

151 SECOND & LAIRD STREETS

Wilkes-Barre, PA 18702



FOR SALE



LAND DEVELOPMENT



8.6 ACRES - 5,398± SF



PROPERTY DESCRIPTION

Unique opportunity available, 8.6 Acre development site with existing 5,398± SF Warehouse space, 18 Total Dock Doors. Building is currently occupied by 2 Long Term Tenants, utilizing 4,200± SF and outside yard space for trailer parking. 1,200± SF Rear Shop Building has drive through access, currently vacant.

SALE PRICE:

PRICE UPON REQUEST

FOR MORE INFORMATION

David Weaver, SIOR

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Steve Cole, SIOR

☎ 570.578.8296

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NAIMertz



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PROPERTY HIGHLIGHTS

- Zoning: I-1 General Industrial District
B-3 Highway Business District
- 8.6 Acre Development Site, including;
Industrial Warehouse space Totaling 5,398± SF
- Unit 1 -1,200± SF
- 15 Dock Doors
- Unit 2 - Office 980± SF, Warehouse 2000± SF
- 3 Bathrooms: two located in one office and the third
in a second office
- 3 Dock Doors
- Shop - 1,180± SF, Drive-through access
- Gravel Yard
- Partially Fenced in
- Electric baseboard heat in the office
- Warehouse can be heated with propane heater
- Warehouse Ceiling Height 10' at beam
- Leases are plus utilities, garbage service and
snowplowing

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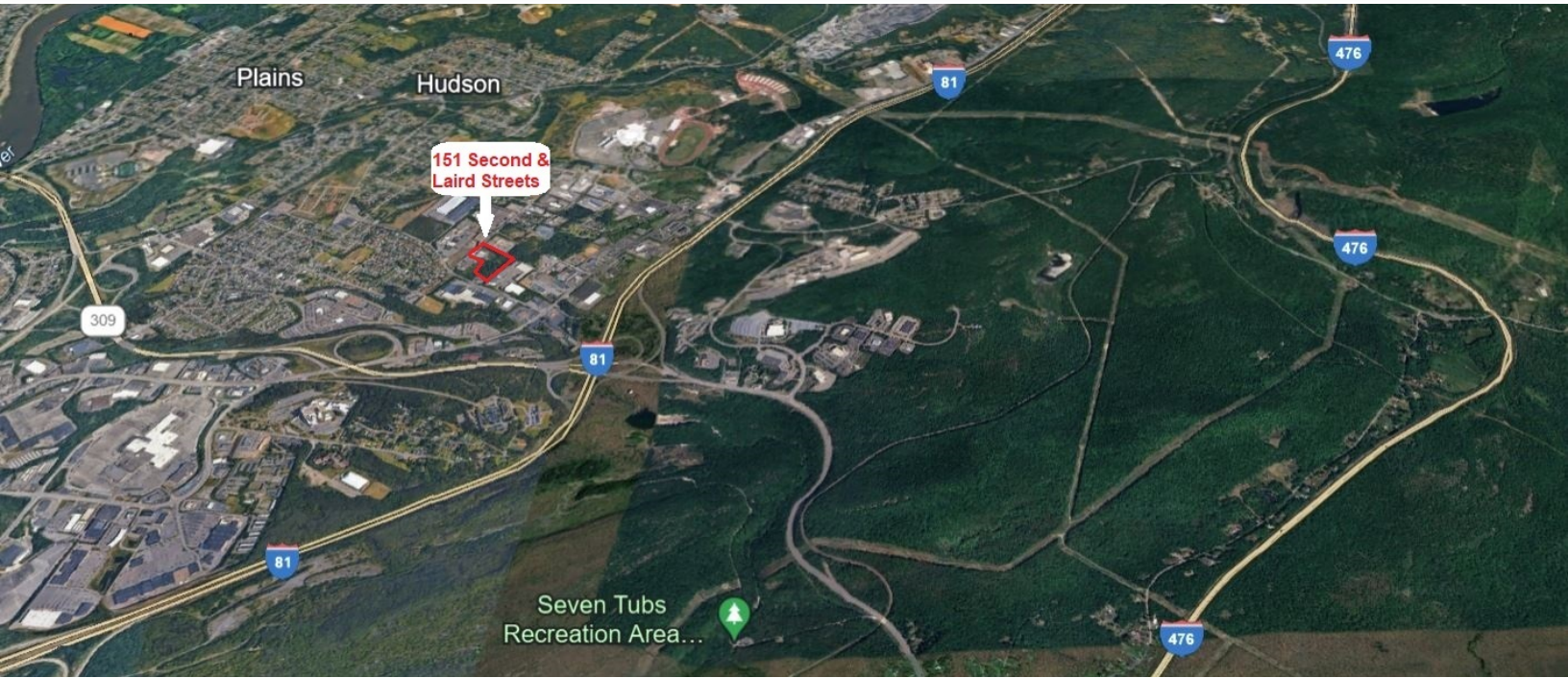
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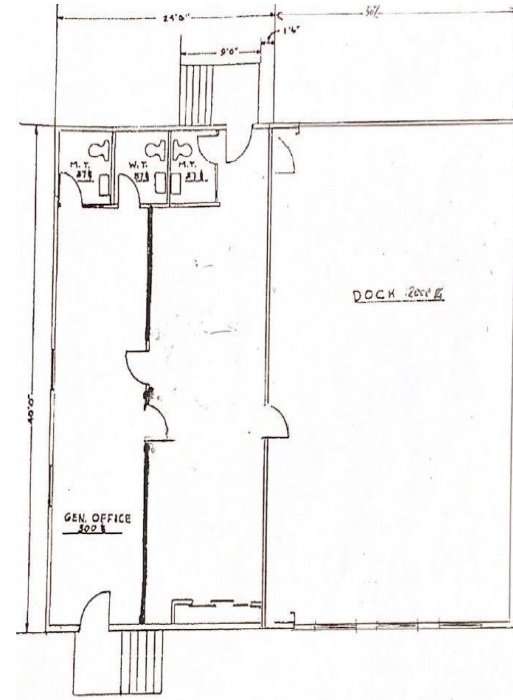
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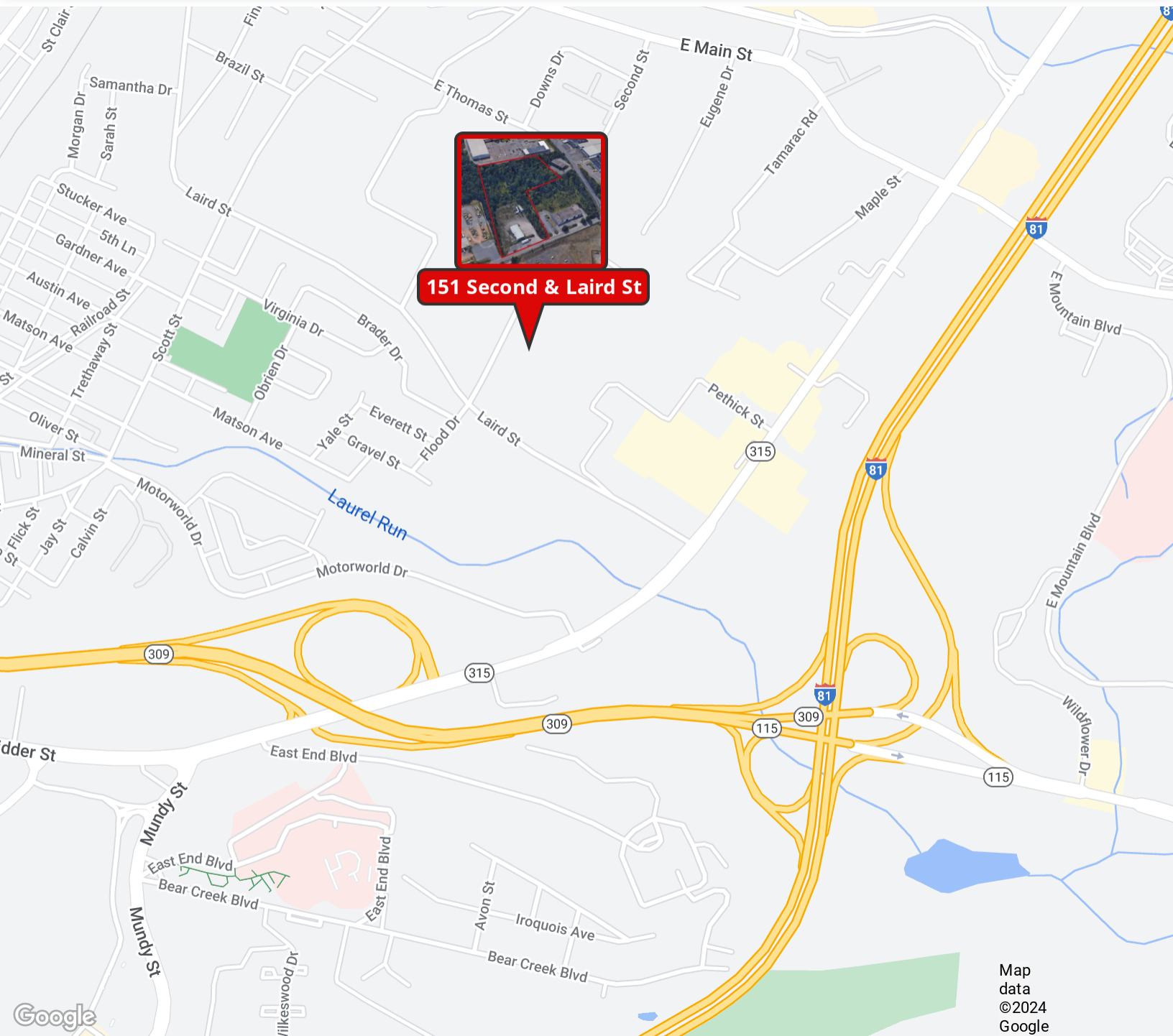
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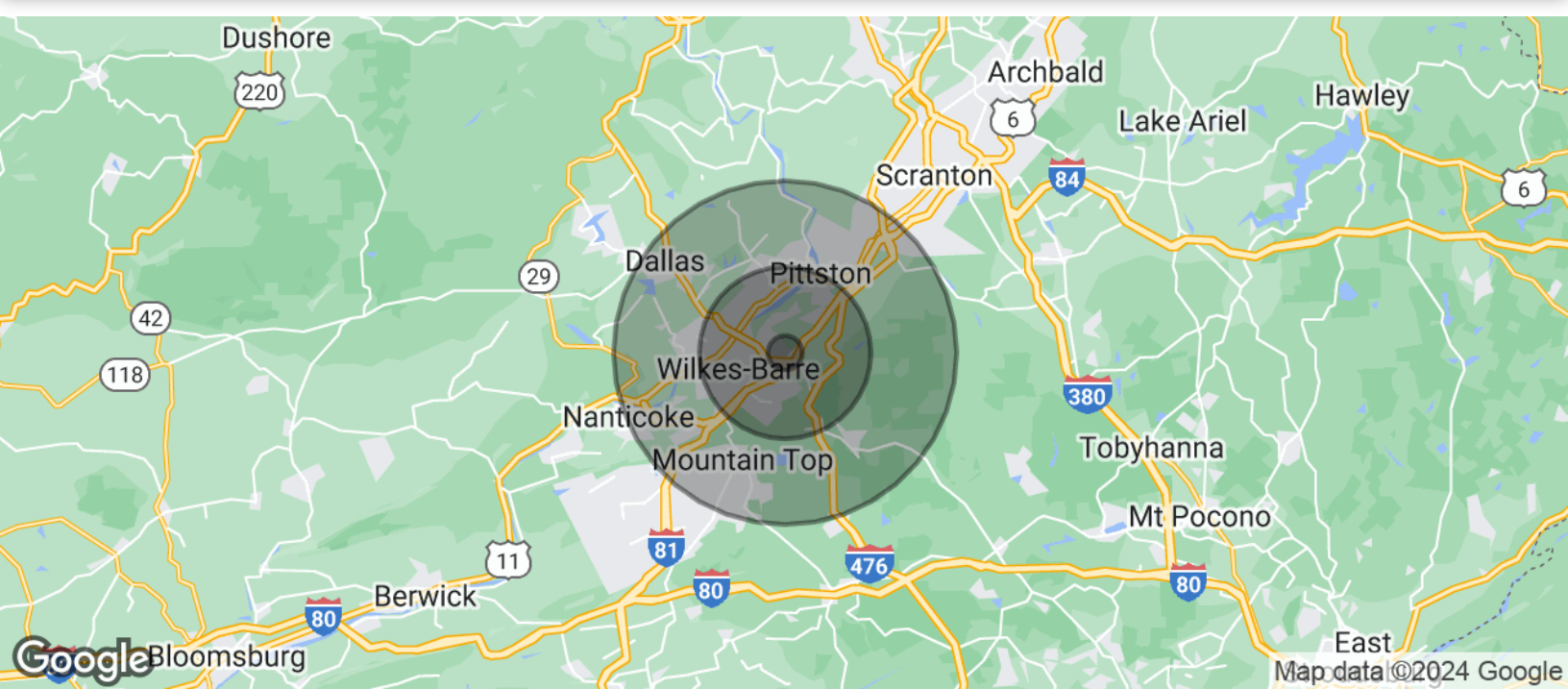
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	4,292	110,186	247,485
Average Age	43.5	41.5	41.9
Average Age (Male)	43.0	39.2	40.0
Average Age (Female)	43.8	43.4	43.7

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,878	47,488	104,019
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$47,960	\$49,769	\$54,185
Average House Value	\$101,883	\$127,404	\$145,621

TRAFFIC COUNTS

Laird Street	2,413/day
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2020 American Community Survey (ACS)

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