

1 COMMERCE ROAD

PITTSTON, PA 18640



±437,446 SF

AVAILABLE *(divisible)*

FOR LEASE



SK REALTY
MANAGEMENT

Gerry Blinebury
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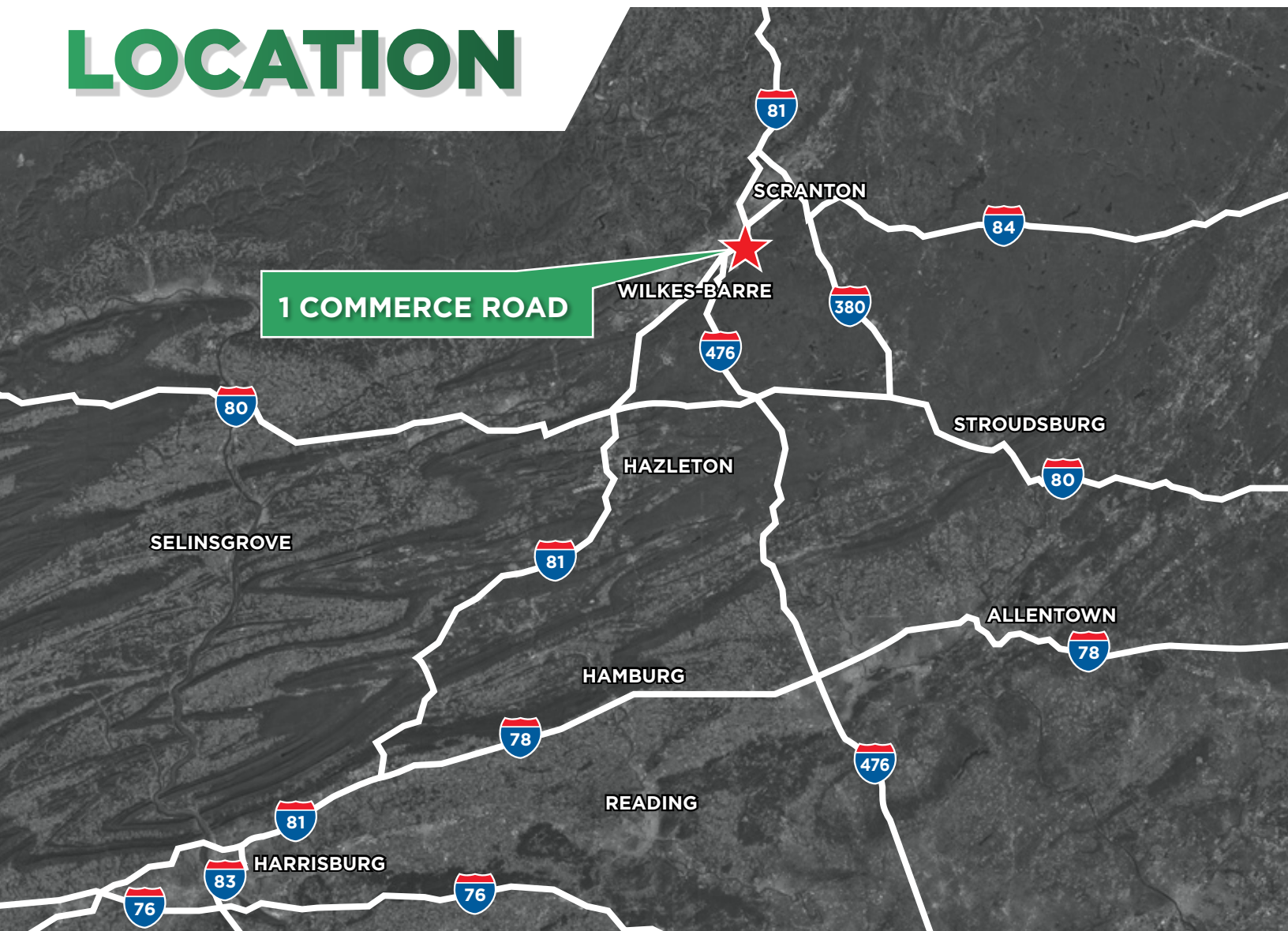
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LOCATION



1.5 MILES 4 MINS



2 MILES 5 MINS



7 MILES 13 MINS

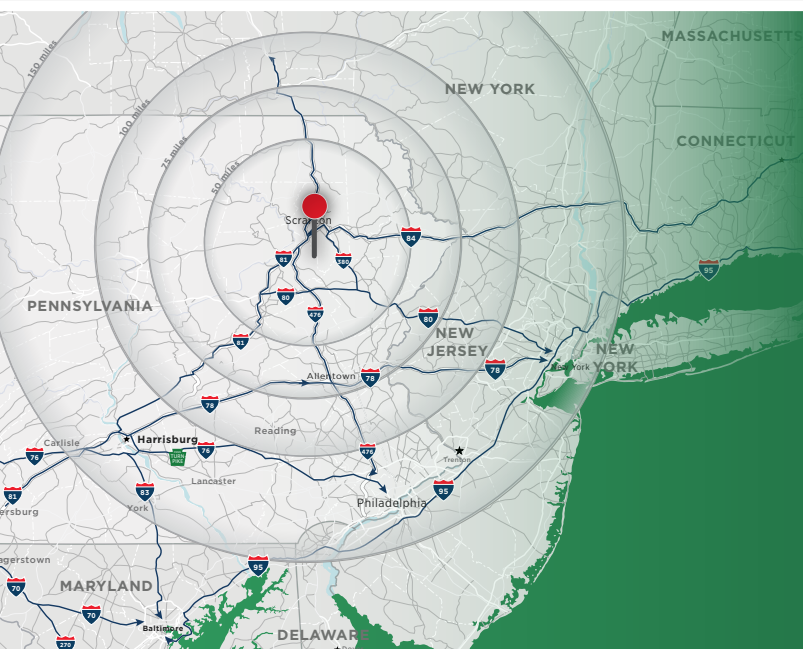
DRIVE TIMES



2 MILES 4 MINS



5 MILES 10 MINS



MAJOR CITIES

SCRANTON, PA	9 MILES	15 MINS
ALLENTOWN, PA	68 MILES	75 MINS
HARRISBURG, PA	115 MILES	110 MINS
PHILADELPHIA, PA	117 MILES	126 MINS
NEW YORK, NY	127 MILES	136 MINS
BALTIMORE, MD	195 MILES	185 MINS
WASHINGTON, DC	233 MILES	230 MINS

ACCESS MAP



LOCATION OVERVIEW



Northeastern Pennsylvania is one of the fastest growing Industrial real estate markets due to its convenient access to I-81 and I-476. This location allows access to over 50% of the United States population within a 10 hour truck drive.



ACCESS

1 Commerce Road is conveniently located off I-81 & I-476, in Luzerne County.



LABOR

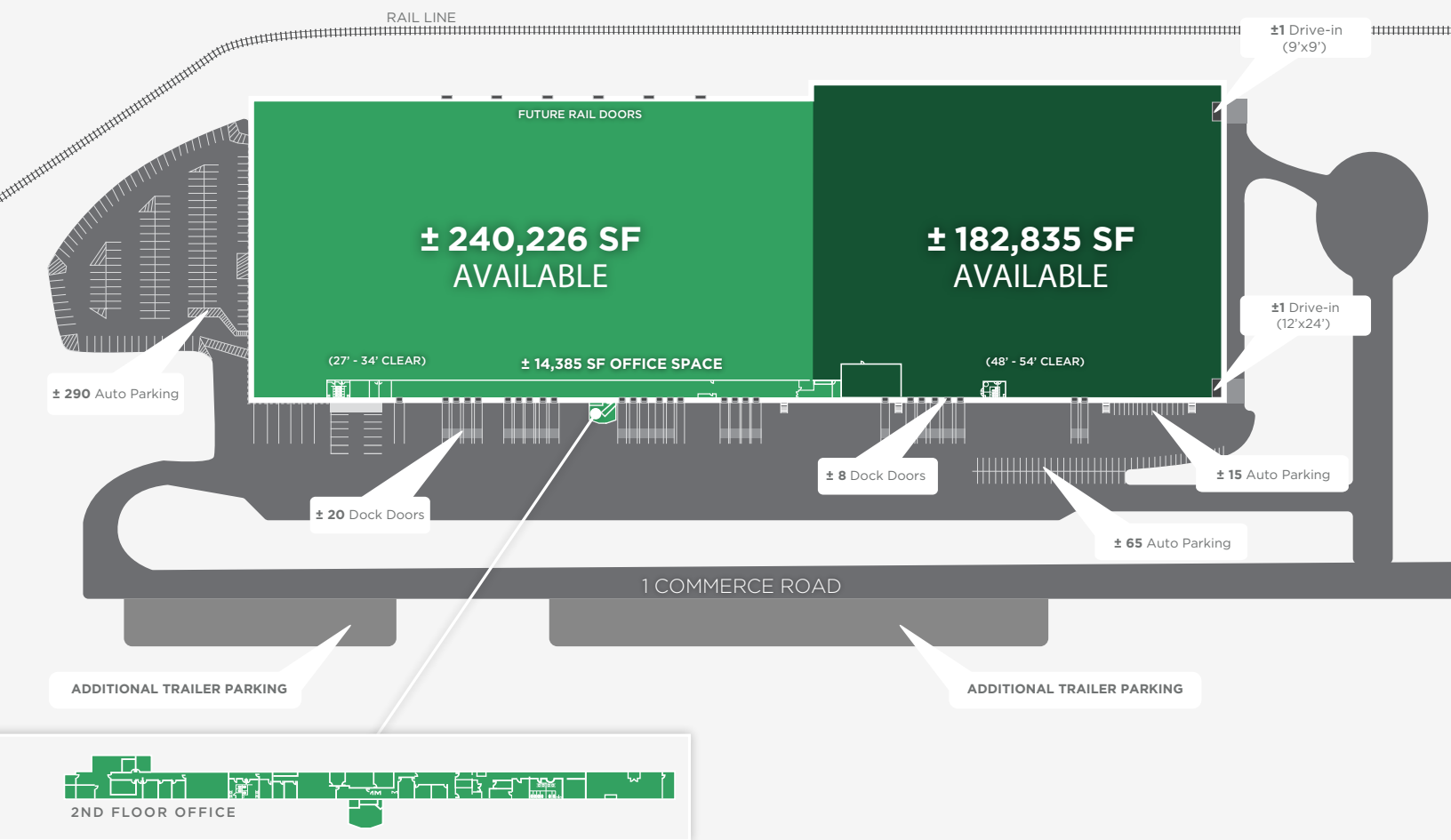
Luzerne County has a strong labor force characterized by a skilled and diverse workforce. The region's strategic location and excellent transportation infrastructure make it a prime choice for industrial operations, ensuring a steady supply of qualified employees.



NEARBY DISTRIBUTION OPERATIONS

UPS, FedEx Ground, Amazon, Lowe's, Home Depot, TJ Maxx, Benco Dental, Lennox, Chewy, US Hydrations, and Neiman Marcus.

BUILDING SPECS



BUILDING AREA	±437,446 SF	DOCK DOORS	28 (Expandable to 38)
AVAILABLE AREA	±437,446 SF (including ±14,385 SF Office Space)	DRIVE-IN DOORS	2 (9' x 9') & (12' x 24')
OFFICE AREA	±14,385 SF	AUTO PARKING	370
COLUMN SPACING	30'x60' and 40'x60'	TRAILER PARKING	52
BUILT	1980 / 1998 EXPANSION 2017 RENOVATION	HVAC	NATURAL GAS-FIRED HEATING
CONSTRUCTION	BLOCK AND METAL PANEL	POWER	4,000 AMPS, 480/277 VOLT, 3-PHASE, 4-WIRE SERVICE
RAIL	RAIL-CAPABLE	FIRE PROTECTION	WET
CLEAR HEIGHT	27'-34' NORTH SIDE 48'-56' SOUTH SIDE	LIGHTING	LED

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