

# 485 STEWART ROAD

Wilkes-Barre, PA 18706

 FOR SALE OR LEASE

 INDUSTRIAL

 60,000± SF





## PROPERTY DESCRIPTION

For Sale or Lease opportunity to be a part of the Hanover Industrial Park residence. Well maintained 60,000± SF Industrial Building excellent use for warehouse distribution or light manufacturing. Strategic location with close proximity to I-81 and Rt. 29.

SALE PRICE / LEASE RATE:  
**PRICE UPON REQUEST**

### FOR MORE INFORMATION

**Steve Cole, SIOR**

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**David Weaver, SIOR**

 570.406.7428  
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**Kyle Atchison**

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# NAI Mertz

 **NAI Mertz** | 350 Laird Street, Suite 110  
Wilkes-Barre, PA 18702  
570-820-7700 | [www.naimertz.com](http://www.naimertz.com)



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## PROPERTY HIGHLIGHTS

- Building Size 60,000± SF
- Building Dimensions 201' x 301'
- Lot Size— 10 +/- acres
- Year Built— 1990 +/-
- Dock Doors— 10 dock high with levelers, 1 at grade level
- Drive In - 16'w X 16'h
- Office Area— 4800 sf total on two levels
- Cafeteria— 600 sf
- Tool Shop— 1200 sf
- Power— 480V 1600 amps
- Ceiling— 20'-24'
- Roof— E.P.D. M.
- Parking for 62 cars
- Public Water
- Public Sewer

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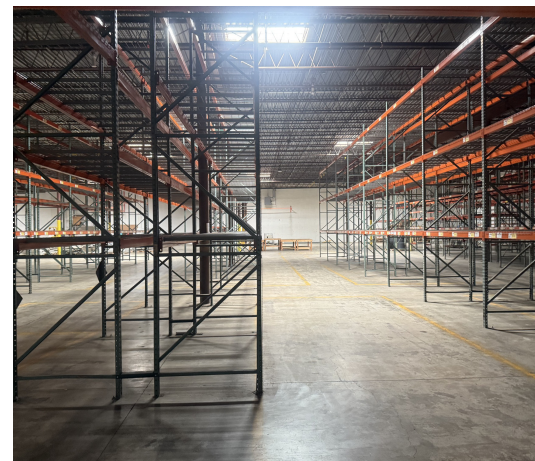
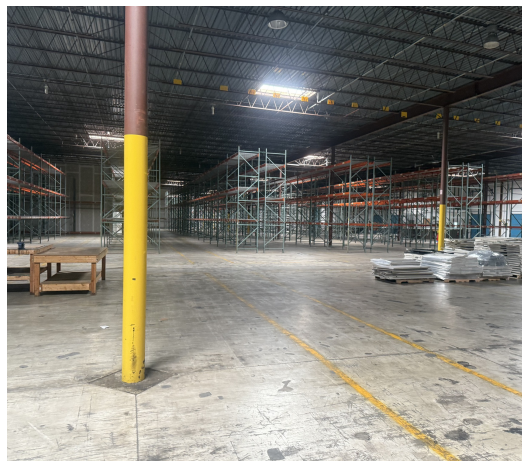
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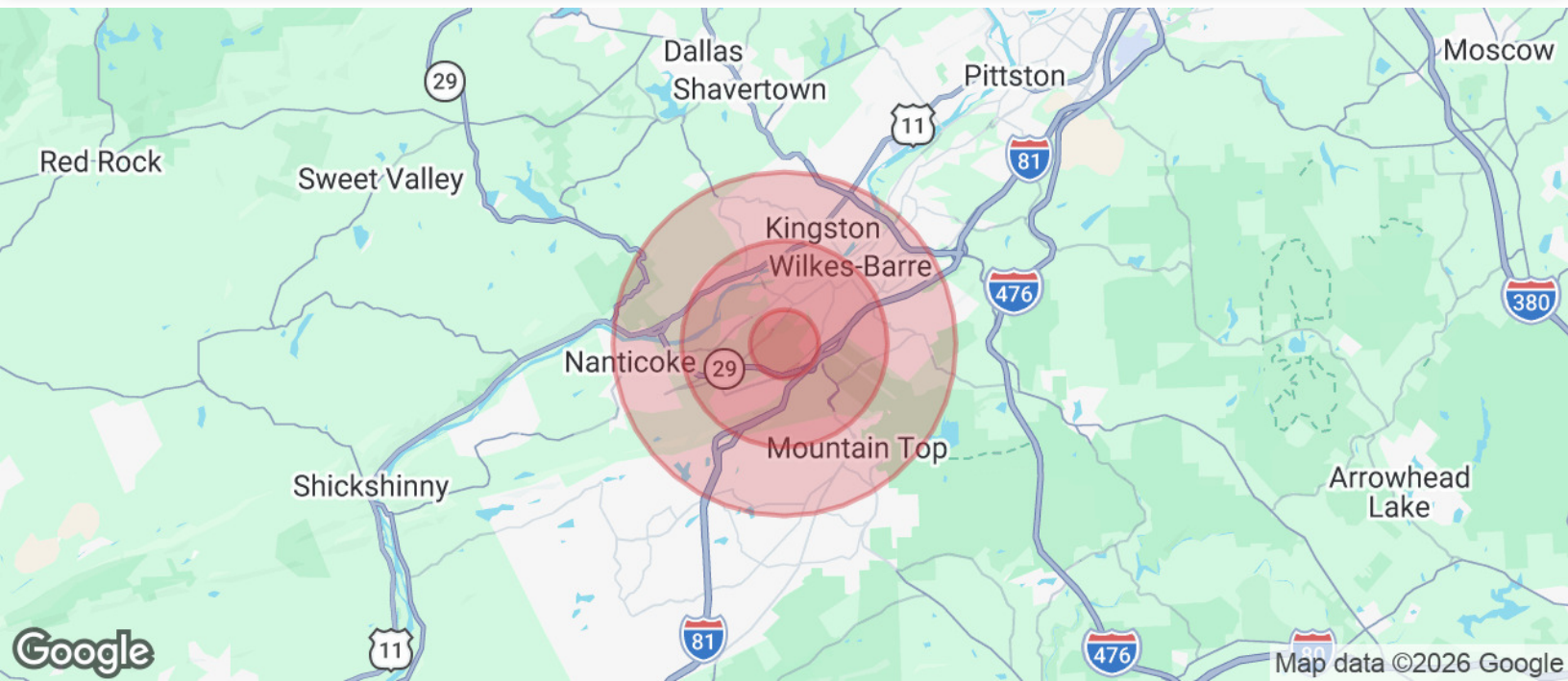
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## POPULATION

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 3,811  | 50,274  | 112,289 |
| Average Age          | 43     | 41      | 42      |
| Average Age (Male)   | 41     | 40      | 40      |
| Average Age (Female) | 44     | 42      | 43      |

## HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 1,644     | 21,291    | 46,579    |
| # of Persons per HH | 2.3       | 2.4       | 2.4       |
| Average HH Income   | \$73,740  | \$68,630  | \$73,848  |
| Average House Value | \$157,439 | \$135,176 | \$158,193 |

2020 American Community Survey (ACS)

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