

### *For Sale*

*Industrial/Manufacturing*  
*943 Sanderson Avenue,*  
*Scranton, PA*



**Address:** 943 Sanderson Avenue, Scranton PA, 18509

**County:** Lackawanna County, PA

**P.I.N.:** 5446230636

**Parcel ID:** 14512050001

**Zoning:** Scranton, Light Industrial

**Property Type:** Industrial/Manufacturing

**Building:** +/- 19,798 SF  
Office: +/-2,000 SF  
Warehouse: +/- 17,798 SF

**Acreage:** 0.68 Acres

**Stories:** Single Story Warehouse with Basement Maintenance Room

**Docks:** 1 Dock

**Drive ins:** No Drive Ins

**Year Built:** 1960's

**Parking:** 5-6 Spots, Street Parking

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<b>HVAC:</b>	Warehouse: Gas fired, ceiling hung, unit heaters.  Office: Electric Baseboard, Wall Mounted AC
<b>Construction:</b>	Masonry block with Steel Framing
<b>Roof:</b>	EPDM Rubber
<b>Sprinklered:</b>	Yes
<b>Ceiling Height:</b>	12 FT Clear
<b>Lighting:</b>	Halogen Can/ Fluorescent
<b>Electric:</b>	Three Phase, 400 Amps, 120/208/ 240 Volts
<b>Gas:</b>	Standard Industrial Service
<b>Water:</b>	Public Water
<b>Sewer:</b>	Scranton Public Sewer
<b>Taxes:</b>	\$14,445 (2025 estimate)
<b>Asking Price:</b>	\$825,000.00

### **HIGHLIGHTS**

- Strategic Central Scranton Location
- 1 Dock High Door
- Three Phase, 400 Amp Service
- I-L Light Industrial Zoning
- Viable for many uses
- Adaptive Re-use Possibilities
- Convenient proximity to major highways, transport hubs, and labor pools

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