

AVAILABLE INDUSTRIAL

LEASE PRICE: \$5.25/SF NNN



1 CARNIVAL STREET, PARDEESVILLE, LUZERNE COUNTY, PA 18202

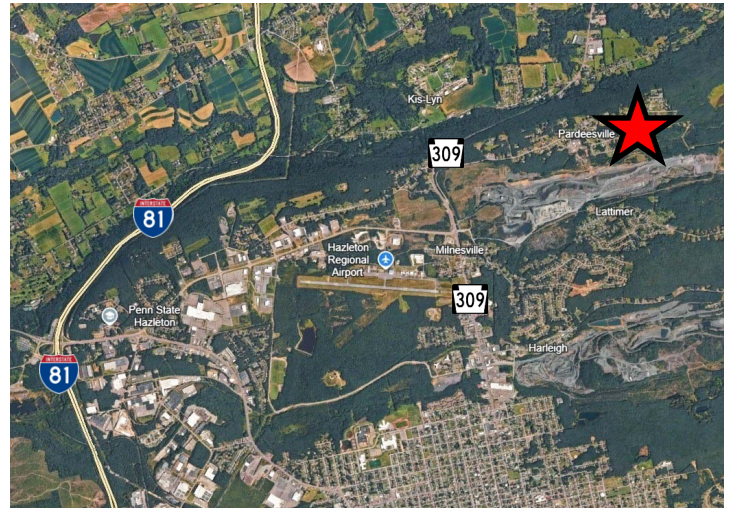
15,200 SF+/- warehouse space available for lease, including a new 40' container office on a 4 acre yard. Additional acreage is available if needed. Building features 16' ceiling heights, eight 14' high ground level drive in doors. The building is clear span Butler with three sections. Middle is fully insulated and heated. All new LED lights installed with motion sensors, emergency lighting, infrared tube heaters in center bay. There is one restroom and it has been newly renovated. The office container has air conditioning and hyper heater with a split unit. Property is heated with propane gas and has a 1,000 gallon tank.

PROPERTY DETAILS:

- 15,200 SF+/-
- 4 Acres
- PIN: R8S3019VAR-26
- Steel Exterior
- Metal Roof
- Infrared Tube Heaters in Center Bay
- Office Container - A/C & Hyper Heater w/Split Unit
- 8 (14 ft) Ground Level Drive-In Doors
- 16 ft. Ceiling Heights
- Private Well
- On-Site Septic
- Ample Parking Area
- Zoned R-1 (Single Family Residential)

LATITUDE: 41.003051

LONGITUDE: -75.960123



For Information Contact:

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