



## 10 Schultz Drive

Delano, Pennsylvania 18220

### Property Overview

Warehouse space with 36,675 SF is available within a well-located industrial facility, offering a functional layout for a variety of warehouse and distribution users. The space features 20-foot clear ceiling heights, wet sprinkler system, and 25' x 50' column spacing to support efficient operations.

Equipped with 480V / 1,600 AMP power and propane heat, the suite is well-suited for users with higher electrical demands. Ideally situated less than one mile from I-81, the property provides excellent regional connectivity. Zoned Industrial-Commercial District, allowing for a wide range of permitted uses.

### Offering Summary

<b>Lease Rate:</b>	\$6.50 SF/yr (NNN)
<b>Building Size:</b>	109,000 SF
<b>Available SF:</b>	36,675 SF
<b>Lot Size:</b>	11.58 Acres

### For More Information

#### Michael Adams, SIOR

O: 610 871 1701 | C: 610 704 3681  
madams@naisummit.com

#### Sarah Finney Miller

O: 610 871 1719 | C: 610 554 5695  
sfinney@naisummit.com

#### Collin Holben

O: 610 871 1691 | C: 484 951 4517  
cholben@naisummit.com

## Location Information

Building Name	10 Schultz Drive
City, State, Zip	Delano, PA 18220
County	Schuylkill

## Building Information

Tenancy	Multiple
Ceiling Height	20 ft
Column Space	25 ft x 50 ft
Power	480v 1600amp
Truck Parking	Yes
Lighting	LED

## Lease Rate

\$6.50 SF/Yr

## Property Information

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	Industrial-Commercial

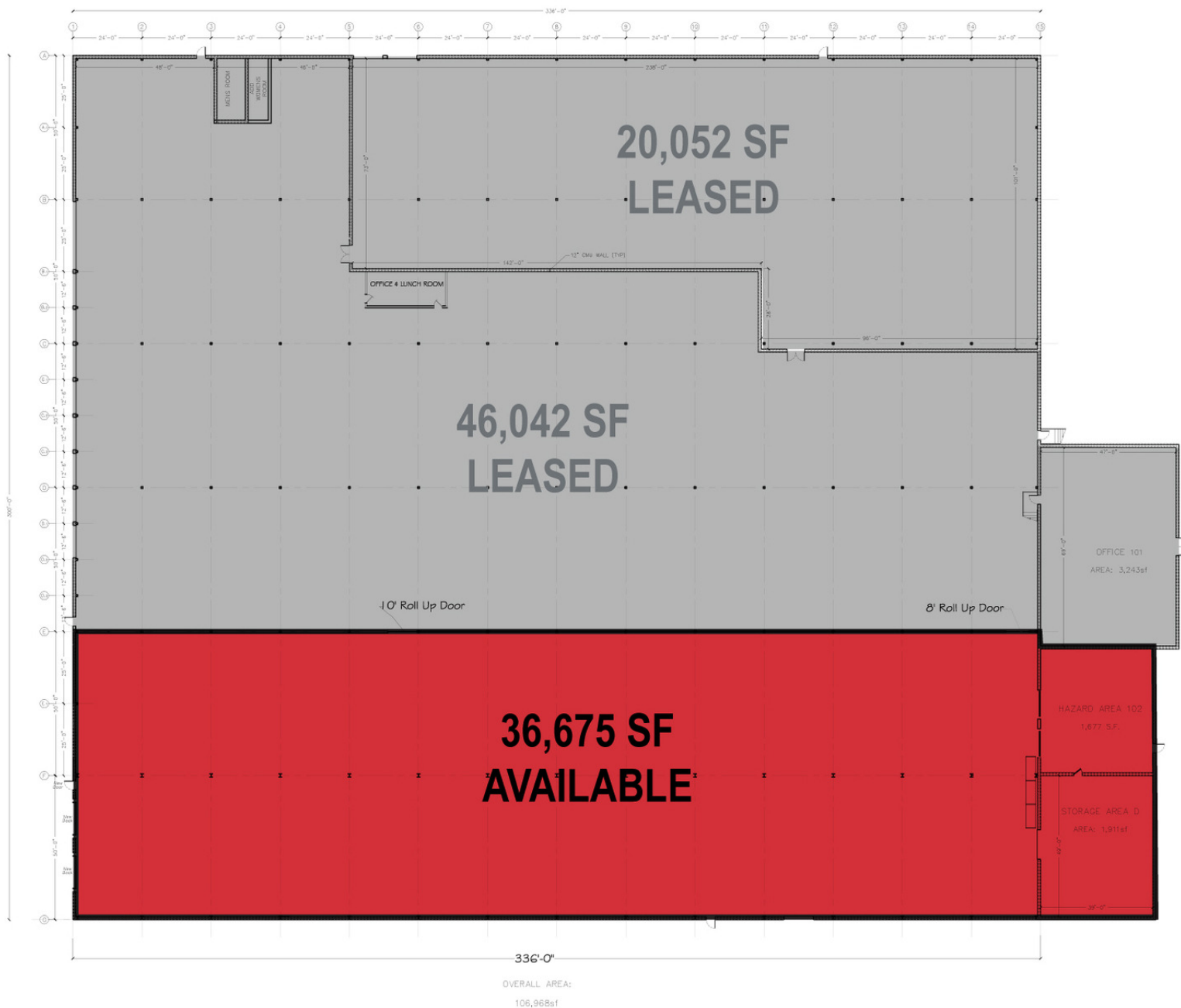
## Suite Specifications

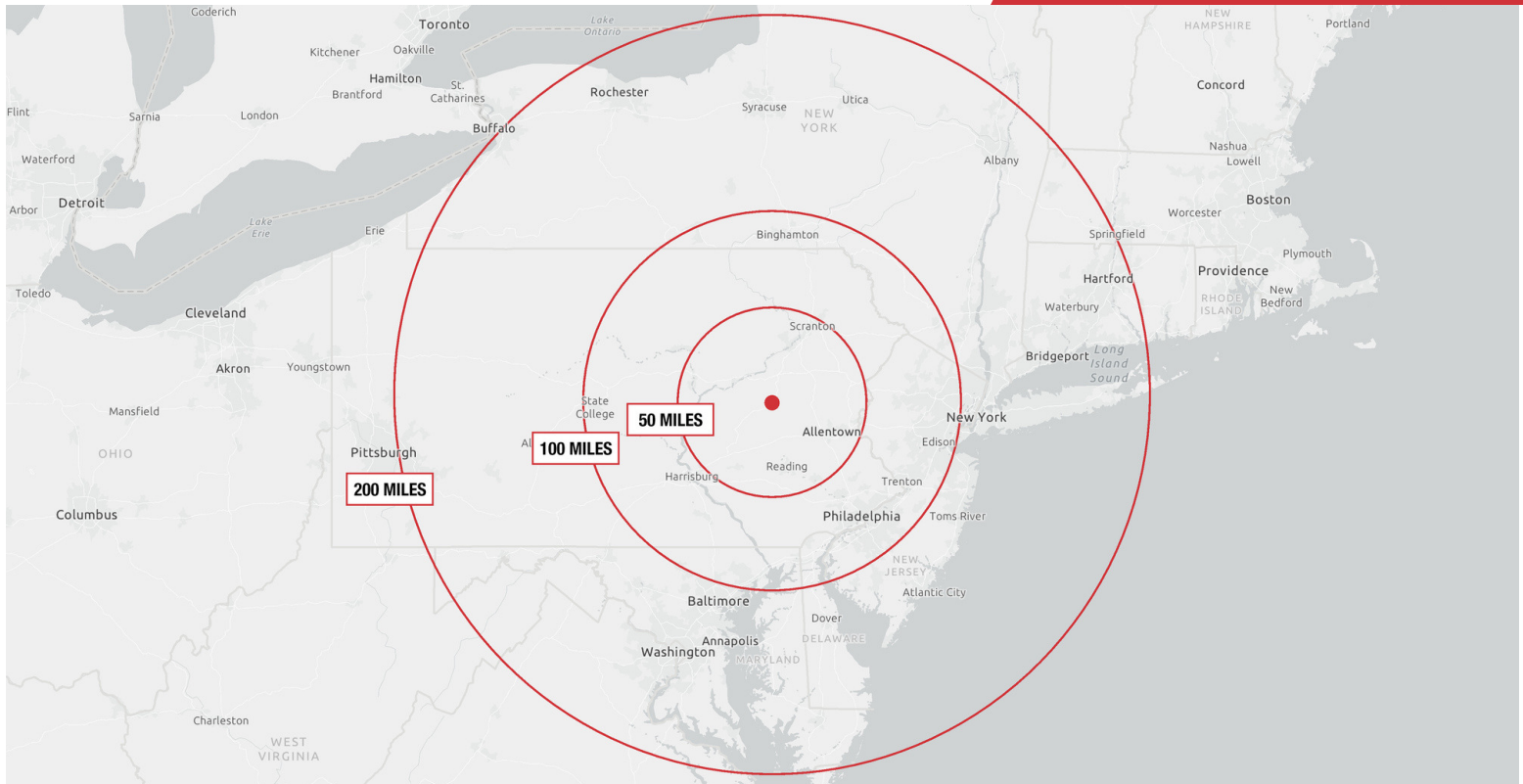
Dock Doors	2
Warehouse %	100%
Sprinkler System	Wet
Heating	Propane



The information contained herein has been obtained from sources believed to be reliable; however, NAI Summit makes no representations, warranties, or guarantees, express or implied, as to the accuracy or completeness of this information. All information is subject to errors, omissions, changes in price, rental, or other conditions, prior sale, lease, or financing, or withdrawal without notice. Any reliance on this information is at your own risk, and you are advised to conduct your own independent review and due diligence. NAI Summit and its logo are service marks of Summit Management and Realty Company d/b/a NAI Summit. All other service marks, trademarks, logos, and images are the property of their respective owners and are used herein for informational purposes only. Unauthorized use of images or materials without written permission is strictly prohibited. All rights reserved.

1620 Pond Road, Suite 150  
Allentown, PA 18104  
610 264 0200 tel  
[naisummit.com](http://naisummit.com)





	Time	Miles
I-81	<5 min	<1 mile
I-80	17 min	17 miles
I-78	40 min	25 miles
I-476	44 min	27 miles

## Location Advantages

- Located less than a mile to I-81 provides great connectivity to the East Coast's massive consumer market.
- Approximately 100 miles from Philadelphia International Airport, 130 miles from NY/NJ Port Authority, and within a one-day drive of almost one-third of the U.S. population.

## About NAI Summit

NAI Summit is the greater Lehigh Valley's leading full-service commercial and industrial real estate firm. Our services offered include property sales & leasing, investment sales, distressed properties, consulting, and comprehensive property management and building services.

Michael Adams

Senior Vice President / Broker of Record

O: 610 871 1701

madams@naisummit.com

Sarah Finney Miller

Senior Vice President

O: 610 871 1719

sfinney@naisummit.com

Collin Holben

Associate

O: 610 871 1691

cholben@naisummit.com