

For Sale or Lease
225,000± SF
Industrial Building

827 Sans Souci Parkway

Wilkes-Barre, Pennsylvania 18706



- **Size:** The main production facility is 225,000± SF.
- **Acres:** Situated on 28± acres.
- Large yard for outside storage.

The site includes several storage outbuildings. The main facility includes the following areas:

- **A Bay:** 178'L X 72'W; (2) bridge cranes, 10T and 20T capacity, 30'± height under hook; bay is accessible from yard via (1) overhead roll-up door 15'H X 14'W on east wall of bay; bay includes a small machine shop.
- **B Bay:** 178'L X 47'W; (1) bridge crane, 10T capacity, 22'± height under hook.
- **A/B Bay Extension:** 319'L X 161'W; accessible from yard via (1) overhead roll-up door 21'H X 29'W at west end of bay; also accessible from yard via (8) overhead roll-up doors 21'H X 16'W along north wall of bay. No installed overhead cranes.
- **C Bay:** 682'L X 72'W; (3) bridge cranes, 20T, 40T and 40T capacity, 33'9"± height under hook. Overhead roll-up doors at east end of bay (25'H X 20'W) and at west end of bay (21'H X 30'W). Rail access at east end of bay through overhead door extends 360' inside of bay. Plasma water table (MG Industries) installed at west end of bay (54'L X 18'W tabletop).
- **D Bay:** 682'L X 53'W; (2) bridge cranes, 10T and 20T capacity, 29'± height under hook. Overhead roll-up doors at east end of bay (25'H X 20'W) and at west end of bay (21'H X 30'W). Rail access at east end of bay through overhead door to 220' inside of bay. Shielded X-Ray booth for performing onsite radiography (16'W X 42'D X 14'H), includes rail cart for moving large fabricated pieces into booth.
- **E-Bay:** 404'L X 121'W; (2) overhead roll-up doors at east end of bay (21'H X 25'W and 21'H X 20'W). Rail access via the 25'W overhead door into bay to 180'± inside bay. Multiple overhead jib hoists installed 500# to 1T capacity. West end of bay serves as raw material and parts storeroom. Accessible via recessed loading dock with installed loading dock plate. Store room area includes installed industrial rack storage, (9) rows, 30'H X 45'W X 3'D± each.
- Additional storage and preparation area off north side of A Bay – 180'L X 40'W.

Main Administrative Office:

- Located at southeast corner of facility (145'L X 73'W).
- The office area includes restrooms, locker rooms with showers, telecommunications room, 12 offices (various sizes), 2 conference rooms, and large open eating and meeting room.
- An additional, separate 3,110 SF Administrative Annex Building (89' X 35') sits on the north side of the parking area. This building includes restrooms, a conference room, and 6 offices.

Parking:

- The site has parking spaces for 210 vehicles in a lighted parking lot
- The main fabrication facility and extensive yard area on the north, east, and west sides of the facility are fenced

Rail:

- The L&S rail line runs east-west along the north side of the yard outside the fence line
- A large roller gate on the east end of the property provides access from the rail spurs inside the yard to the main L&S RR line

Power:

- 1000 KVA (3x 333 KVA PPL owned transformers) 480 Volt, 3 phase, delta connected with high resistance ground
- 3000 Amp (12 circuit) Square D switch panel
- Ground fault sensing alarm system (Safety system)
- 1920 ft square D 480 volt bus duct
- 500 ft Westinghouse bus duct
- 150+ - 100 Amp 480 Volt welding receptacles with disconnect switches
- 90+ - 30 Amp 480 Volt receptacles with disconnect switches

Lighting:

- High efficiency T5 shop lights with occupancy sensors
- High efficiency T8 office lighting with occupancy sensors
- Emergency lighting generators (1 diesel and 1 natural gas)

Utilities:

- Site served via natural gas, public water and sewer.

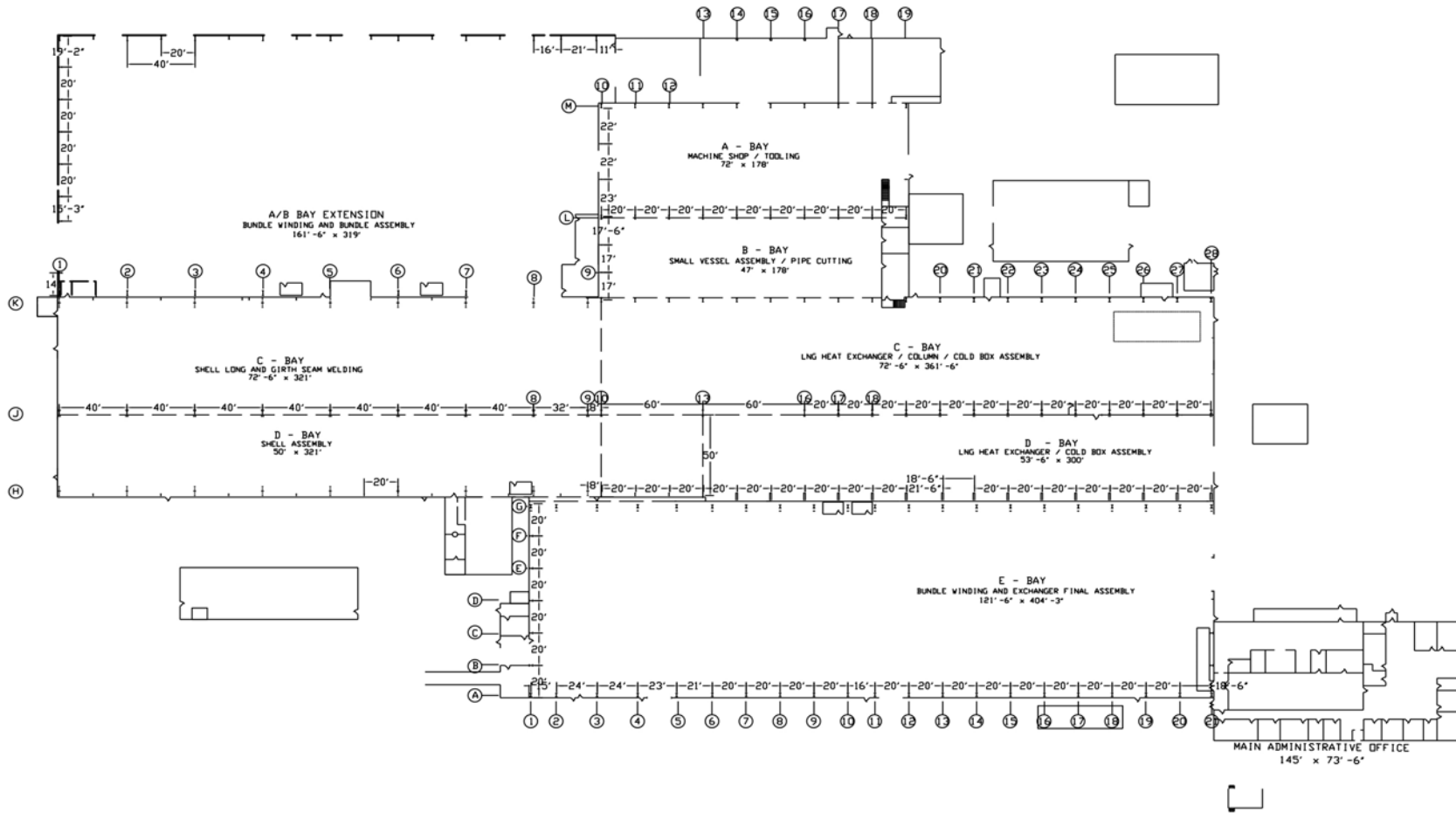
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Location



Located in close proximity to major transportation routes:

- Interstate 80
- Interstate 81
- PA Route 309
- Direct rail access Luzerne & Susquehanna Railroad

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