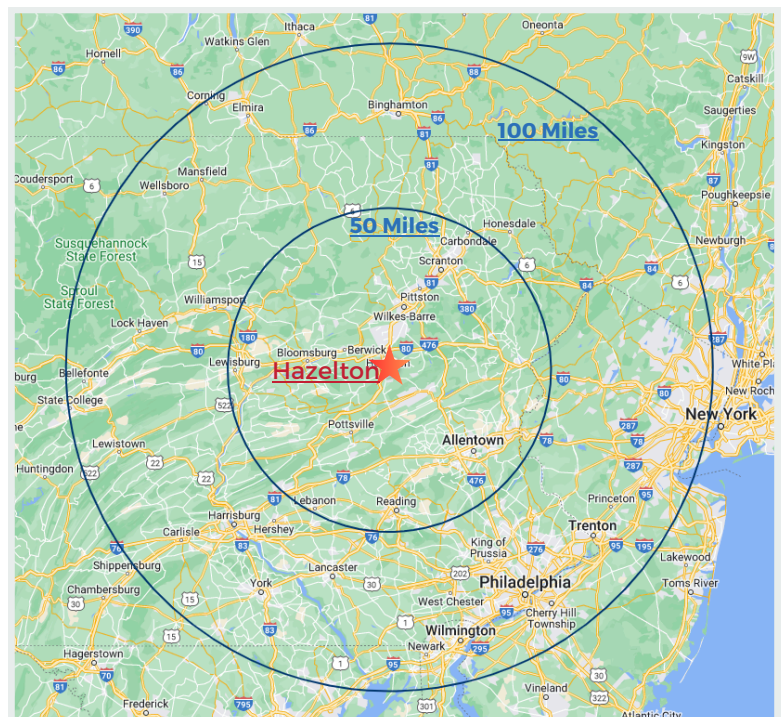


Warehouse User Building or Apartment Redevelopment



Investment Highlights

- \$10.45M (\$19 psf) asking price.
- 9.51 ACs across four parcels.
- Improved by five story, 550,000 rsf light industrial building.
- The main structure of the building along Diamond Avenue and Cedar Street is single story industrial. Additionally, there is a five-story piece of the structure along Fulton Court and Diamond Avenue. Floors 1-3 of this part of the structure are ground floors, on grade, with their own dock door accessibility.
- Floors four and five are accessible via two freight elevators.
- 12'-17' ceiling clear heights.
- 22 operational dock doors.
- 6 drive in doors.
- Municipality (City of Hazleton, Luzerne County, PA) favors apartment redevelopment as a means to soften housing shortage in the area. Market rate or low income.
- Positively cash flowing with low property level expenses (\$1.04 psf).



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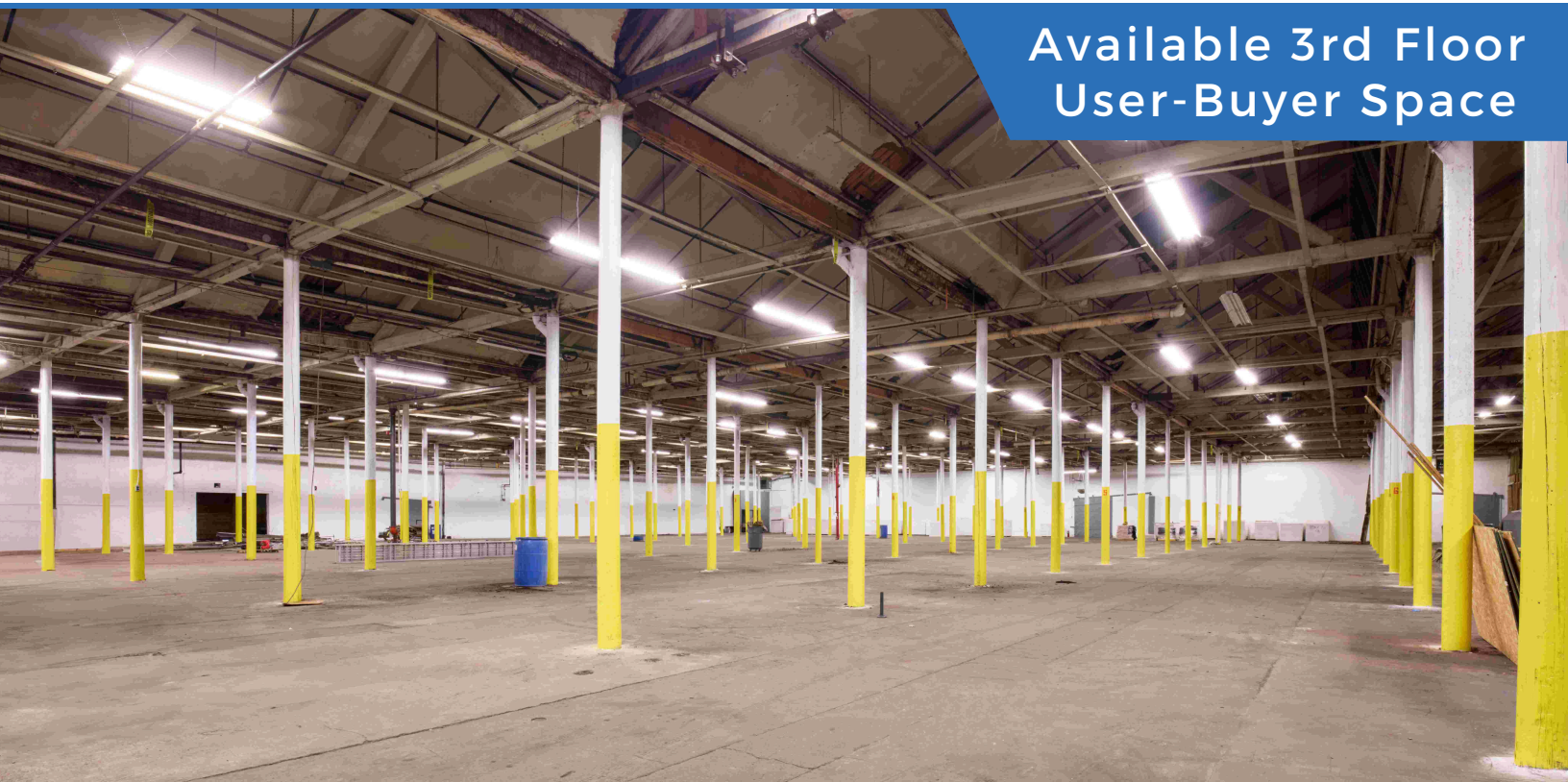
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Available 3rd Floor
User-Buyer Space



- **USER BUYER WAREHOUSE SPACE AVAILABLE**

- Third floor, on grade, contiguous space of 170,193 rsf is currently available for a user buyer. The space has 3 dedicated dock doors and 4 dedicated drive-in doors with ceiling clear height up to 17'.

- **REDEVELOPMENT OPPORTUNITY**

- The property presents a compelling opportunity for residential redevelopment of the site. Luzerne County, with its influx of new warehousing and manufacturing development (e.g., NorthPoint Developments 1M square foot speculative warehouse space development with Q1 2025 delivery) is in need of market rate and low-income housing options as new logistics development brings new jobs and additional workers to the area.

- **CASH FLOW POSITIVE**

- The property is currently positively cash flowing with \$320,181 in annual net operating income.

- **OUTSTANDING ACCESSIBILITY/LOCATION**

- The subject property is attractively located directly off I-81 with additional close proximity to other major transportation arteries – I-81, I-80, I-476 and Routes 93, 2, 309, 924, 940. The site puts more than 40% of the Nation's population within a single day's drive. Major cities within a 100-mile radius include Allentown, Philadelphia and New York City. From the location, companies can reach approximately 60% of the nation's population, as well as 40% of Canadian consumers, within a day's drive from the property.

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Due diligence materials are available upon request.

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