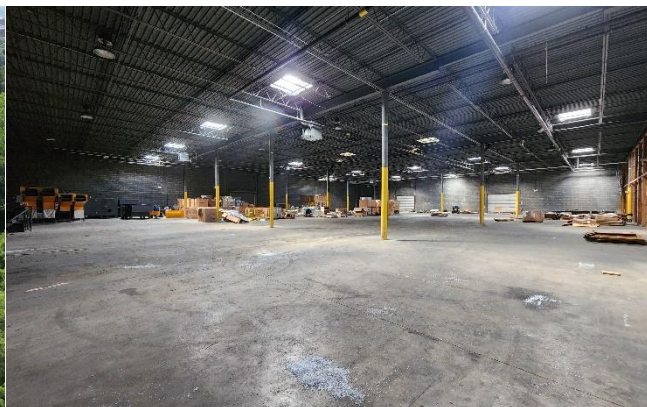




Address:	40 Poplar Street, Scranton, PA 18509
County:	Lackawanna County, PA
Owner:	AJT Properties, LLC
P.I.N.:	14512030002
Zoning:	I-I Light Industrial
School District	Scranton Area School District
List Price	\$ 3.99/RSF NNN per year (plus estimated \$0.65 TICAM)
Property Type:	Industrial Warehouse
Property Size:	8.58 Acres with a +/- 86,622 SF Industrial / Warehouse Building
Space Available:	79,233 SF – 83,233 SF (Demiseable)
Stories:	Single Story with 7,000 SF mezzanine office
Year Built:	1966 - Major renovations in 2000's
Rail:	Not active, potential to reinstall. Formerly had 2 dock door rail siding.
Parking:	Ample auto parking. Large truck court for trailer movement & storage.

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HVAC:	Warehouse: Gas fired, ceiling hung, unit heaters. Office: Rooftop mounted unit HVAC
Construction:	Masonry block walls with concrete floors and EPDM Rubber Roof
Sprinklered:	Yes – dry system
Ceiling Height:	21 ' clear height
Lighting:	LED / Fluorescent (multiple skylights for natural lighting)
Electric:	PP&L – 1200 Amp, 3 phase, 480 V
Gas:	UGI – standard industrial service to bldg.
Water:	2" service line into building
Sewer:	Scranton-Dunmore Sewer Authority

HIGHLIGHTS

- High access to Scranton City/Metro area.
- North Scranton Expressway – 1 mile
- Northeast extension of PA 476 Turnpike – 10 miles
- Interstate I-81 – 5 miles
- Scranton/ Wilkes Barre International Airport – 8 miles
- Multiple truck docks and large truck court
- Many amenities nearby (gas/cstores, restaurants, banks, lodging, etc.)
- Large workforce pool nearby in Scranton City/ Metro area
- Potential for building expansion if needed

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