



BUILDING FOR SALE

5357 DEVELOPMENT PARK DRIVE, POCONO SUMMIT, PA 18346



THE DANIEL PERICH GROUP
COMMERCIAL REAL ESTATE

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Property Description

The Daniel Perich Group is offering the sale of this free-standing 41,160 square foot building in Pocono Summit, PA. The building features a 33,600 square foot footprint with ceilings ranging from 12 to 27 feet and is situated on 5 acres with 156 parking spaces. The property is accessed from Development Park Drive and is zoned C-I (Commercial-Industrial) in Tobyhanna Township, allowing for a wide variety of industrial or commercial uses.

This steel frame, 1.3-story block building is constructed on a 4" concrete slab with WWF and a vapor barrier on a 6" crushed stone base foundation. It features painted concrete-block exterior walls, metal-framed storefront glass entry and egress doors, and a flat rubber-membrane roof with trench gutters and drain pipes. HVAC is provided via roof-mounted compressors and electric heat pumps.

The ground floor encompasses approximately 33,600 square feet, divided into a main entrance foyer, a food service area with a commercial kitchen, a 36-lane bowling alley, a sales area with a service counter, a game arcade, a billiard area, an office storage room, a private office, a sports/repair shop, a bar with a billiard room, and four restrooms. The upper level contains approximately 7,560 square feet of open, un-partitioned studio space. Interior finishes include finished concrete floors, painted-block walls, and open un-insulated ceilings with suspended fluorescent lighting.



PRICE

\$3,000,000

Location Information

Building Name	Summit Lanes
Street Address	5357 Development Park Dr
City, State Zip	Pocono Summit, PA 18346
Township	Tobyhanna Township
County	Monroe
Signal Intersection	No
Cross Street	Route 940
Nearest Highway	I-380
Traffic Count	22,842 ADT
Corner Property	Yes

Building Information

Building Size	41,160 SF
# of Floors	2
Year Built	1999
Free Standing	Yes
# of Buildings	1
Ceiling Height	12-27 ft
Utilities	Central HVAC

Property Information

Property Type	Industrial
Zoning	CI
Lot Size	5.01 acres
APN	19634504923555
Lot Frontage	384 ft
Water	On-site
Sewer	On-site
# of Parking Spaces	156
Street Parking	No
Real Estate Taxes	\$51,952.77

Investment Information

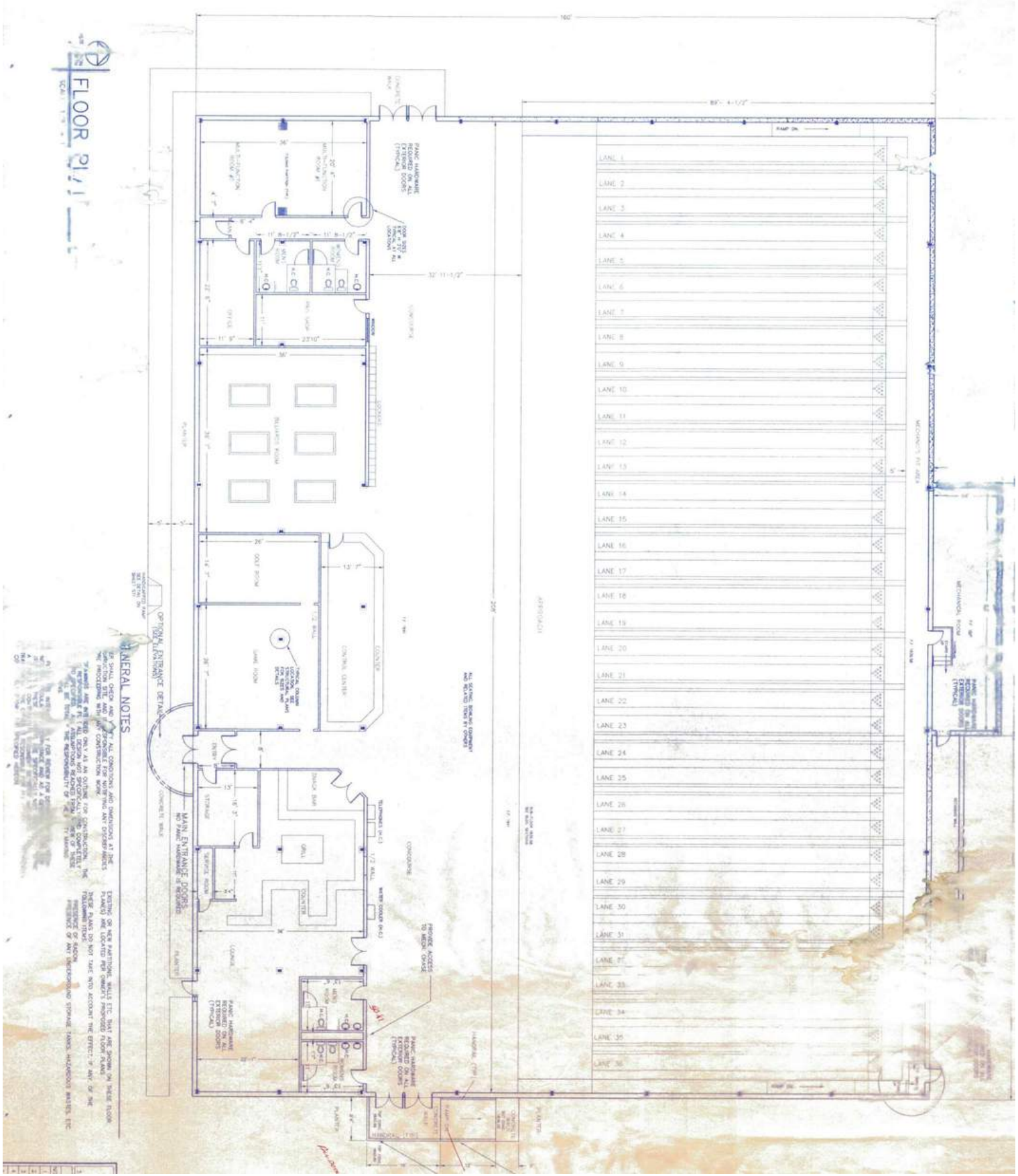
Tenancy	Single
Occupancy %	100%

Exterior Photos

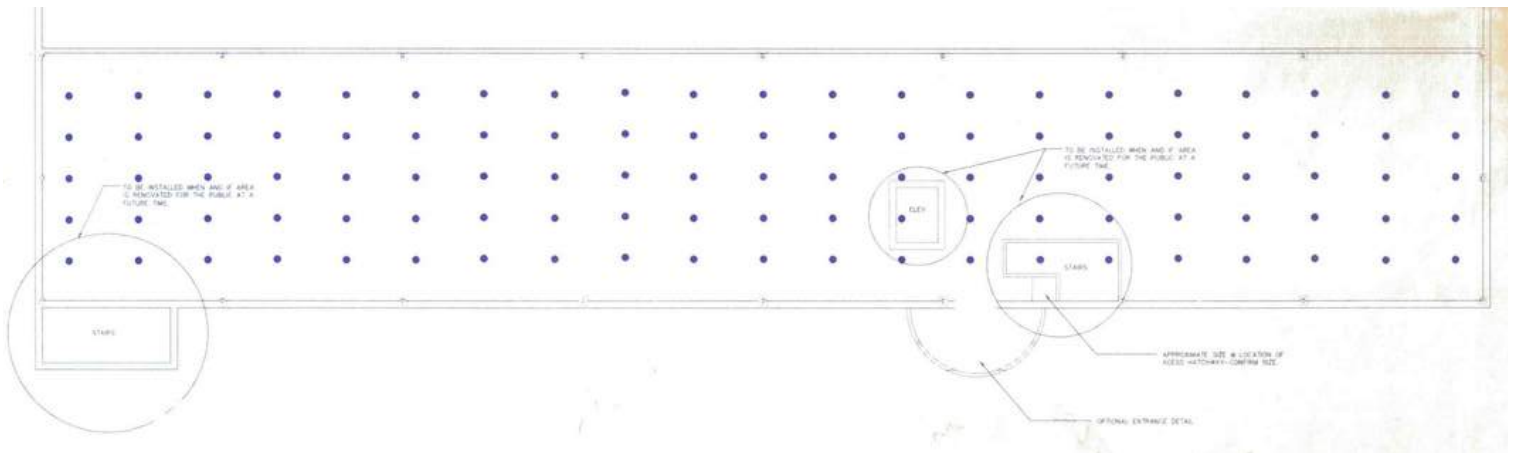


Interior Photos



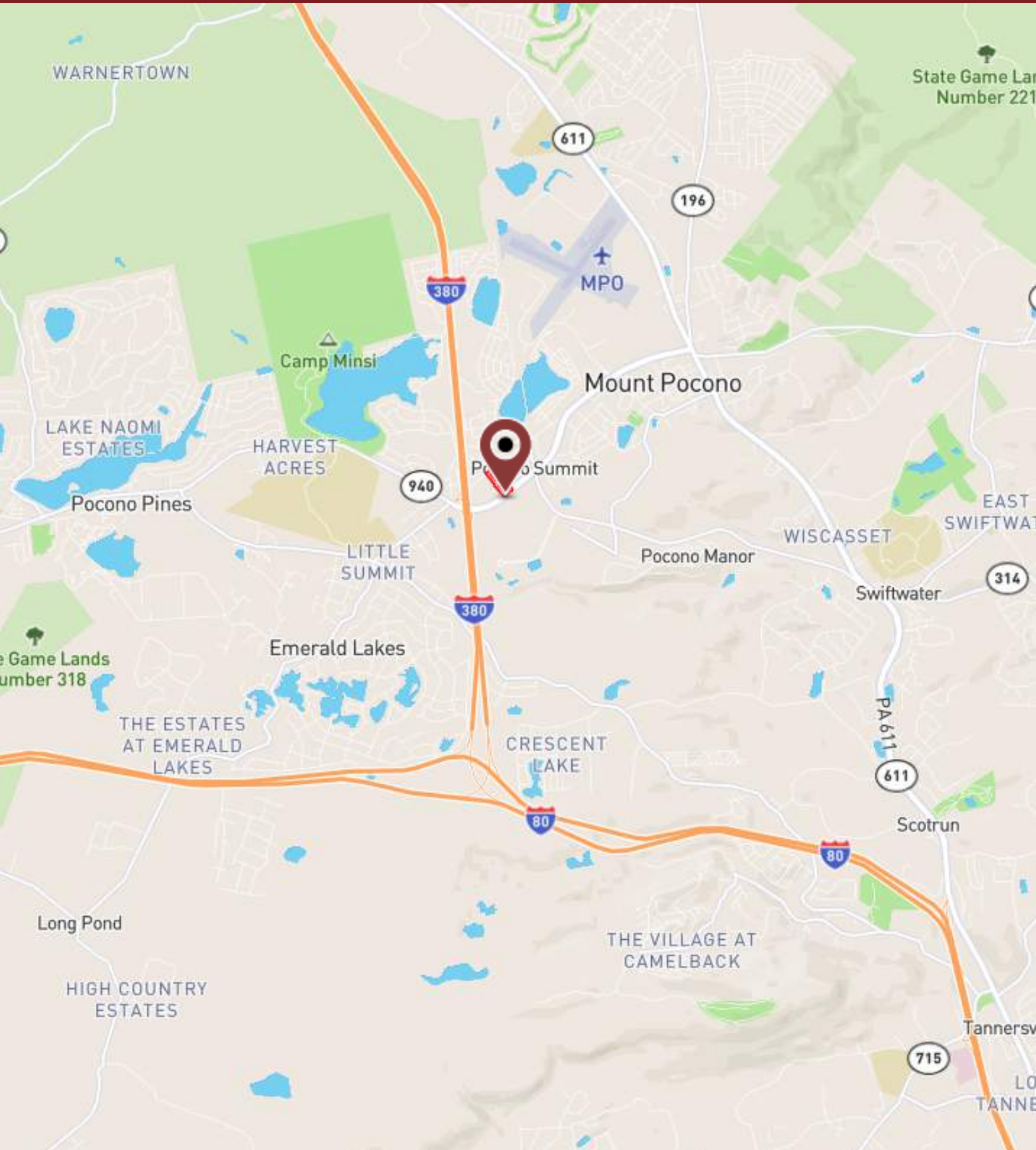


Second Floor Plan





Location Map



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**FOR MORE INFORMATION
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