



Passan Drive, Building 10

Laflin, Pennsylvania 18702

Property Description

- Up to 225,000± Contiguous SQ FT in a one-story industrial building
- Constructed in 1999
- Building: Insulated metal panel construction
- Roof: metal standing seam construction
- Ceiling height: 30'- 42'
- Column spacing: 25' x 50'
- (29) total dock doors: (4) EOD, (25) with levelers and trailer restraints
- (2) total drive-in door - 12' x 14'
- Adjoining drop lot for trailer storage
- Multiple Restrooms
- ESFR fire suppression
- Lighting: Metal halide
- Power:
 - 3 Services at - 400 Amps/120/208 volt/ 3 phase
 - 1 Service at - 2,500 Amps/ 450 Volt / 3 Phase
- Suspended gas unit heaters
- Public water and sewer



Lease Price

\$4.00 PSF NNN

For more information:

Steve Cole, SIOR Vice President
+1 570 578 8296 • steve.cole@naimertz.com

Dave Weaver, SIOR Vice President
+1 570 406 7428 • david.weaver@naimertz.com



- 3 miles to Interstate 81 and I-476 (Northeast Extension of PA Turnpike)
- 7 miles from Wilkes-Barre
- 12 miles from Scranton
- Accessible to major highways - Routes 115, 315 and 309

For more information:

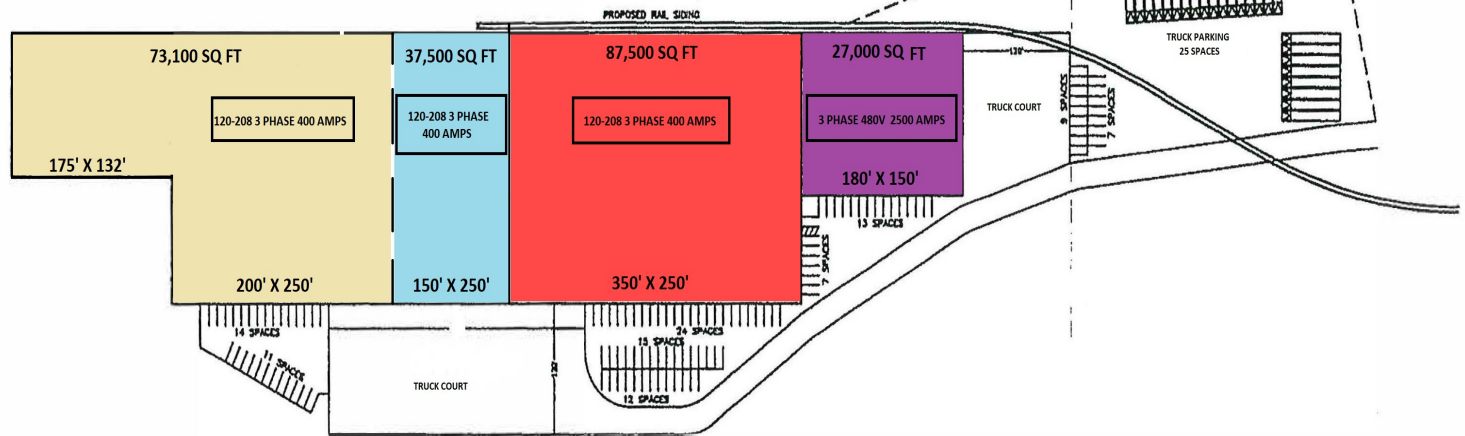
Steve Cole, SIOR Vice President
+1 570 578 8296 • steve.cole@naimertz.com

Dave Weaver, SIOR Vice President
+1 570 406 7428 • david.weaver@naimertz.com



SITE PLAN

SECTIONS DEMISABLE TO: 73,100 SQ FT
37,500 SQ FT
87,500 SQ FT
27,000 SQ FT



For more information:

Steve Cole, SIOR Vice President
+1 570 578 8296 • steve.cole@naimertz.com

Dave Weaver, SIOR Vice President
+1 570 406 7428 • david.weaver@naimertz.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

350 Laird Street, Suite 110
Wilkes-Barre, PA 18702
+1 570 820 7700
naimertz.com