

**SALE PRICE: \$2,450,000**

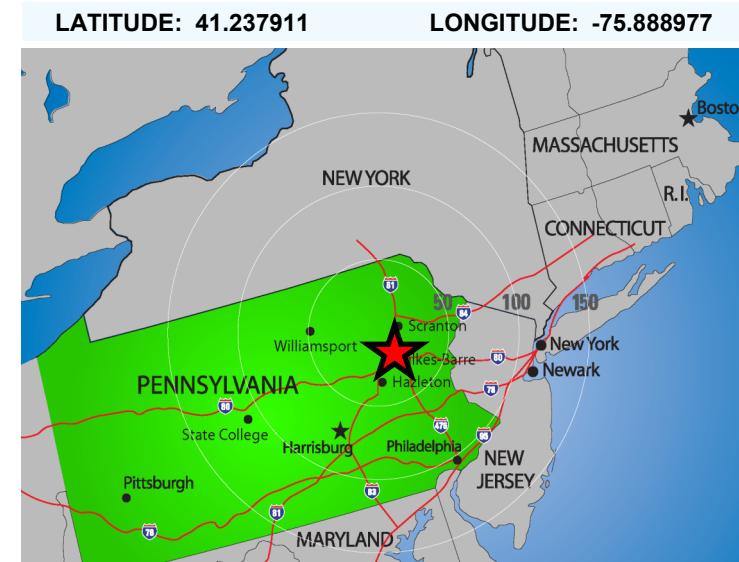


## 120 HAZLE STREET, WILKES-BARRE, LUZERNE COUNTY, PA 18702

A 49,962 SF+/- industrial manufacturing facility on 2.63+/- acres featuring 43,212 SF+/- of manufacturing space and 6,750 SF+/- of office space. It has 11'6", 21' and 23'10" ceiling heights, 3 loading docks, 2 ground level drive-in doors. There is a large fenced vehicle parking area and an area for truck parking as well. Property is just a short distance from PA-309 and I-81.

### PROPERTY DETAILS:

- 49,962 SF+/- Building
- 2.63+/- Acres
- PINs: H9SE3012001-73; H9SE3012003-73
- Flat Rubber Roof
- Wet Class 3 Sprinkler System
- Public Utilities
- Natural Gas Hot Air Heat
- Ceiling Heights:
  - 23'10" - 6,720 SF Mfg. Area
  - 21' - 5,130 SF Mfg. Area
  - 11'6" - 31,362 SF Mfg. Area
- 6,750 SF - Office Area
- 3 Loading Docks, 2 GL Drive-In Doors
- 105 Parking Spaces
- Additional Truck Parking Area
- 3,200 amp / 240 and 480 volt / 3 phase Electric
- Zoned M-1 (Light Industrial)
- 2025 Taxes - \$61,683.22



**For Information Contact:**

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Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, prior sale/lease, withdrawal notice, or other conditions.

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