

600 SCRANTON CARBONDALE HWY

SUGERMAN'S - Archbald, PA 18403



FOR LEASE



INDUSTRIAL



133,300± SF



**LEASING
INCENTIVE
6 Months
RENT FREE**



PROPERTY DESCRIPTION

Excellent lease opportunity in a highly visible 430,000± multi-tenant mixed-use building, anchored by 100,000± SF Discount Grocery Tenant. Situated on Route 6 with a traffic count of 9,655 vehicles per day. Availability of up to 133,300± SF with the flexibility of Industrial & Retail Space.

LEASE RATE:

\$5.00 SF/YR (NNN)

FOR MORE INFORMATION

Chris Matus, CCIM, SIOR, PMP

☎ 570.760.6411

✉ chris.matus@naimertz.com

David Weaver, SIOR

☎ 570.406.7428

✉ david.weaver@naimertz.com

Steve Cole, SIOR

☎ 570.578.8296

✉ steve.cole@naimertz.com

NAIMertz



NAI Mertz | 350 Laird Street, Suite 110

Wilkes-Barre, PA 18702

570-820-7700 | www.naimertz.com



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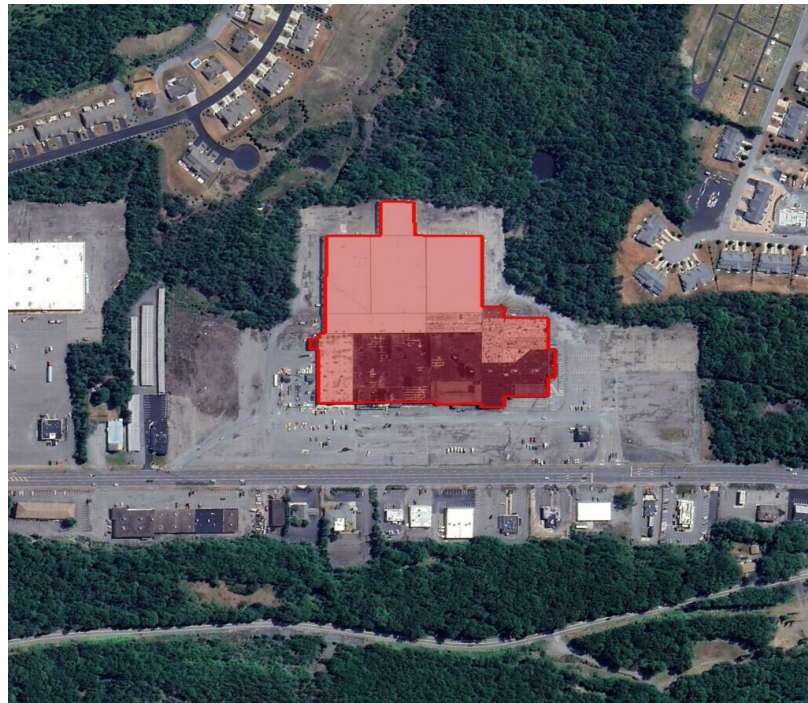


133,300± SF



PROPERTY HIGHLIGHTS

- 430,000± SF multi-tenant building
- Up to 133,300± SF available
- Landlord willing to subdivide
- Rate: \$5 psf, NNN
- Ceiling height: 12'7" to 13' 11"
- Wet sprinkler system
- Heavy Power – 480v, 9,800A Perfect for Light Manufacturing
- Natural gas
- Public water and sewer
- (4) loading docks with ability to add more
- Yard space available
- 10 minutes to I-81
- 20 minutes to I-84 and PA Turnpike (I-476)
- C-2 General Commercial zoning district
- Zoning permits industrial uses such as distribution and food manufacturing, among others.



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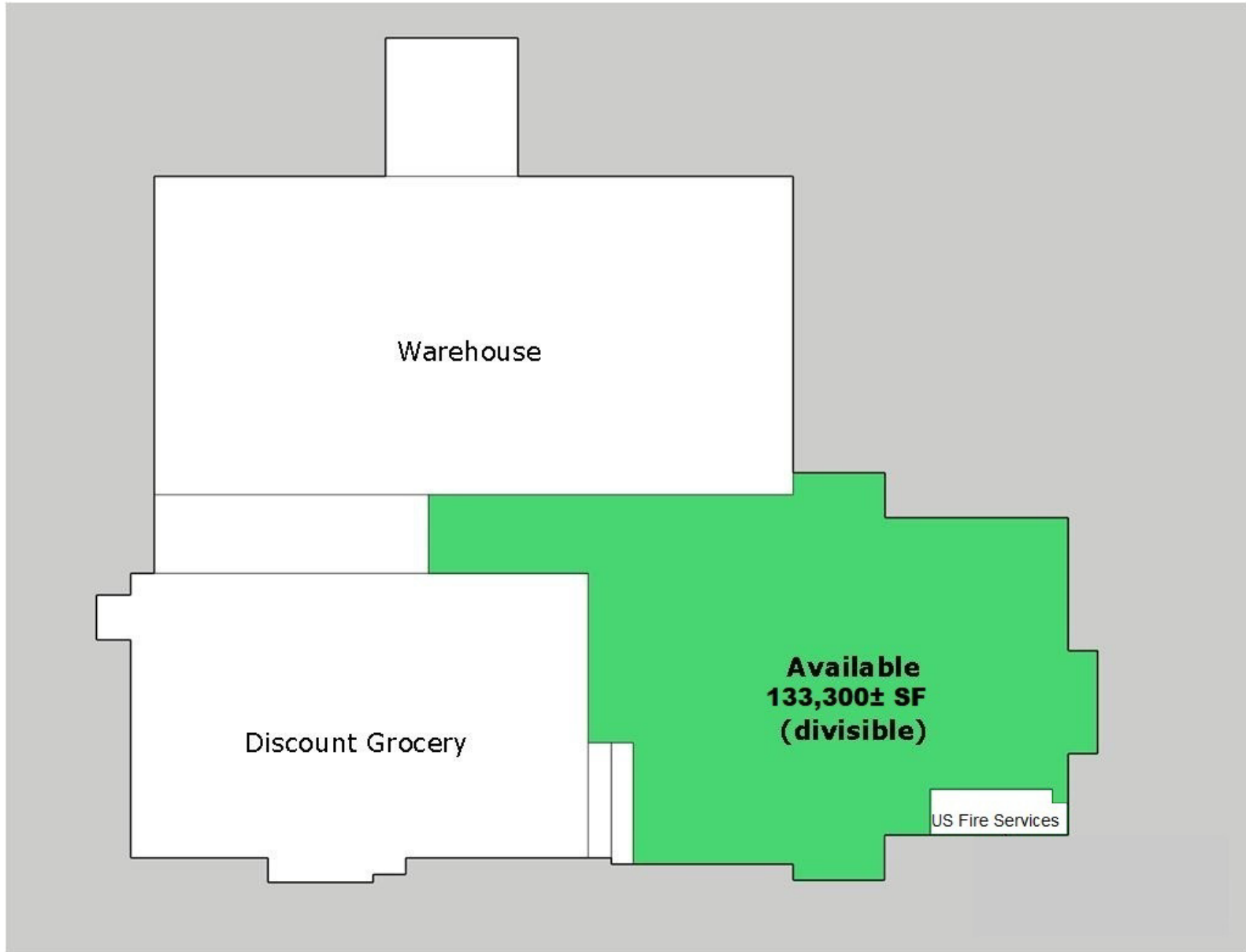
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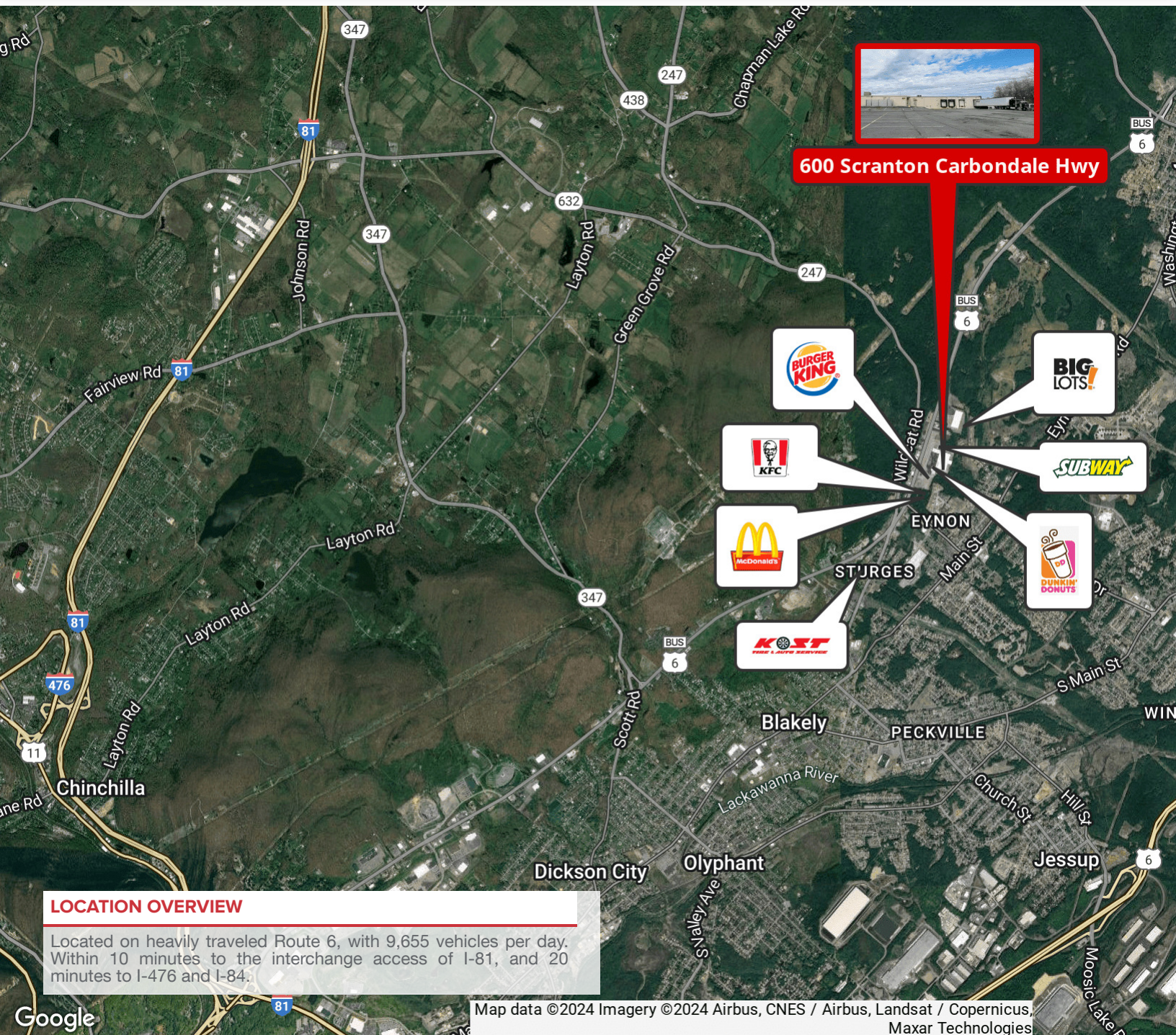
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LOCATION OVERVIEW

Located on heavily traveled Route 6, with 9,655 vehicles per day. Within 10 minutes to the interchange access of I-81, and 20 minutes to I-476 and I-84.

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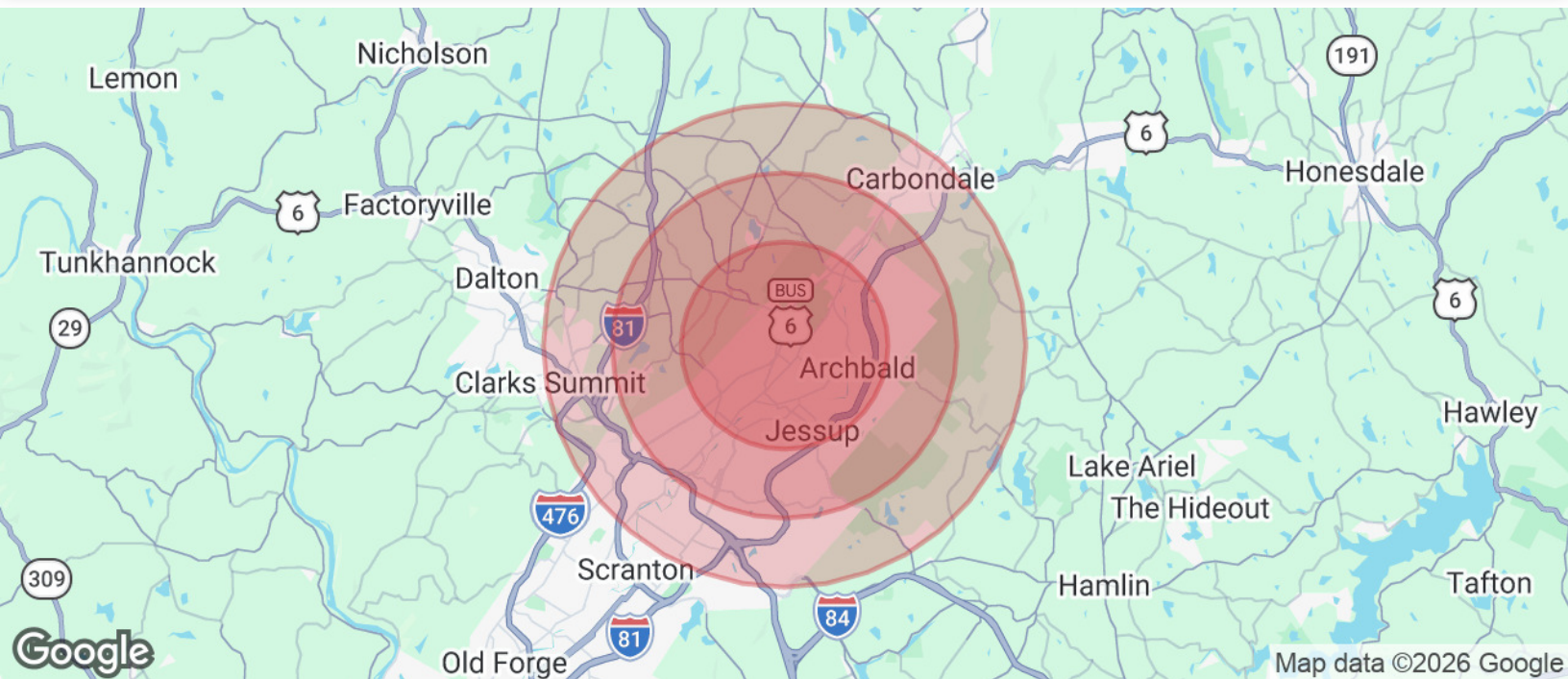
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POPULATION

	3 MILES	5 MILES	7 MILES
Total Population	27,271	44,179	100,324
Average Age	45	45	44
Average Age (Male)	43	43	42
Average Age (Female)	46	46	45

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
Total Households	11,907	19,116	41,850
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$81,714	\$86,370	\$92,170
Average House Value	\$206,528	\$217,911	\$224,793

TRAFFIC COUNTS

Route 6	9,655/day
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Demographics data derived from AlphaMap

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