

FOR SUBLEASE

100 FIRST AVENUE

COVINGTON
INDUSTRIAL
PARK

100 FIRST AVENUE
GOULDSBORO, PA 18424

CBRE



THE FUTURE BEGINS TODAY

At A Glance:

#6 Fastest-Growing
Logistics Company
in America

#163 on Inc.
Magazine's
Fastest-Growing
Companies List

13 Million SF of
Class A Warehouse
Space Nationwide
+32x growth in 3
years!

Seasoned Team with
20+ Years of Industry
Excellence

Coast-to-Coast
presence lets you
be closer to
customers and save
freight costs



BROADRANGE

L O G I S T I C S



**NATIONWIDE
REACH**

Cover 92% of the
U.S. population from
strategic locations.



**ULTIMATE
FLEXIBILITY**

No minimums, adaptable
agreements, rapid
scaling, no-penalty
contract termination.



**FINANCIAL
POWER**

Built-in cash flow
solutions and expansion
support for high-growth
companies.

Unmatched Flexibility

- ➔ No Minimum Requirements
- ➔ Adaptable Space Licensing
- ➔ Rapid Scaling Options
- ➔ Custom Solution Design

Financial Innovation

- ➔ Built-In Cash Flow Solutions
- ➔ Growth Capital Access
- ➔ Flexible Payment Terms
- ➔ Expansion Support

Sample Clients Served

SOLAR/EV + HEAVY EQUIPMENT + AUTO/OEMS + FLOORING + FURNITURE &
HOME GOODS + LUMBER + AGRICULTURE + RETAIL/ECCOMERCE + 3PLS

Property Highlights

- Sublease opportunity in Covington Industrial Park with 3PL services available
- 550,000 SF institutional grade class A industrial facility renovated/expanded in 2023
- Major Mid-Atlantic & Northeast metropolitan centers can be serviced within one-day
- Access to dense blue collar labor pool
- The Property is situated at just off of Interstate 380 with convenient access to I-84, I-81, I-80 I-476 and the Pennsylvania Turnpike

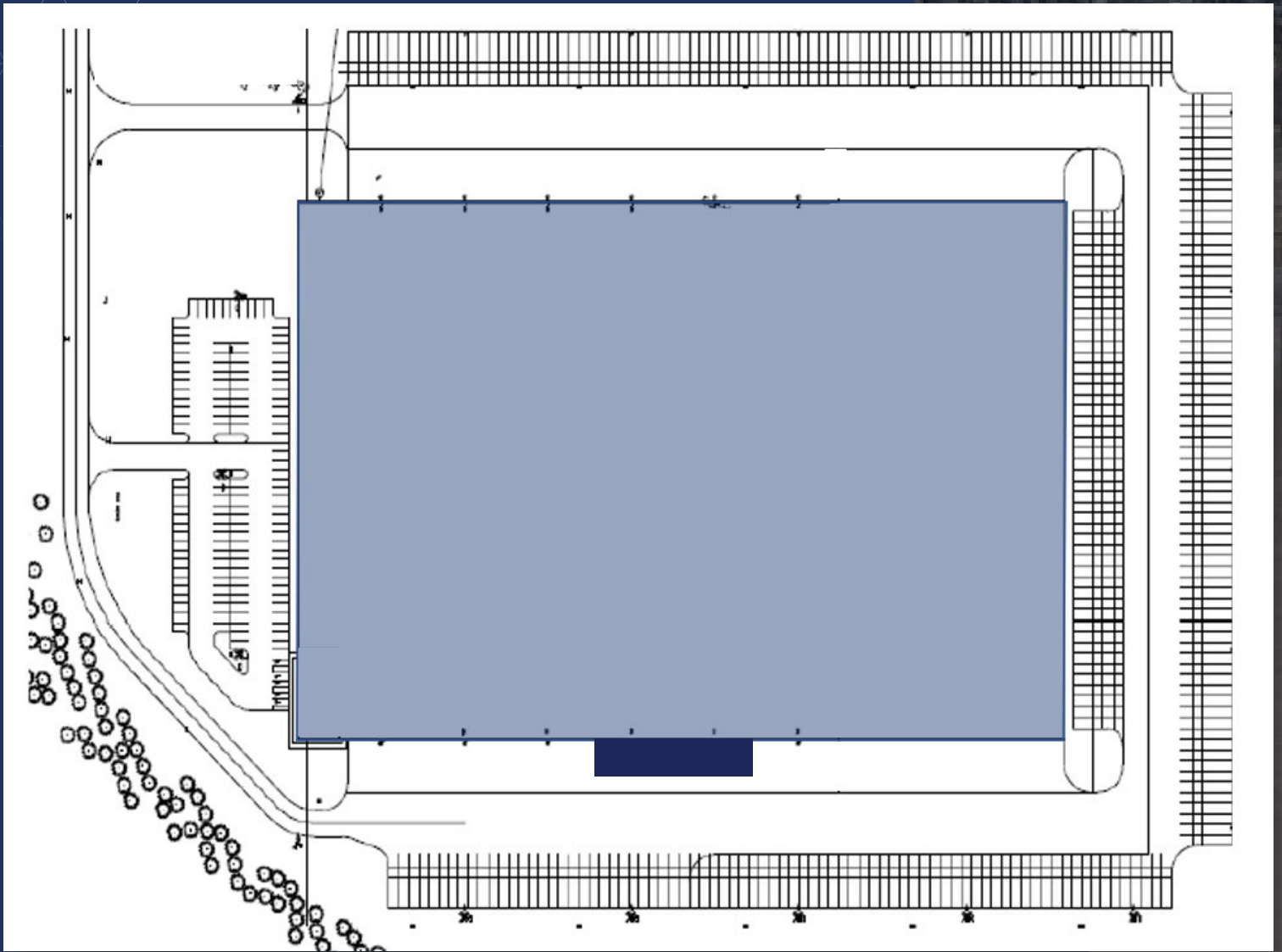
Building Details

ADDRESS	100 First Avenue Gouldsboro, PA 18424	DRIVE-IN DOORS	[3] (12' x 14')
AVAILABLE SF	150,000 - 250,000 SF	DOCK DOORS	58
BUILDING SIZE	550,000 SF	CAR PARKING	118 spaces
YEAR BUILT	2002/Renovated 2023	TRAILER STORAGE	315 stalls
CLEAR HEIGHT	30' - 32'	LIGHTING	LED
TOTAL ACRES	60.52 AC	SPRINKLER	ESFR
FLOOR THICKNESS	6"	POWER	1600 amp, 480.270v, 3-Phase
ROOF	Rubber Membrane	HVAC	HE Cambridge rooftop units
CONSTRUCTION	Tilt-up cement	WATER/SEWER	Public

Location Highlights

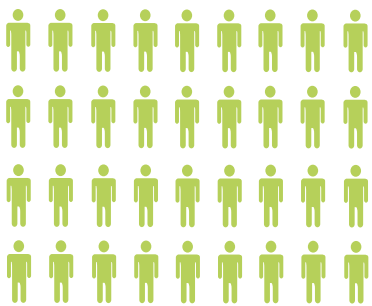
- **Highway Connectivity:** Direct access to Interstates I-81, I-84, I-380, and I-476 (PA Turnpike) ensures efficient north-south and east-west distribution routes.
- **Proximity to Markets:** Less than 100 miles to NYC and Philadelphia, 150 miles to Baltimore, and 200 miles to Washington D.C.
- **Rail Services:** Freight rail access through Norfolk Southern and Delaware-Lackawanna Railroad, supporting regional and national distribution.
- **Air Transport:** The Wilkes-Barre/Scranton International Airport (AVP) offers daily commercial flights and air freight services.

Site Plan



Demographics

POPULATION



201,229
15 Miles

38,242
10 Miles

6,088
5 Miles



Industrial Market

NORTHEAST PA

108,512,621 SF

Total Inventory

11.00%

Vacancy Rate

\$8.00-\$8.50 PSF

Asking Rents

1,163,443 SF

Under Construction

LACKAWANNA COUNTY



MEDIAN
Hourly Wage
\$23.45-\$27.65



MARCH 2025
Manufacturing, Transportation &
Warehousing Employment
18,151



LABOR FORCE
for YTD 2025 in Lackawanna County
104,700

Port Access

Ports

Port of Philadelphia	80 miles
Port of Wilmington	75 miles
Port of Baltimore	75 miles
Port of NY/NJ	112 miles

Aiprots

ABE (LHV Int'l)	35 miles
Philadelphia Int'l (PHL)	78 miles
Newark Int'l (EWR)	110 miles
JFK Int'l (JFK)	143 miles







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