

AVAILABLE INDUSTRIAL

SALE PRICE: \$1,350,000



641 N. PENNSYLVANIA AVENUE, WILKES-BARRE, PA 18705

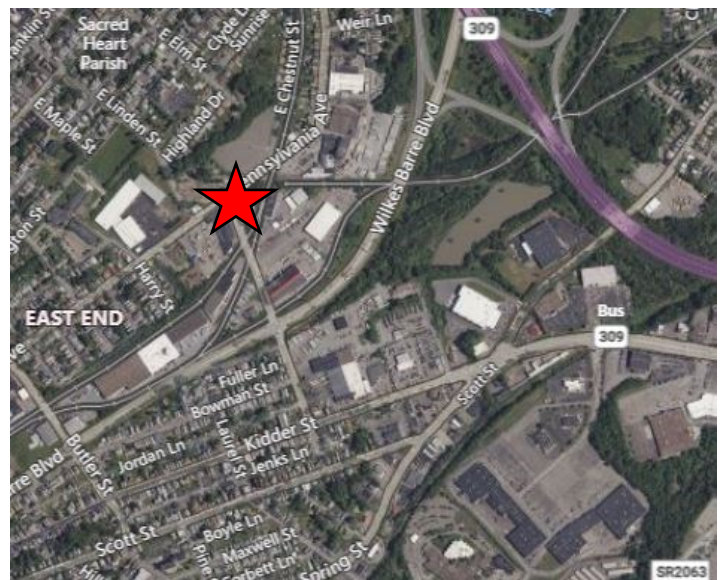
25,025 SF+/- commercial building on 0.857 acres. Long term tenant occupies 10,690 SF with 3+/- years remaining on Lease. Property zoned Light Industrial. Clean, convenient space just off PA-309 Exit 2.

SPACE DETAILS:

- 25,025 SF+/-
- 0.857+/- Acres
- PINs: H10NW300501-73; H10NW201127C-73
- Public Utilities
- Natural Gas Hot Air Heat
- Central A/C
- Flat Rubber Roof
- Masonry/Block Exterior
- 8 ft. Ceiling Heights
- Concrete and Carpet Floors
- 600 amp Electrical
- 3 Restrooms
- 35 Parking Spaces
- 2 Loading Docks
- 2 Ground Level Drive-In Doors
- Zoned M-1 (Light Industrial)
- 2024 Taxes - \$16,033.20

LATITUDE: 41.253993

LONGITUDE: -75.860478



For Information Contact:

Al Guari, Vice President-Brokerage

aguari@mericle.com

Office: 570.823.1100

* Cell: 570.499.2889

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, prior sale/lease, withdrawal notice, or other conditions.

570.823.1100
mericle.com



East Mountain Corporate Center
100 Baltimore Drive
Wilkes-Barre, PA 18702

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

TCN
WORLDWIDE
REAL ESTATE SERVICES