



1 Passan Drive, Building 3 Laflin, PA 18702

Rail Served by Norfolk Southern (NS) Railway

Property Description

- 100,000 SF available
- Divisible into units of 30,000 SF and 70,000 SF
- Dimensions: 500' x 200'
- Office Build Out: 2,100 SF and 230 SF
- Construction: insulated metal panel
- Roof: Metal standing seam
- Floor: 6" reinforced concrete
- Ceiling height: 24' at the eaves, 30' at the peak
- Column spacing: 25' x 50'
- Zoning: Light Industrial
- Suspended gas units
- T5 Lighting
- Fully sprinklered
- Power: 120/480 Volt, 3 phase
- Dock doors: 13
- Drive-in doors: 1
- Rail doors: 5
- Personnel doors: 3
- Restrooms: 4
- Designated parking
- Public water and sewer



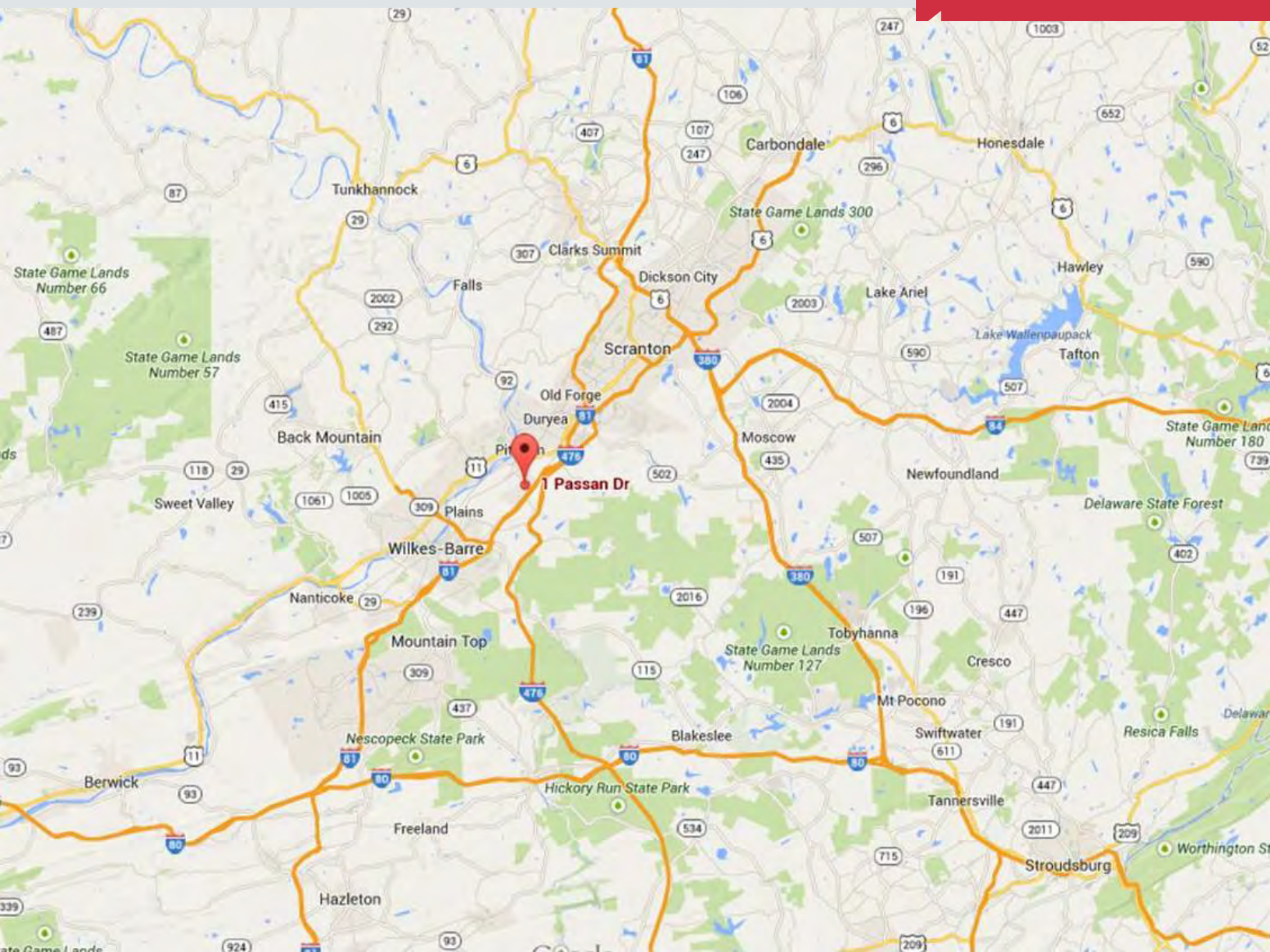
For more information:

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Steve Cole, SIOR

570 578 8296 • steve.cole@naimertz.com



Location Information

- 3 miles to Interstate 81 and I-476 (Northeast Extension of PA Turnpike)
- 7 miles from Wilkes-Barre
- 12 miles from Scranton



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NAI Mertz of PA
350 Laird Street, Suite 110, Wilkes-Barre, PA 18702
570 820 7700

naimertz.com

19,500 ROUTE MILES
across **22 STATES & D.C.**



MAKING CONNECTIONS

Norfolk Southern (NYSE: NSC) has served the freight transportation needs of America for nearly two centuries, connecting businesses and communities to the marketplaces of the world — creating jobs, supporting economies, and transporting goods on safe, environmentally friendly rail.



43 PORTS SERVED



61 AUTOMOTIVE FACILITIES SERVED



55 INTERMODAL TERMINALS



154 TUNNELS



62,700 FREIGHT CARS



250 SHORT LINE CONNECTIONS
Adds 20,000+ miles to NS network



CONNECTS
with Western rail carriers



4,155 LOCOMOTIVES



9,706 BRIDGES



41 RAIL-TRUCK TRANSFER FACILITIES

↔ GATEWAY CITIES TO WESTERN CARRIERS

Business Magnet
ATTRACTING ECONOMIC GROWTH

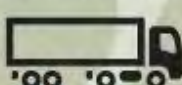
75 INDUSTRIES
NS HELPED
LOCATE & EXPAND

\$1 BILLION
IN CUSTOMER
INVESTMENTS

2,000 JOBS
CREATED

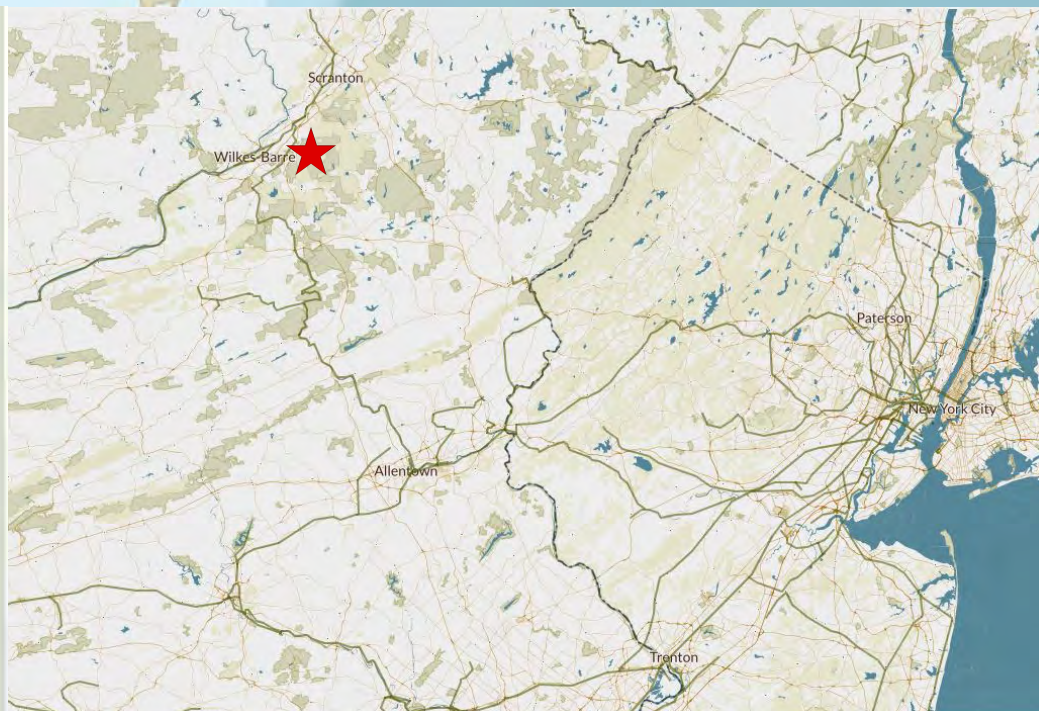
Extensive Network Reaches Over
50% OF U.S. **Population**,
MANUFACTURING & ENERGY CONSUMPTION

Greener for the Globe
RAIL'S ENVIRONMENTAL ADVANTAGES



1 TRAIN = **280** TRUCKS

NS TRAINS GET **410** **MPG PER TON**



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