

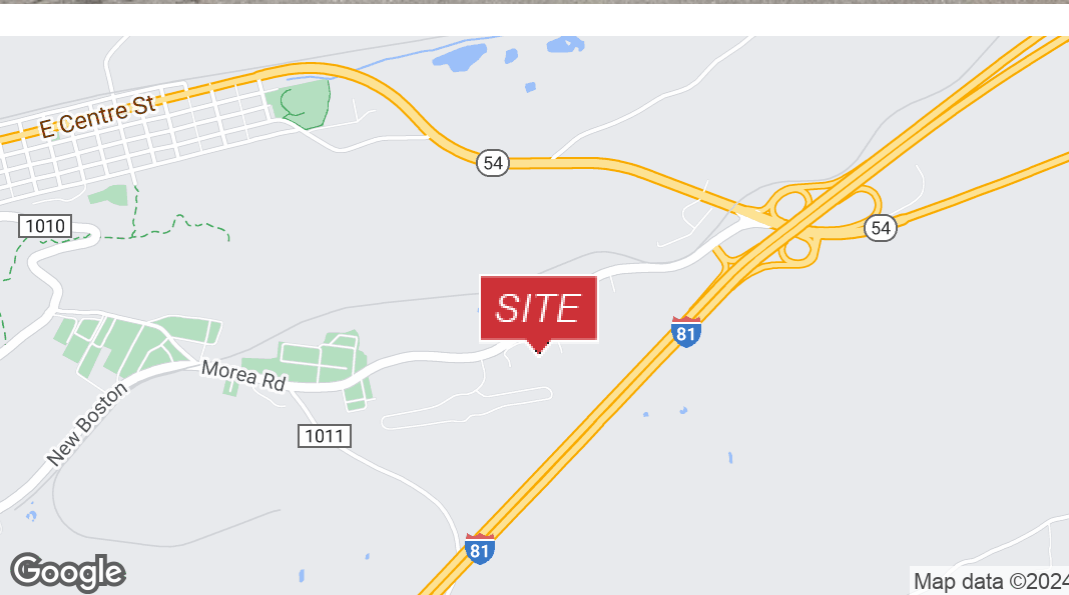
1214 MOREA ROAD

Barnesville, PA 18214

 FOR LEASE

 INDUSTRIAL

 50,000± SF



PROPERTY DESCRIPTION

50,000± SF currently available in a multi tenant manufacturing / warehouse building with direct access to I-81.

LEASE RATE:
PRICE UPON REQUEST

FOR MORE INFORMATION

Steve Cole, SIOR

 570.578.8296

 steve.cole@naimertz.com


David Weaver, SIOR

 570.406.7428

 david.weaver@naimertz.com

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NAI Mertz

 **NAI Mertz** | 350 Laird Street, Suite 110
Wilkes-Barre, PA 18702
570-820-7700 | naimertz.com



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PROPERTY HIGHLIGHTS

- 10.22 acre lot
- Ample parking
- (6) 10' x 10' docks
- Ceiling height: 18' to 20'
- Column Spacing 50' x 40'
- Power: 480 Volt, 3 phase
- 2" Airline run throughout
- Public water & private septic
- Propane heat
- Fully Sprinklered



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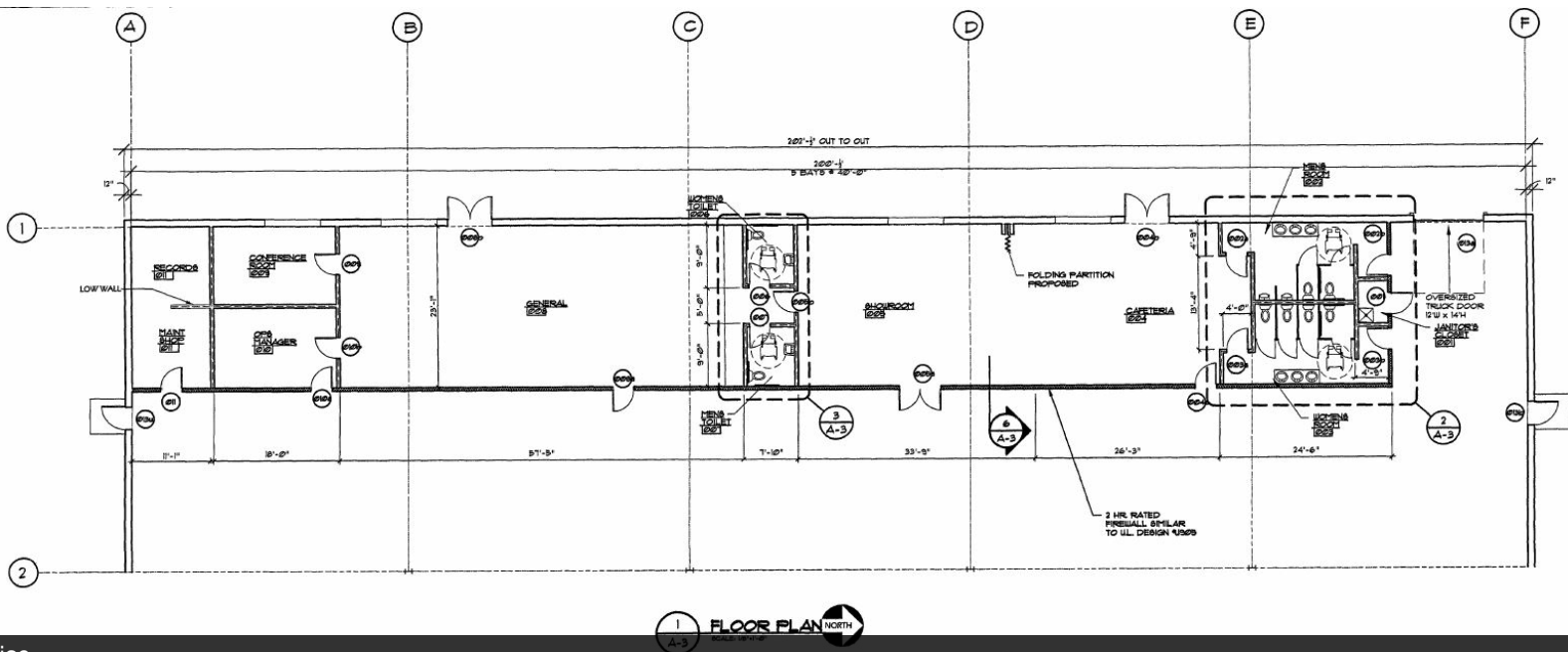
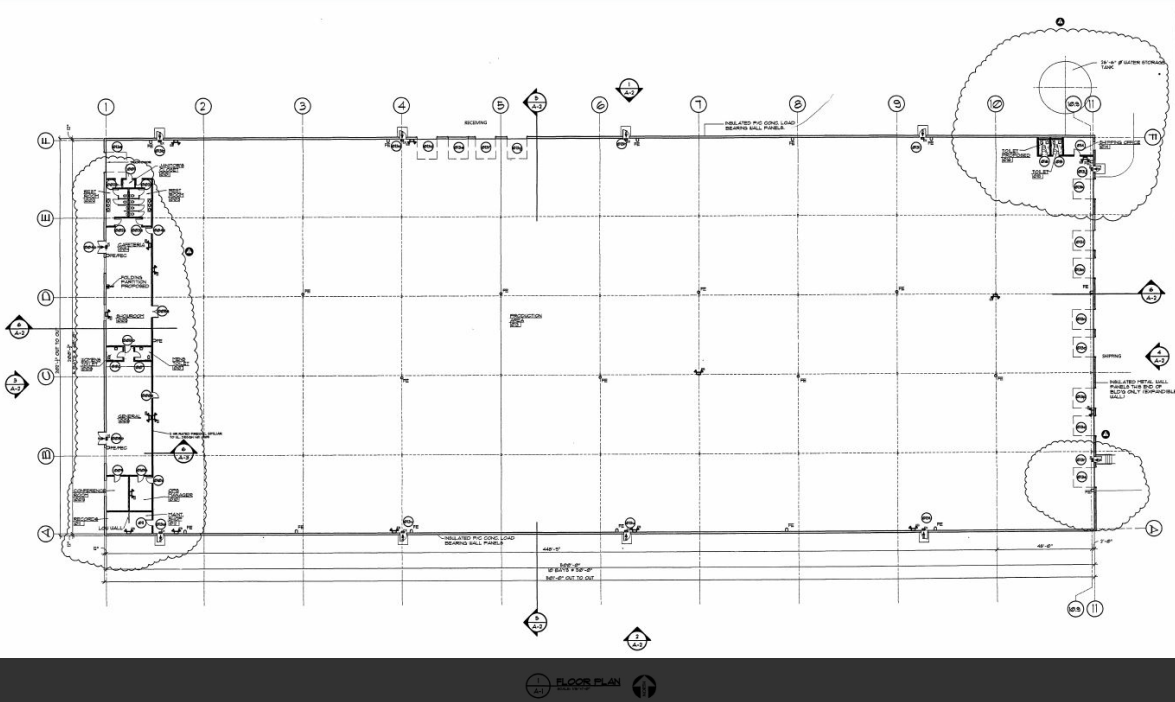
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LOCATION OVERVIEW



Strategically located along the I-81 corridor with convenient access to the Mid-Atlantic region's primary markets. Less than 1 mile to I-81 Route 54.

KEY DISTANCES
Philadelphia 96.9 Miles | 2 hr 27 Minutes
New York 135 Miles | 2 hr 49 Minutes
Harrisburg 66 Miles | 1 hr 5 Minutes

Google Map data ©2024 Imagery ©2024 Maxar Technologies, PA Department of Conservation and Natural Resources-PAMAP/USGS, USDA/FPAC/GEO

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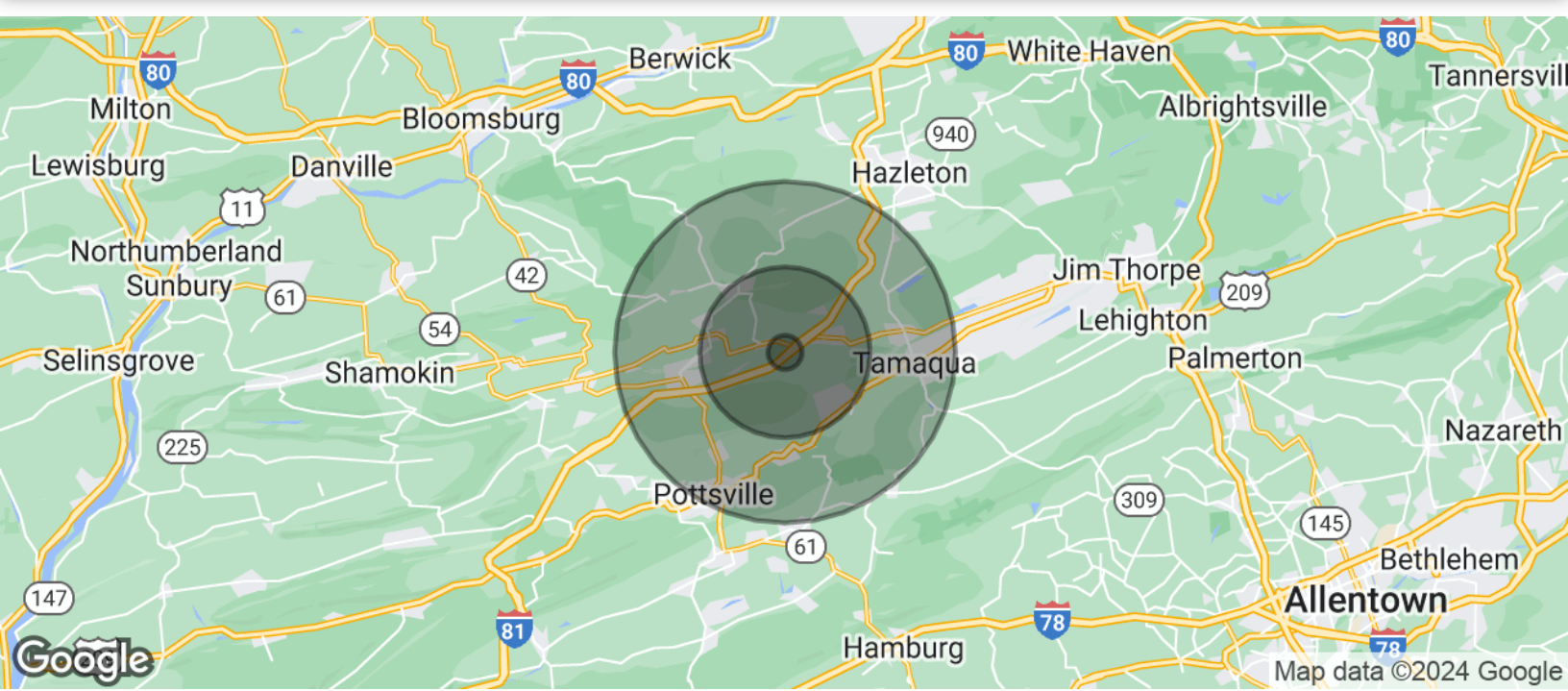
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	705	15,373	65,998
Average Age	41.6	42.9	43.2
Average Age (Male)	41.4	42.4	41.7
Average Age (Female)	47.3	47.5	46.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	205	5,264	26,498
# of Persons per HH	3.4	2.9	2.5
Average HH Income	\$41,680	\$42,238	\$46,461
Average House Value		\$79,500	\$88,427

TRAFFIC COUNTS

Morea Road	2,533/day
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2020 American Community Survey (ACS)

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