



185,100 SF Industrial Facility - Available For Sale on 13.86 Acres

101 Carleton Avenue
Hazle Township, Hazleton, PA 18201

Confidential Offering Memorandum

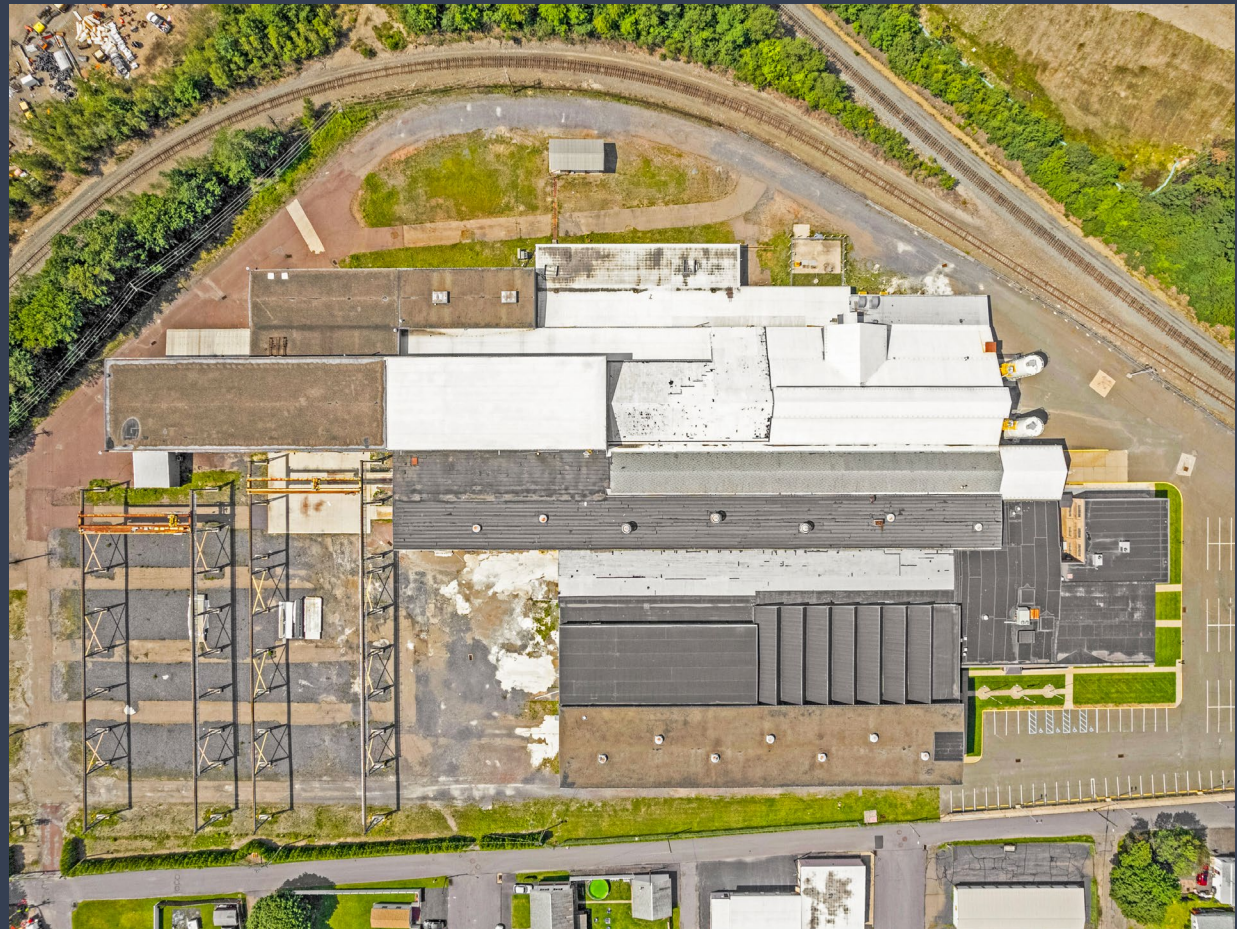
**AVISON
YOUNG**

Confidential Offering Memorandum

This confidential memorandum is intended solely for your own use in evaluating 101 Carleton Avenue, Hazleton, PA (the "Property"), and is not to be used for any other purpose or made available to any other party without the prior written consent of the "Owner", or its agent, Avison Young.

This confidential memorandum contains brief selected summary information pertaining to the Property and has been prepared by Avison Young. This confidential memorandum does not purport to be all-inclusive or to contain all the information that a prospective user/investor may desire or deem relevant in determining whether to pursue negotiations to purchase the Property. Neither the Owner, Avison Young, nor any of their respective owners, directors, employees, representatives, or agents make any representation or warranty expressed or implied as to the accuracy or completeness of this confidential memorandum or any of its contents and no legal liability is assumed or to be implied with respect thereto.

The Owner reserves the right to withdraw the Property from the market at any time and will have no legal obligation unless and until written agreements have been approved and executed by all parties





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Section 1

Executive summary

Overview

Executive summary

185,100 SF Manufacturing Facility on 13.86 Acres

Avison Young is pleased to present for sale the Industrial property located at 101 Carleton Avenue in Hazleton, PA. The Property provides a prime opportunity that boasts a strategic location and attractive features. Originally constructed in 1925 and recently renovated in 2021, the property consists of approximately 162,000 SF of manufacturing/production space and 23,100 SF of office and employee support areas.

The Property is zoned I-2 and situated on approximately 13.86 acres. The property is located within minutes of Interstate 81, which runs North-South and passes just West of Hazleton, providing easy access to other major cities like Scranton to the north and Harrisburg to the south. The property is also situated nearby I-476, a tolled highway located to the east of Hazleton that provides access to various destinations within Scranton, Allentown, Philadelphia and neighboring states.

The Property is also situated within a Qualified Opportunity Zone, providing a future investor with a variety of tax benefits. These tax incentives include the deferral of capital gains taxes until the investment is sold, a reduction in the amount of taxes owed on the original gains, and potential tax-free growth on the investment itself.



Section 2

Property Overview

Property Overview

Address:	101 Carleton Avenue, Hazel Township, Hazleton, PA 18201
Land Area:	13.86 acres
Parcel #	71 - U8NW42 - 005 - 001 - 000
Zoning:	Hazel Township "I-2" Industrial Zoning (Qualified Opportunity Zoning)
Building Area:	185,100 GSF, Two-story building
Year Built:	1925
Renovated:	1999/2021
Floor Square Footage:	First Floor: 162,000 sf; manufacturing, storage, offices, cafeteria, training rooms, showroom, kitchen Second Floor: 23,100 sf; office space and conference rooms
Slab on Grade:	8' thick
Building Construction:	Slab on grade, steel columns
Ceiling Height:	40' (80%)
Water Service:	Hazleton City Authority
Sanitary Service:	Hazleton City Authority
Electric Service:	Pennsylvania Power & Light
Fire Protection:	Fully sprinkled; the building is fully protected by an addressable fire alarm system that is monitored by Johnson Controls
Gas:	UGI

Property Overview

Warehouse Lighting:	New LED
Elevators:	One hydraulic 2,5000 lbs. passenger
HVAC:	<i>Office:</i> Consists of self-maintained, roof-mounted Heating and Cooling overhead HVAC units; Hot water heaters located on the first and second floors <i>Warehouse:</i> 3 Rupp Air M#CFA-M33 direct fired vertical heating units, 2 Rupp Air M#RAM-M33 Roof Mounted direct fired heating units, 2 Rupp Air M#RAM-M33 Mezzanine Mounted direct fired units
Restrooms:	First Floor: Men's & Women's Locker Rooms with restrooms attached; additional two single user restrooms Second Floor: One set of multi-user Men's and Women's restrooms
Cafeteria:	80 seat cafeteria with grab n go
Parking:	206 surface lot spaces with pole mounted LED site lighting
Roof:	Brand new TPO roof installed on approximately 25% of the building. Remainder of the roof is approximately 10 years old
Loading Docks:	There is two raised loading dock with space for two trucks. Both docks are equipped with a new leveler and bumpers.
Drive-in Doors:	There are 6 grade level drive-in doors servicing the facility
Crane Served:	Cranes serve 8 bays
Rails Served:	Property is bordered by the Reading Blue Mountain & Northern Railroad

Property Overview

Crane Served:

Cranes serve 8 bays

Crane Capacity:

Bay A: Two 10-Ton Cranes; One 15-Ton Crane

Bay B: Two 10-Ton Cranes; One 15-Ton Crane

Bay C: Not Crane Served

Bay D: Two 10-Ton Cranes; One 5-Ton Crane

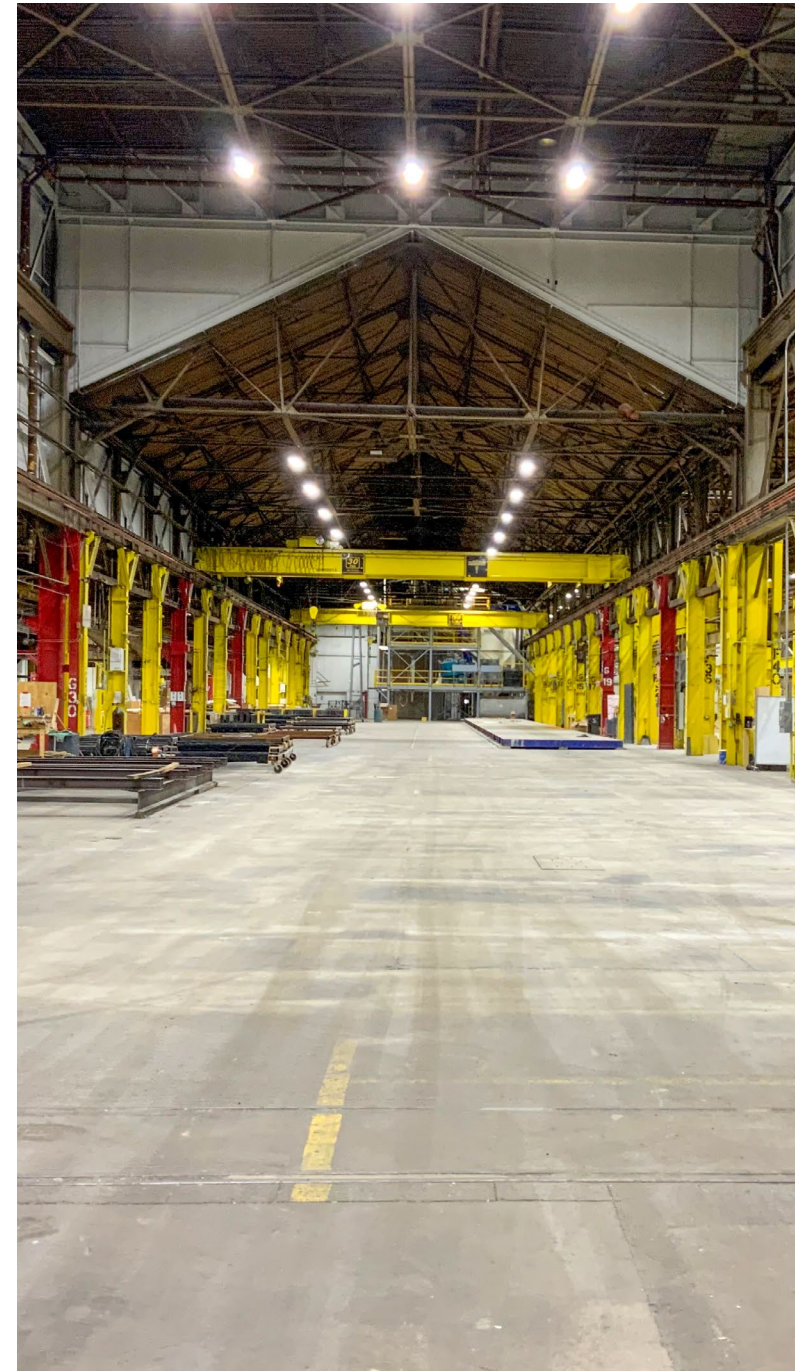
Bay E: One 10-Ton Cranes; One 7.5-Ton Crane

Bay F: Two 10-Ton Cranes

Bay G: Two 30-Ton Cranes; One 20-Ton Crane

Bay H: Two 5-Ton Cranes

Bay I: Two 10-Ton Cranes



Property Overview

Data & Telephone: AT&T, MPLS Voice Circuits In/Out
Local, LD, Toll Free Lumen/AT&T

Backup Power: Back-up generator & generator pad

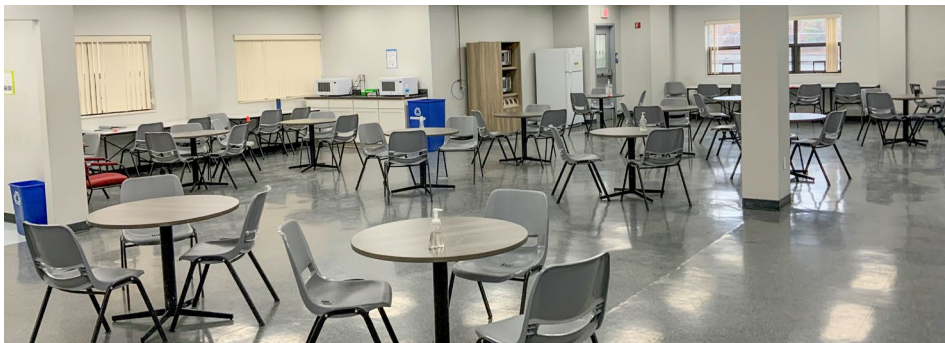
Rail Available: Rail spur needs to be activated

Column Spacing:	A-Bay 50 feet wide x 280 feet long Crane runway the entire length Column spacing = 18 feet c/l	D-Bay 37.5 feet wide x 307 feet long Crane runway the entire length Column spacing = 15 feet c/l	G-Bay 56.5 feet wide x 620 feet long Crane runway the entire length Column spacing = 20 feet c/l
	B-Bay 50 feet wide x 280 feet long Crane runway the entire length Column spacing = 18 feet c/l	E-Bay 30.5 feet wide x 420 feet long Crane runway the entire length Column spacing = 15 feet c/l	H-Bay 19 feet wide x 529 feet long Crane runway x 224 length Column spacing = 20 feet c/l
	C-Bay 13 feet wide x 280 feet long No crane runway Column spacing = 15 feet c/l	F-Bay 30 feet wide x 470 feet long Crane runway the entire length Column spacing = 20 feet c/l	I-Bay 19 feet wide x 444 feet long Crane runway x 220 length Column spacing = 25 feet c/l

Lunchroom: Newly renovated

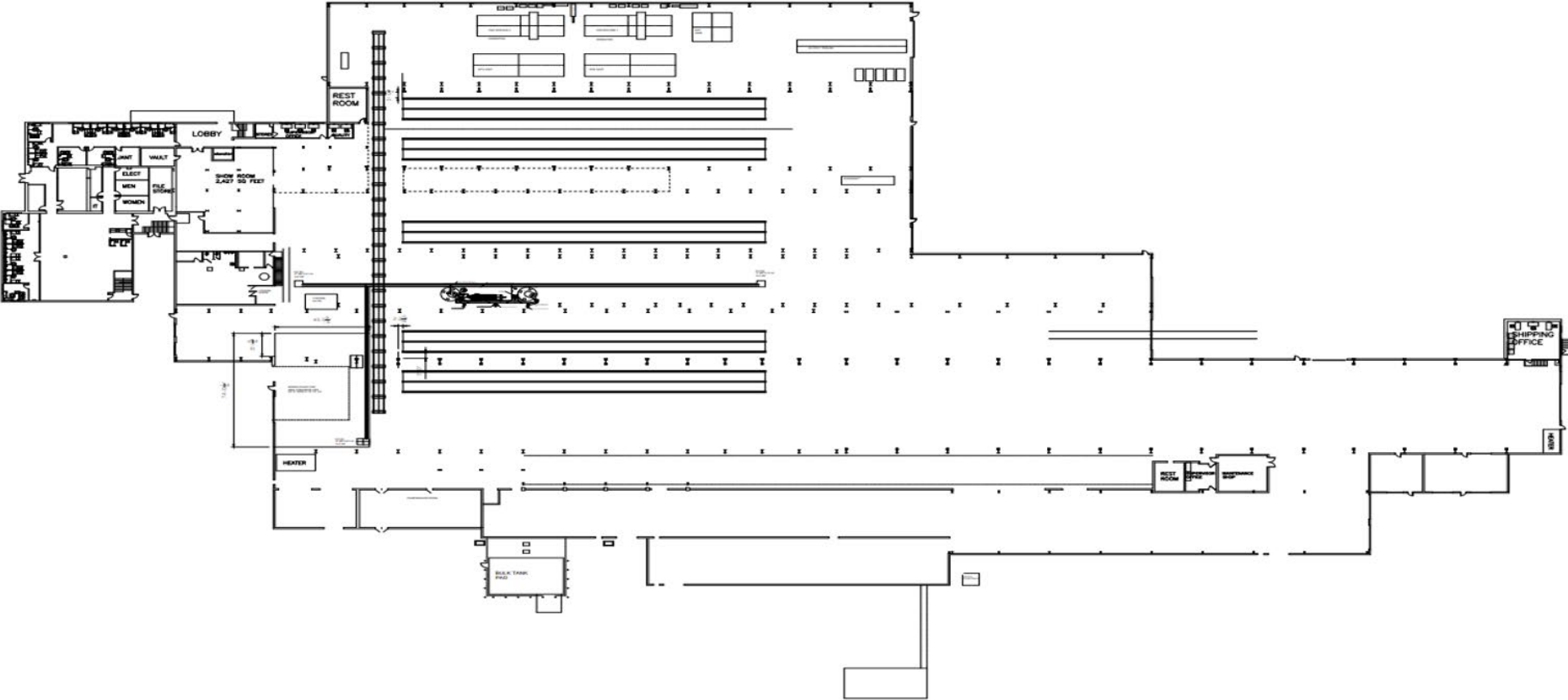
Locker Room: Newly renovated w/ showers

Exterior Cranes: Exterior 250' plate yard runway;
One 20-ton crane



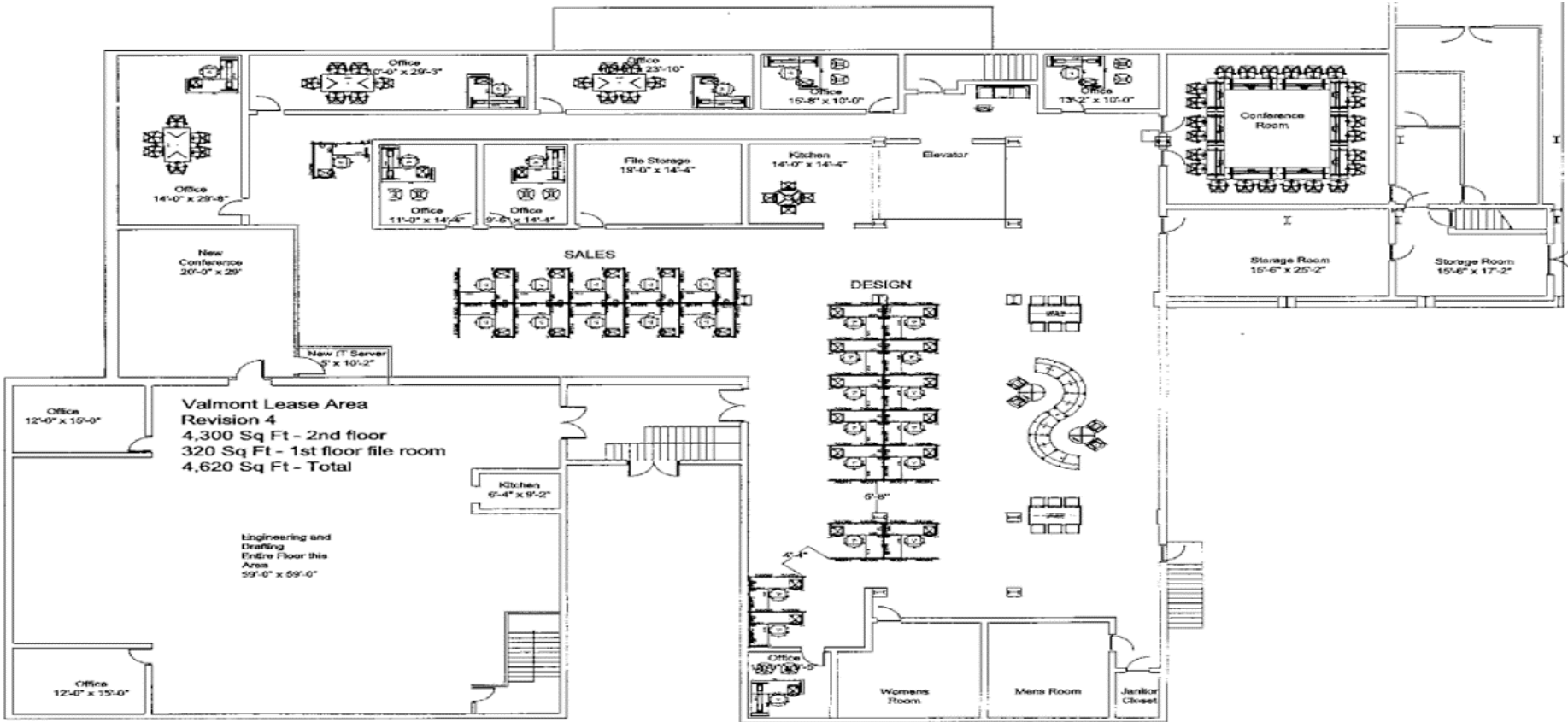
Floor Plan

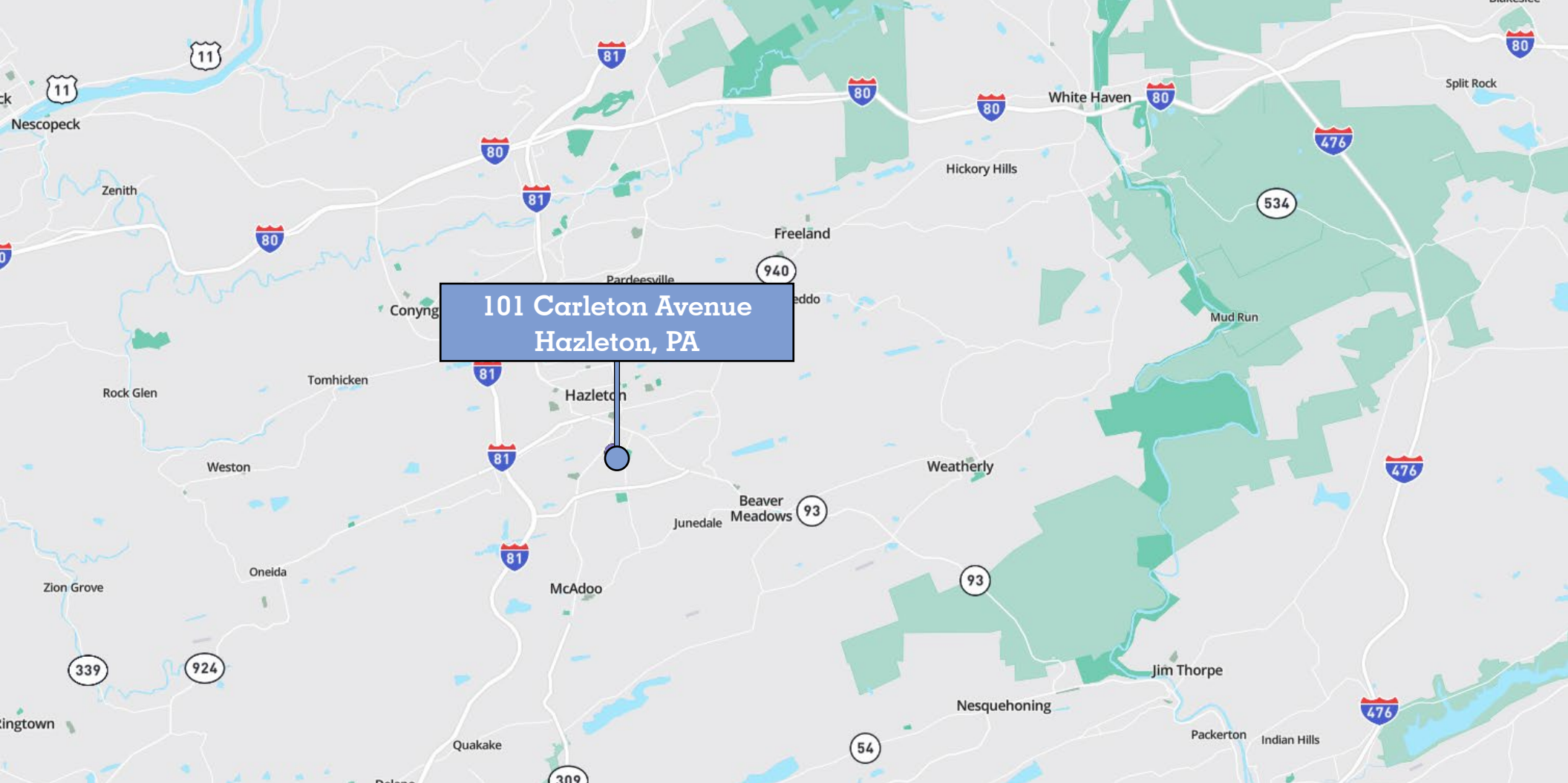
First Floor



Floor Plan

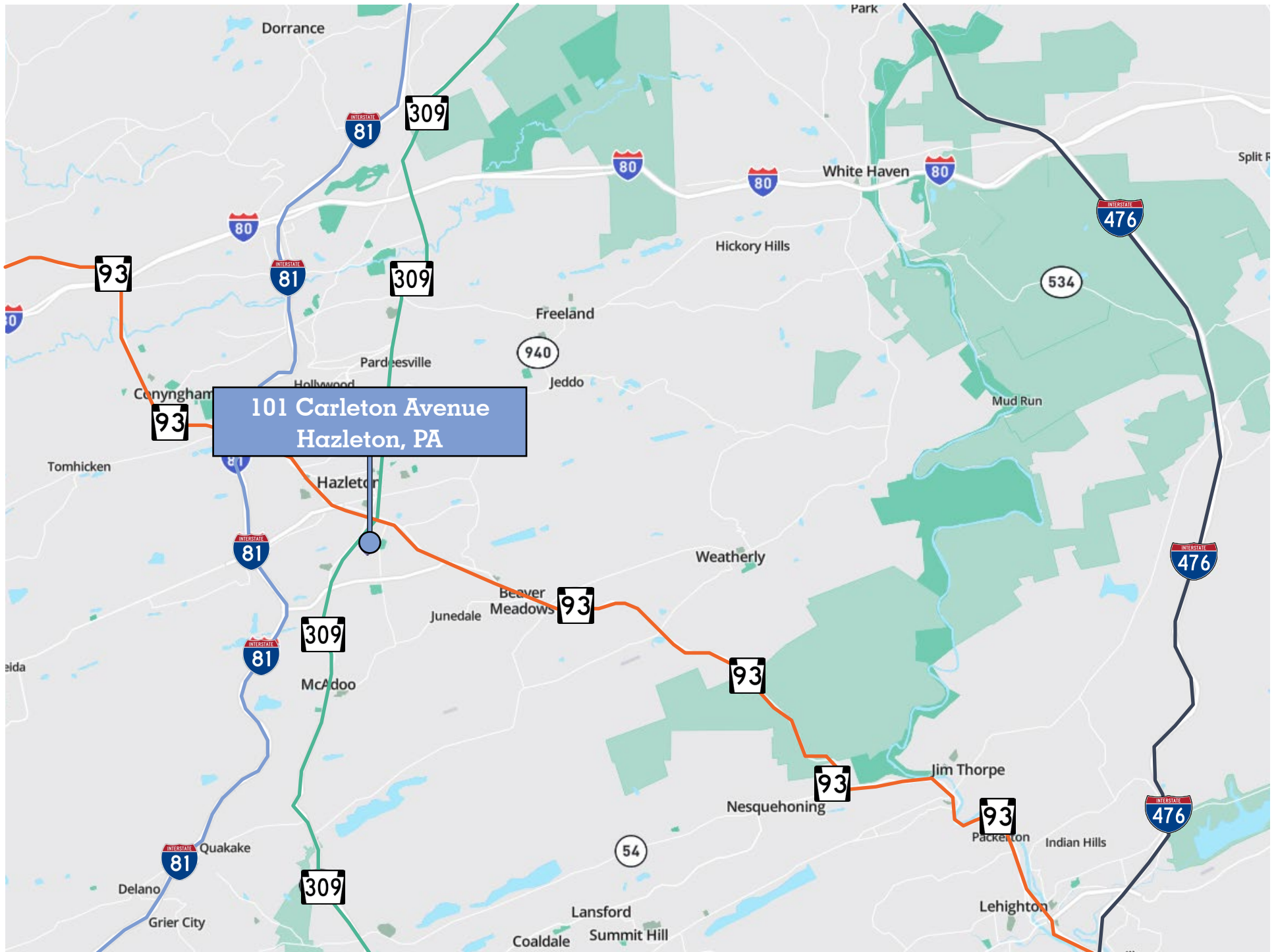
Second Floor





Section 3

Location Overview



Major Roadways

Location Overview

The major roadways close to Hazleton, PA include:

Interstate 80 (I-80): Runs East-West just a few miles North of Hazleton and connects the Eastern & Western coasts of the US (New York to California).

Interstate 81 (I-81): Runs North-South and passes just West of Hazleton, providing easy access to other major cities like Scranton to the North and Harrisburg to the South.

Pennsylvania Route 309 (PA-309): Runs through Hazleton and connects to cities like Allentown and Wilkes-Barre.

Pennsylvania Route 93 (PA-93): Runs through Hazleton and provides a connection to nearby towns and cities such as Berwick and Nesquehoning.

Pennsylvania Turnpike (I-476): A tolled highway located to the East of Hazleton that provides access to various destinations within Scranton, Allentown, Philadelphia and neighboring states.





Uncovering Local History at the Greater Hazleton Historical Society



Regional Overview

Location Overview

The Hazleton PA region, also known as the Greater Hazleton Area, has a diverse and thriving commerce and industry sector. Located in northeastern Pennsylvania, the region enjoys a strategic location with excellent transportation infrastructure, including access to major highways such as Interstate 80 (I-80) and Interstate 81 (I-81). Hazleton sits at the crossroads of I-80 and I-81, making it a major distribution hub for the entire country.

One of the key industries in the Hazleton area is manufacturing. The region is home to numerous manufacturing facilities that produce a wide range of products, including food and beverages, plastics, metal products, and machinery. These manufacturing companies benefit from the area's skilled workforce and convenient transportation links for distributing their products.

Additionally, the Hazleton region has a strong retail sector that serves both the local community and visitors. The area is home to several shopping centers, including Laurel Mall and Humboldt Industrial Park, which offer a variety of retail options ranging from national chains to local businesses. These retail establishments contribute to the local economy and provide employment opportunities for residents.

The distribution and logistics industry also play a significant role in the commerce of the Hazleton region. The area's proximity to major interstates and its location between major metropolitan areas like New York City and Philadelphia make it an ideal hub for warehousing, distribution centers, and logistics operations. Several large companies have established distribution centers in the area, taking advantage of its strategic location for efficient supply chain management. Most notably, Samsung has developed and occupied a 1,412,000 SF logistics center located in the Hazleton Logistics Park.



Regional Overview

Location Overview

Furthermore, the Greater Hazleton area has seen growth in the healthcare industry. Numerous medical facilities, hospitals, and clinics have established a presence in the region, providing quality healthcare services and generating employment opportunities for healthcare professionals.

The Hazleton region also benefits from its proximity to recreational and tourism attractions, such as Pocono Mountains and Jim Thorpe. This has led to the development of a vibrant hospitality and tourism industry, with hotels, restaurants, and entertainment venues catering to visitors.

Overall, the commerce and industry in the Hazleton PA region are diverse, with manufacturing, distribution, retail, healthcare, and tourism playing significant roles. The region's strategic location, skilled workforce, and transportation infrastructure make it an attractive destination for businesses looking to establish or expand their operations.



Lehigh Valley Hospital - Hazleton



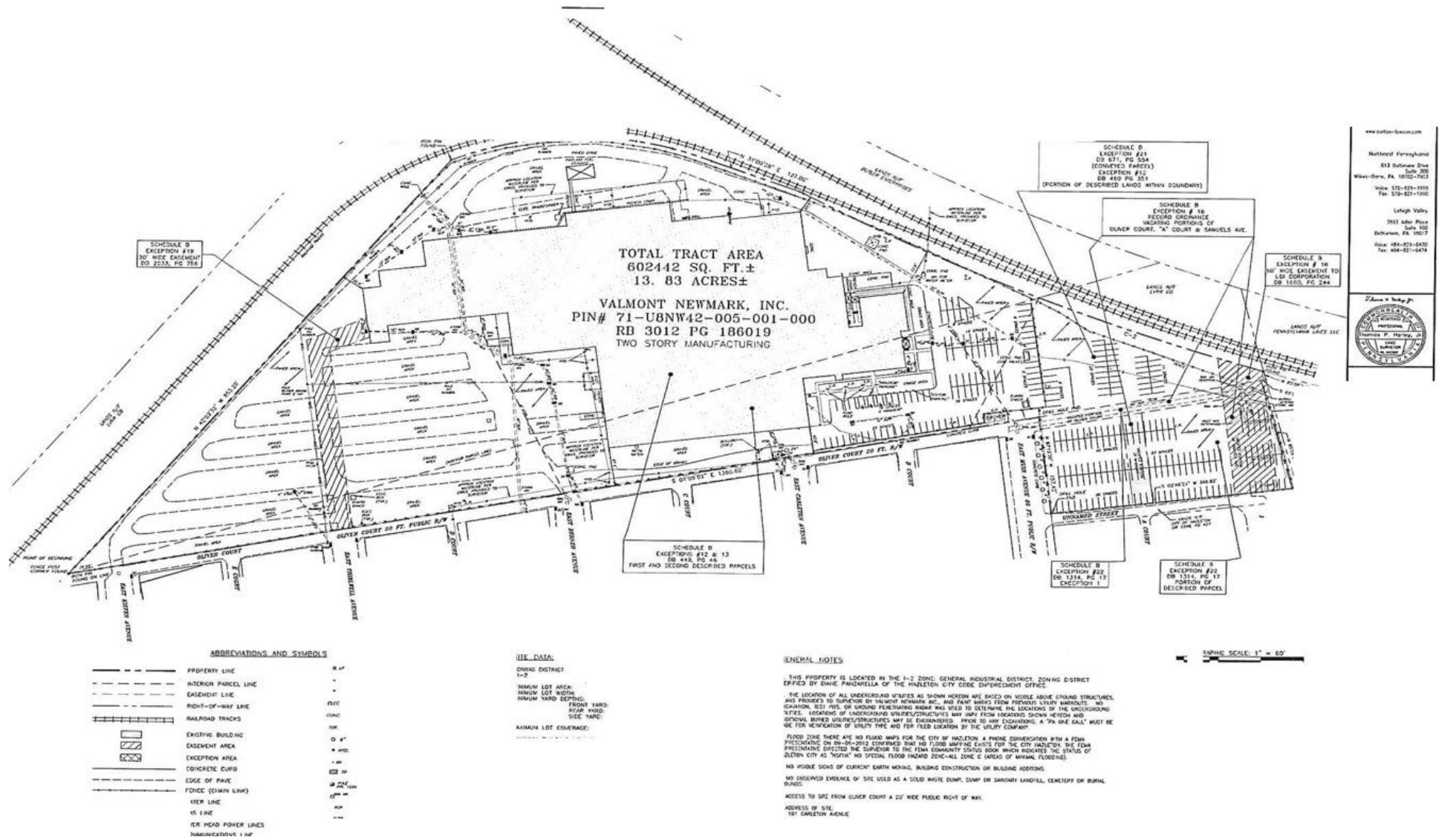


Section 4

Zoning

Overview Map

Zoning



Zoning

SECTION 506.1-2 HEAVY INDUSTRIAL BUSINESSES ENGAGED IN THE FOLLOWING SERVICES/USES OR THOSE OF A SIMILAR NATURE 506.1

PERMITTED USES Building, Lumber or Plumbing Supplies Contractors, Offices, Shops and Storage Yards (for commercial uses electrical, masonry, fencing and related material). Electronic Equipment and Products Equipment Sales and Repairs Gasoline Service Stations Heavy Industry (as defined in Article 2 of this Ordinance) Light Industry (as defined in article 2 of this Ordinance) Lumberyards Machine Shops and Sheet Metal Shops Medical Marijuana Growers/Processors Minor Solar Energy system Outdoor Storage as defined in Article 2 Print Shops Public Uses Public Utility Facilities Public Water & Sewer and other utilities (as defined in Article 2 of this Ordinance) Repair Garages Research and Testing Facilities Stone and Monument Works Tire Re-treading and Recapping Trucking Facilities and Terminals Utility Buildings and Storage Yards Warehouse and Distribution Facilities Warehousing, including Self-Storage Facilities Accessory uses to the above 506.2 USES PERMITTED BY SPECIAL EXCEPTION ZONING HEARING BOARD APPROVAL REQUIRED Adult Uses Automotive Wrecking Yards Bulk Fuel storage Excavation of Natural Resources (as defined in Article 2 of this Ordinance) Hazardous Substances: any use which utilizes and/or stores any hazardous substances as defined in Article 2 of this Ordinance Junkyards, Large Wind Energy Turbine Major Solar Energy System Medium Wind Energy turbine Small Structure Mounted or Tower Mounted Wind Energy Turbine Solid Waste Facilities Staging Areas Transfer Stations Wireless Commercial Communication Sites and Support Structures Accessory Uses to the above 506.3 DIMENSIONAL REGULATIONS

DIMENSIONAL REGULATIONS A principal building, structure and/or use shall be governed by the following regulations, unless more restrictive standards are applicable, including but not limited to State Regulations, General Regulations contained in Article 3 and/or Supplementary Regulations contained in Article 8 of this Ordinance. A. Minimum Lot Area: Each principal building or use shall be located upon a lot having minimum lot area of not less than forty-three thousand five hundred and sixty (43,560) square feet, one (1) acre. B. Minimum Lot Width: Each lot shall have a lot width not less than one hundred fifty (150') feet. C. Front Yard: The minimum front yard shall be not less than fifty (50') feet in depth as measured from the front lot line, except when abutting a Residential District, where the minimum setback shall be not less than two hundred and fifty (250') feet D. Rear Yard: The rear yard shall be not less than fifty (50') feet in depth as measured from the rear lot line, except when abutting a Residential District, where the minimum setback shall be not less than two-hundred and fifty (250') feet. E. Side Yard: The side yard shall be not less than twenty-five (25') feet on each sided, except when abutting a Residential district, where the minimum setback shall be not less than two-hundred and fifty (250') feet. F. Lot Coverage: Not more than sixty (60%) percent of a lot shall be covered by buildings. G. Building Height: The maximum height of any building shall not exceed sixty (60') feet except for chimneys, flagpoles, stacks, water tanks, towers, and other mechanical appurtenances that may be, but not exceed one hundred twenty-five feet (125'), except as provided for in Section 802.23 of this ordinance.

506.4 506.5 SUPPLEMENTARY REGULATIONS (See ARTICLE 8 of this Ordinance) SUBDIVISION AND LAND DEVELOPMENT In addition to the applicable provisions of this Ordinance, any property proposed to be divided into parcels or developed in accordance with the definitions of a "Subdivision" or "Land Development", as contained within Hazle Township Subdivision and Land Development Ordinance shall also be subject to the governing regulations and provisions of the Hazle Township Subdivision and Land Development Ordinance



Section 5

Municipal assessment & taxes

Municipal Assessment

Parcel # 71 - U8NW42 - 005 - 001 - 000

Municipal Assessment (2020 - 2022) \$4,000,000

Municipal Taxes (2021) \$24,678.40

School Tax (2020 - 2021) \$48,880.00

Total Taxes \$73,558.40





Section 6

Contacts & Confidentiality

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Get in touch

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