



## 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  
**\$4.00 PSF NNN**

For more information:

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- 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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