

FOR LEASE

FLEX/INDUSTRIAL,

+/-6,700 SF

Keystone Business Center



Address: Unit 2 Bert Collins Drive, Throop PA, 18512

County: Lackawanna County, PA

P.I.N.: 1360102000804

Zoning: Light Industrial

List Price \$ 10.00/PSF NNN per year (Estimated CAM \$2.30 PSF)

Space Available: Unit 2, +/-6,700 SF

Space Configuration: Space currently configured as GMP Certified clean space. Useful for chemical manufacturing, research, medical labs, etc. Space is split into three sections, small offices and breakroom upfront, medical clean space in middle and open warehouse in rear.

Office: +/-2,000 Sf

Clean Space: +/-3,000SF

Warehouse: +/- 2,700 SF

Docks: 1 Dock

Drive Ins: 1 Drive In Door.

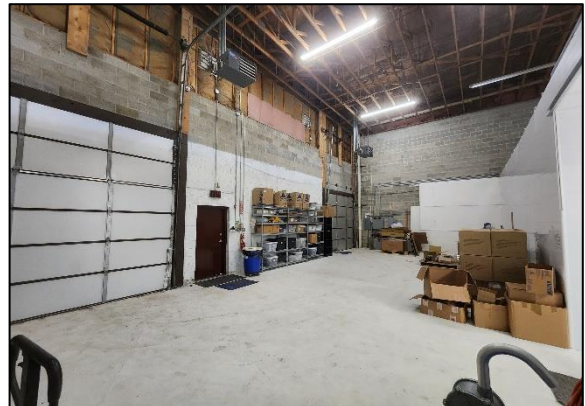
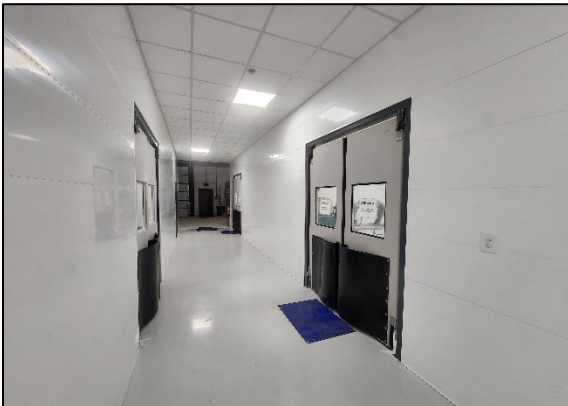
Building: Multi-Tenant Flex Building, +/-40,000SF Total

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.

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|------------------------|---|
| Stories: | 1 Single Story |
| Year Built: | 1990's |
| Parking: | Ample auto parking. Large truck court for trailer parking & storage. |
| HVAC: | Warehouse: Gas fired, ceiling hung, unit heaters. Office: Centralized Heating and Cooling. |
| Construction: | Masonry block walls with concrete floors and EPDM Rubber Roof |
| Sprinklered: | Yes |
| Ceiling Height: | 22 FT clear height |
| Lighting: | LED / Fluorescent |
| Electric: | Three Phase and Single Phase Availability |
| Gas: | Yes |
| Water: | Yes |
| Sewer: | Throop |

HIGHLIGHTS

- High access to Scranton City/Metro area
- 1 Dock Door and 1 Drive in
- Located within Keystone Business Park
- Move In Ready



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