

## 1 Passan Drive, Building 10

Laflin, Pennsylvania 18702

#### **Property Description**

- 110,600± SF available in 225,000± SF 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'
- (16) total dock doors: (4) EOD, (12) with levelers and trailer restraints
- (1) total drive-in door 12' x 14'
- Adjoining drop lot for trailer storage
- (2) restrooms
- ESFR fire suppression
- Lighting: Metal halide
- Power: 400 Amp/120/208 volt/3 phase
- Suspended gas unit heaters
- Public water and sewer





### Lease Price

# \$4.25 PSF NNN

For more information:

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

Dave Weaver Vice President

+1 570 406 7428 • david.weaver@naimertz.com

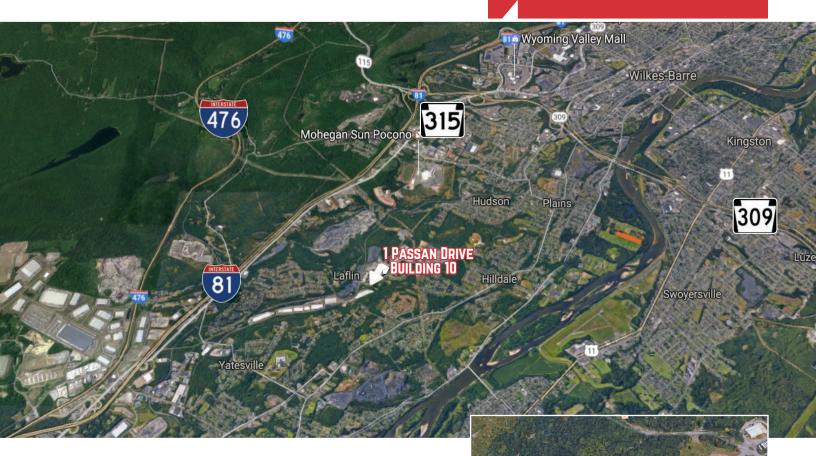
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350 Laird Street, Suite 110 Wilkes-Barre, PA 18702 +1 570 820 7700

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# Location Information 1 Passan Drive Bldg 10



- 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

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