



**421 N. PENNSYLVANIA AVE.
WILKES BARRE, PA –
INDUSTRIAL WAREHOUSE
FOR LEASE
+/- 15,000 RSF**

ADDRESS:	421 N Pennsylvania Avenue, Wilkes Barre, PA 18705
LOCATION NOTE:	Located just off PA Rte. 309 in Wilkes Barre; this site has high access to regional highways Including PA Rte. 315, PA Rte. 115, PA-476 Turnpike, Interstate I-81.
SPACE AVAILABLE:	+/- 15,000 RSF Industrial Warehouse. Includes on large ground level OH Door and access to a shared covered dock. Includes +/- 1500 SF office (4 offices, 1 conference room, 1 reception, 1 kitchenette, and 1 Unisex bathroom)
CONSTRUCTION:	Concrete Block and metal construction with EPDM Rubber Roof.
CONFIGURATION:	Mostly warehouse with approximately 1500 SF office at front.
CEILING HEIGHT:	Approximately 14' to joists in warehouse. Offices have drop ceilings.
SPRINKLERS:	YES, Wet type.
INTERIOR FINISH:	Office : drywall walls, commercial carpet and/or vinyl tile flooring.
BATHROOMS:	One Unisex bathroom in the office, one unisex bathroom in warehouse.
HVAC:	Office: Air Conditioned and Heated. Warehouse: Air conditioned and heated.
PARKING:	Ample general parking in rear. Office parking in front. Truck court in rear.
ZONING:	Industrial (M-1)
BASE RENT:	\$5.00 PSF NNN + CAM + UTILITIES (Direct pay where metered, proportionate share where not)
CAM ESTIMATE:	\$1.00 - \$1.50 PSF
REMARKS:	This industrial warehouse offers a ground level OH door for truck entry and access to a common dock area. The property has high access to the highways nearby and is a great location for distribution to Wilkes Barre and Luzerne County PA (and beyond).