



### ± 29,259 SF Industrial Building for Lease

Location:	20 8 <sup>th</sup> Avenue Carbondale, PA 18407
Space:	± 29,259 SF
Configuration:	Warehouse space composed of two floors with offices & restrooms located on the 1 <sup>st</sup> and 2 <sup>nd</sup> floor. Access to 2 <sup>nd</sup> floor via stairwell & freight elevator. Loading dock located in the rear of the building.
Docks:	1 dock located in rear of building.
Restrooms:	located on 1 <sup>st</sup> & 2 <sup>nd</sup> floor
HVAC:	Gas Steam Heat
Utilities:	Public Water, Sewer, and Gas
Electric:	PP&L – 1200 Amp, 3 phase, 600 V
Zoning:	M-1 Light Industrial
Parking:	Parking in rear of building and on the rear parcel
HVAC:	Gas Steam Heat
Electric:	PP&L – 1200 Amp, 3 phase, 600 V
Rent:	TBD NNN
REMARKS	2 Story warehouse for lease located in Carbondale, PA. Located approximately 3 miles from Route 6 giving access to major interstates including I-81 & I-84. Zoned M-1 Light Industrial. Ideal for warehouse storage, other light manufacturing uses could also apply.