

LEASE PRICE: \$4.80/SF



ATLAS STREET, CARBONDALE, PA (LACKAWANNA COUNTY)

This property is an excellent building for light manufacturing. It is 1 building with multiple spaces: 3 office areas and 6 building areas divided by concrete walls that will allow for sub dividable spaces as little as 3,000 SF. Skylights throughout warehouse provide natural light for efficiency and productivity. Office space is newly renovated with V Good finishes. Currently the property is slated to undergo further renovations to include repair and update of the roof, electrical systems to be separated for each space, T5 lighting throughout the property, exterior painting, resurface the driveway. Suspended Natural Gas Units placed in the warehouse area. To lease entire building, contact agent for more details.

PROPERTY DETAILS:

- Zoning: Local Commercial C-1
- Building Size: 47,542 SF
- Office Area: 3,632 SF
- Site Size: 6.02 Acres
- Parking: 60+/- parking spots + Outdoor Storage
- Lighting: T5 Lighting + Skylights
- Heat: Suspended Natural Gas Space Heater Units
- A/C: Office Only
- Electricity: 400 amp 277 volt - 3 phase available
- Ceiling Heights: 12' (Min) 13' 6" (Max)
- Column Spacing: Clear spans up to 40'

Lease-Purchase Possible - Price and Terms are Negotiable.

AL GUARI

Vice President - Brokerage
Mericle Commercial Real Estate Services



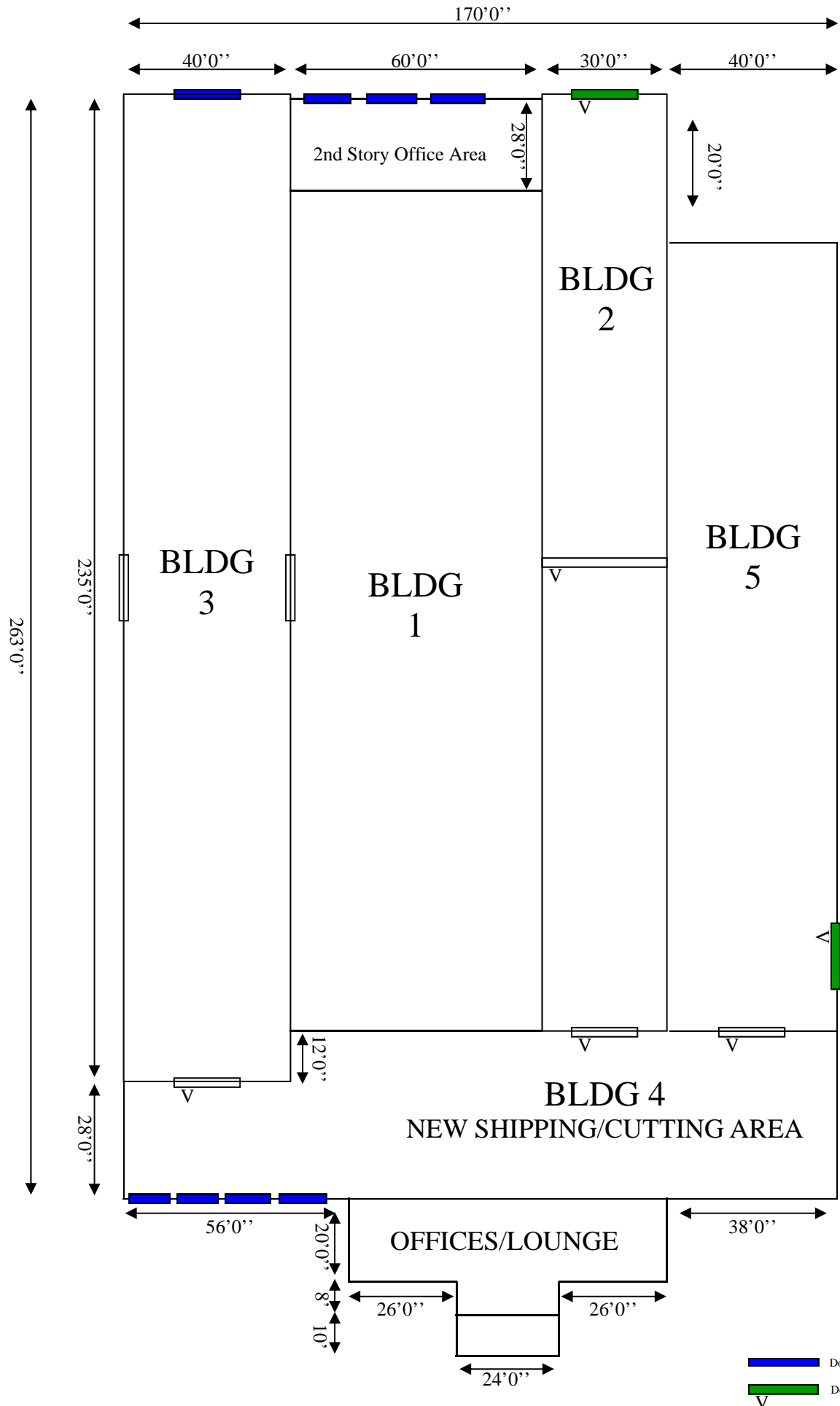
T. 570-823-1100 Ext.314
F. 570-704-0606
C. 570-499-2889
E. aguari@mericle.com

570.823.1100
mericle.com



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- Dock door
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