



**FOR  
LEASE**

# 121,516 SF

**190 WELLES STREET, SUITE 510-530  
CROSS VALLEY WEST PROFESSIONAL BUILDING  
FORTY FORT, PA**

.....

**INDUSTRIAL**



**INDUSTRIAL SPACE JUST ¼ MILE FROM S.R. 309**

**mericle.com**  **570.823.1100**





# SPECS

*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.*

## SIZE

**AVAILABLE SPACE:** 121,516 SF

**OFFICE SIZE:** 7,640 SF

**BUILDING SIZE:** 381,881 SF

## BUILDING CONSTRUCTION

**LOW CEILING HEIGHT:** Approximately 16'-0" bottom of steel, approximately 17'-0" bottom of deck

**HIGH CEILING HEIGHT:** Approximately 26'-0" bottom of steel, approximately 27'-0" bottom of deck.

**COLUMN SPACING:** Low ceiling height area is approximately 21'-0" x 21'-0". High ceiling height area is approximately 42'-0" x 42'-0"

**DOORS:** Four (4) 8'-6" W x 9'-6" H vertical lift, insulated steel dock doors with mechanical levelers and seventeen (17) 8'-0" x 9'-0"H vertical lift, insulated steel dock doors with seven (7) mechanical levelers

## UTILITIES

**LIGHTING:** Energy efficient fluorescent lights

**POWER:** Two (2) existing 225 amp 208/120 volt 3-phase electrical services and one (1) 400 amp 208/120 volt 3 -phase electrical service

**FIRE PROTECTION:** Light Hazard sprinkler system

**UTILITIES:** Separately metered

## SITE IMPROVEMENTS

- Ample parking spaces available.
- Asphalt paved parking lot with professionally maintained landscaping.
- Sign locations available at street entrance monument sign, building exterior and building interior.



### LABOR DRAW

More than 685,000 people live within 30 miles, and more than 51 million people live within 200 miles of Cross Valley West Business Center.

This 121,516 square foot industrial space is centrally located within the Scranton/Wilkes-Barre labor market and is a dynamic location for distribution and light manufacturing companies.



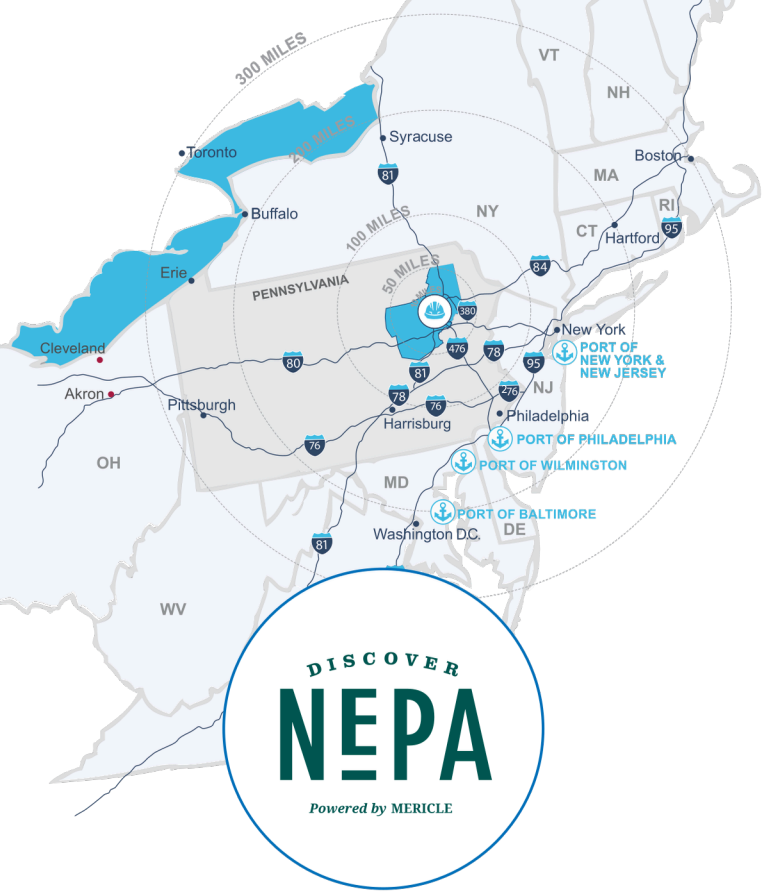
### EASY ACCESS

Located just 1/4th mile from the Cross Valley Expressway (S.R. 309) and just five minutes from I-81.

FOR LEASE

190 WELLES STREET, FORTY FORT, PA

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Northeastern Pennsylvania (NEPA) is close to big cities, but features affordable living, safe neighborhoods, access to recreation, and the opportunity to be heard and make a difference.

Check out **DiscoverNEPA.com** (search “Forty Fort”) for events, shopping, dining and many, many things to do!

**Mericle is Northeastern Pennsylvania proud.**

# CENTRALLY LOCATED ON NORTHEASTERN PENNSYLVANIA’S I-81 CORRIDOR



## TRAVEL DISTANCES

CITY	MI AWAY
Wilkes-Barre, PA	3
Scranton, PA	20
Delaware Water Gap, PA	57
Allentown, PA	67
Morristown, NJ	96
Philadelphia, PA	113
Harrisburg, PA	116
Port of Newark, NJ	126
New York, NY	128
Syracuse, NY	152
Baltimore, MD	194
Hartford, CT	198
Washington DC	237
Pittsburgh, PA	290
Boston, MA	301



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