

10-12 JAYCEE DRIVE

West Hazleton, PA 18202



FOR LEASE



INDUSTRIAL



82,000± SF

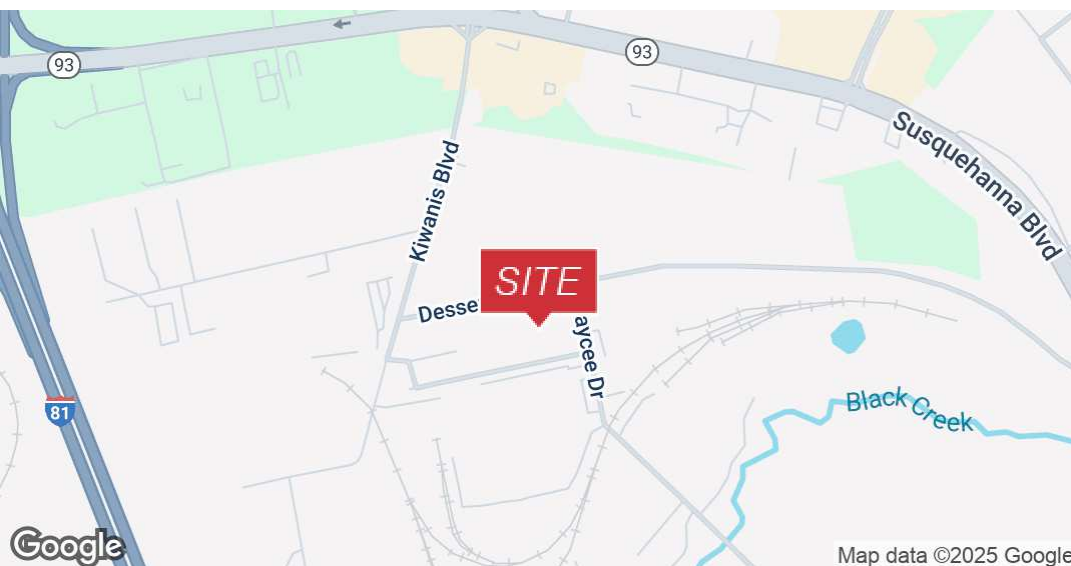


PROPERTY DESCRIPTION

Recently updated Multi-Tenant Warehouse located within the Valmont Industrial Park offering direct access to I-81 and I-80. The strategic location positions itself 2 hours from the New York & Philadelphia markets. Valmont is home to many companies, such as Bradley Caldwell, Dial Corp (Henkel Consumer Goods), EAM, Mosca, Graham Packaging and Fabri-kal to name a few.

LEASE RATE:

PRICE UPON REQUEST



FOR MORE INFORMATION

Chris Matus, CCIM, SIOR, PMP

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Kyle Atchison

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NAI Mertz



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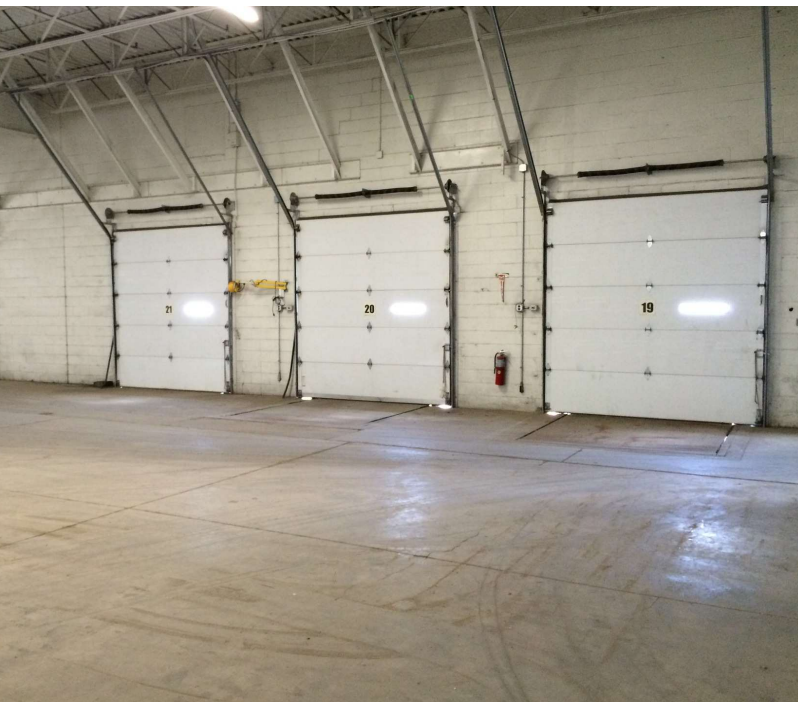
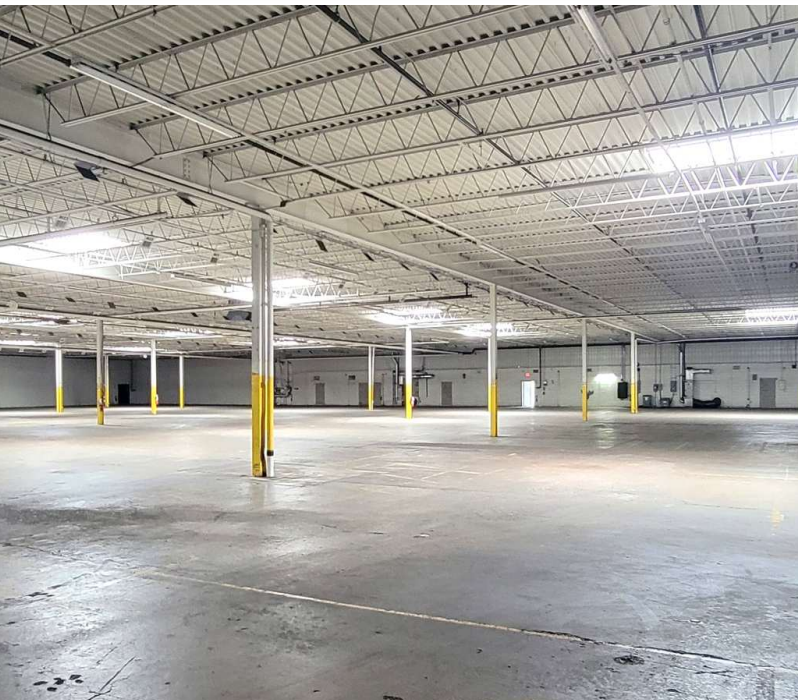
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PROPERTY HIGHLIGHTS

- Total 82,000± SF Available
- Zoned: M-2
- Built: 1970
- Renovated: 2006 & 2022
- Office Space: 3,000± SF
- Warehouse: 79,000± SF
- Column Spacing: 30x40
- Ceiling Height: 3,600± SF at 35' Clear, remaining SF at 16.5' Clear
- Docks Doors: 5 - 9'x10' (4 w/ levelers)
- Rail Door: 1 - 10x10
- Power: 800amp / 277 - 480v 3 phase Heavy
- West Sprinkler System
- Lighting: Fluorescent
- Utilities: Public

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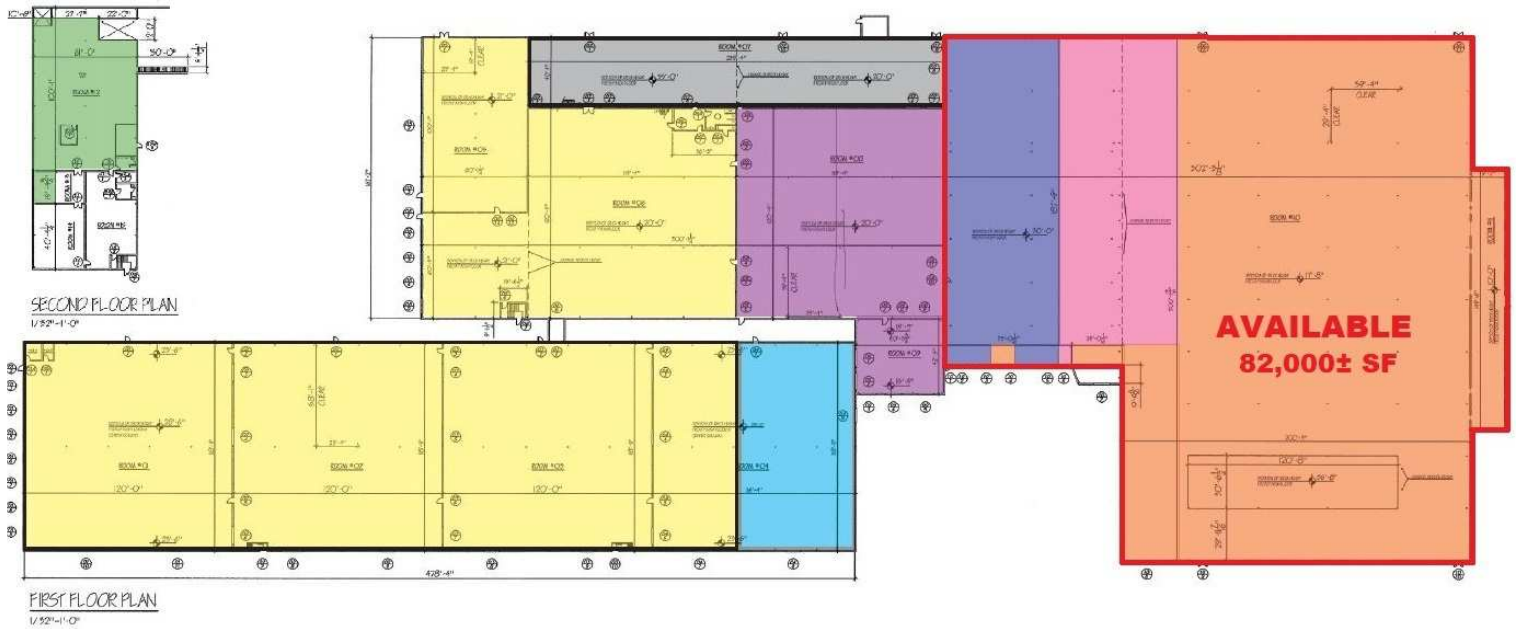
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Total Acres: 750
Revision Date: 03/27/2025


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LOCATION OVERVIEW

Strategically located within the 750 Acre Valmont Industrial Park. Situated between West Hazleton and Hazle Township just off Exit 145 of Interstate 81, a few miles south of Interstate 80 and located near I-84 & I-476 (PA Turnpike - Northeast Extension).

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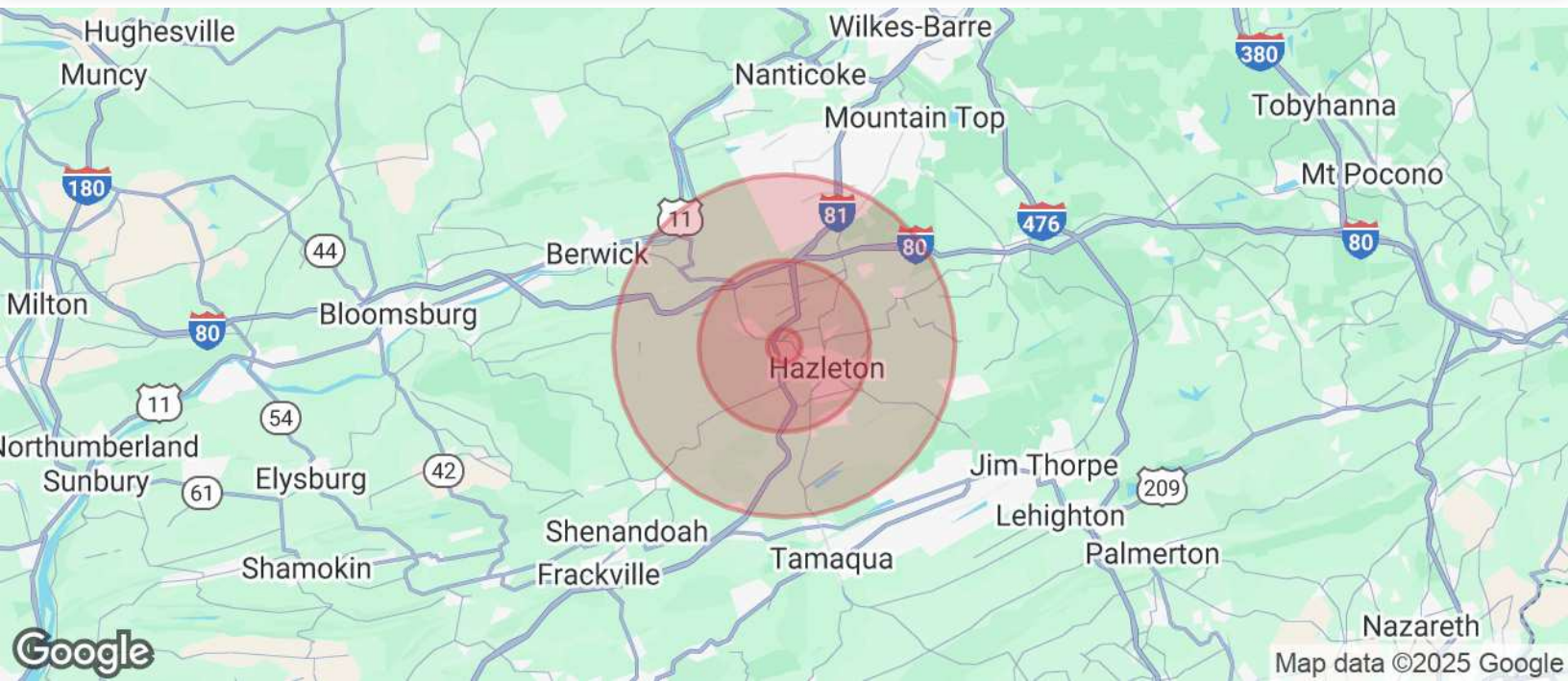
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,151	56,303	85,040
Average Age	47	41	42
Average Age (Male)	46	40	41
Average Age (Female)	47	42	43

HOUSEHOLDS & INCOME


	1 MILE	5 MILES	10 MILES
Total Households	444	21,345	33,390
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$88,534	\$71,370	\$77,686
Average House Value	\$230,628	\$182,073	\$195,145

TRAFFIC COUNTS

Dessen Dr.	2,690/day
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Demographics data derived from AlphaMap

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