

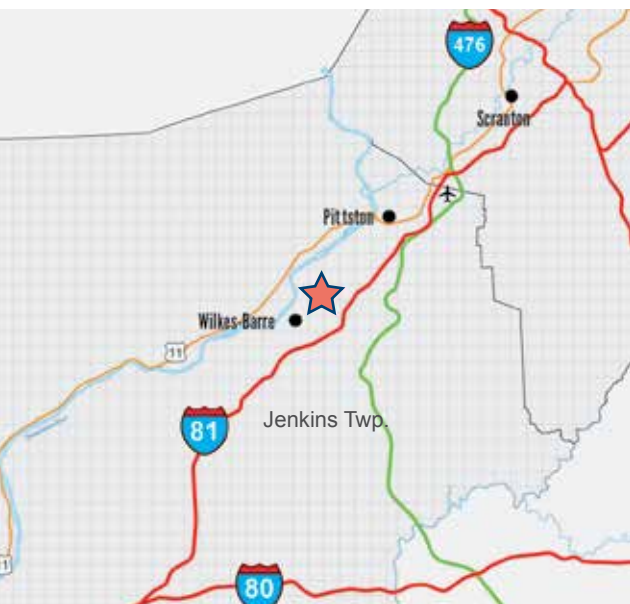
5,952 SF - 172,012 SF

350 NORTH PENNSYLVANIA AVE.
PENNSYLVANIA BUSINESS CENTER
WILKES-BARRE, PA



VERY AFFORDABLE OFFICE & INDUSTRIAL SPACE

JUST ONE MILE FROM THE CROSS VALLEY EXPRESSWAY (SR 309)! —————



DIRECTIONS TO PENN BUSINESS CENTER

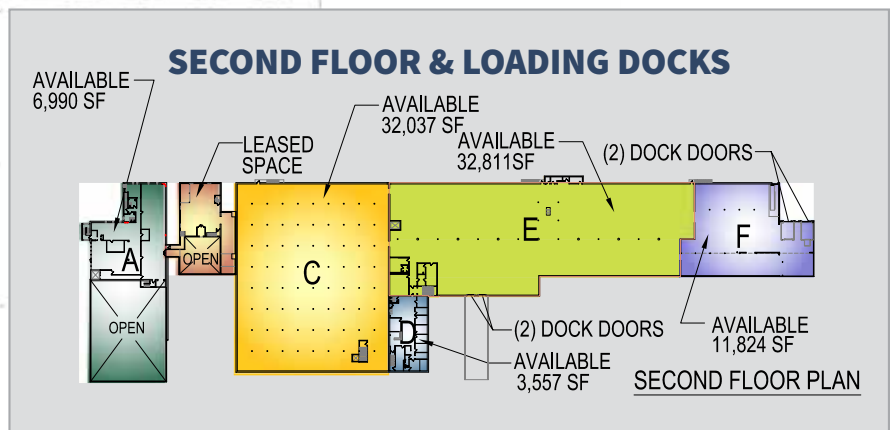
Traveling North on Route 309- Take Exit 2 (Wilkes-Barre/Center City). Keep left at the fork on the off ramp and turn left onto Wilkes-Barre Blvd. Take the second right onto Butler Street, then take the first left onto North Pennsylvania Avenue. Penn Business Center will be on your right.

Traveling South on Route 309- Take Exit 2 (Wilkes-Barre/Center City). Keep right at the fork on the off ramp and turn right onto Wilkes-Barre Blvd. Take the second right onto Butler Street, then take the first left onto North Pennsylvania Avenue. Penn Business Center will be on your right.

FIRST FLOOR & LOADING DOCKS PARKING AREA



SECOND FLOOR & LOADING DOCKS



PROPERTY SPECIFICATIONS

BUILDING: Penn Business Center is a well-built, multi-purpose commercial building with enough flexibility to accommodate manufacturing, distribution, office and retail tenants. The brick and masonry building offers space for companies needing as little as 5,952 square feet or as much as 172,012 square feet.

LOCATION: Penn Business Center is located at 350 North Pennsylvania Avenue in Wilkes-Barre, Pennsylvania. The building is just two blocks from Wilkes-Barre Boulevard, one mile from the Cross Valley Expressway (SR 309) and 2.9 miles from I-81. Public Square in Downtown Wilkes-Barre is eight blocks away.

CEILING HEIGHT: Approximately 12' to 26'.

UTILITIES: Gas suspended unit heaters provide heat in the warehouse areas and gas/electric HVAC is available in the office areas. Building has multiple 120/240V, separately metered, electrical services. Building has a wet and dry sprinkler system.

LOADING: Multiple vertical lift insulated steel dock doors and drive-in doors serve the building, with access to loading from N. Pennsylvania Avenue and Wyoming Avenue.

FLOORS: All floors in the building are concrete.

PARKING: Off-street parking for approximately 170 vehicles with additional on-street parking available.

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, prior sale/lease, withdrawal notice, or other conditions.



AFFORDABLE LEASE RATES!
👷
RETAIL/COMMERCIAL
👷
OFFICE
👷
MANUFACTURING/DISTRIBUTION
👷
SHORT/LONG TERM STORAGE





OFF-STREET PARKING FOR 170 VEHICLES



CUSTOM FIT-OUTS

Mericle Commercial Real Estate Services, one of the most accomplished industrial and office developers in Pennsylvania, will customize industrial and office spaces to suit your individual needs.

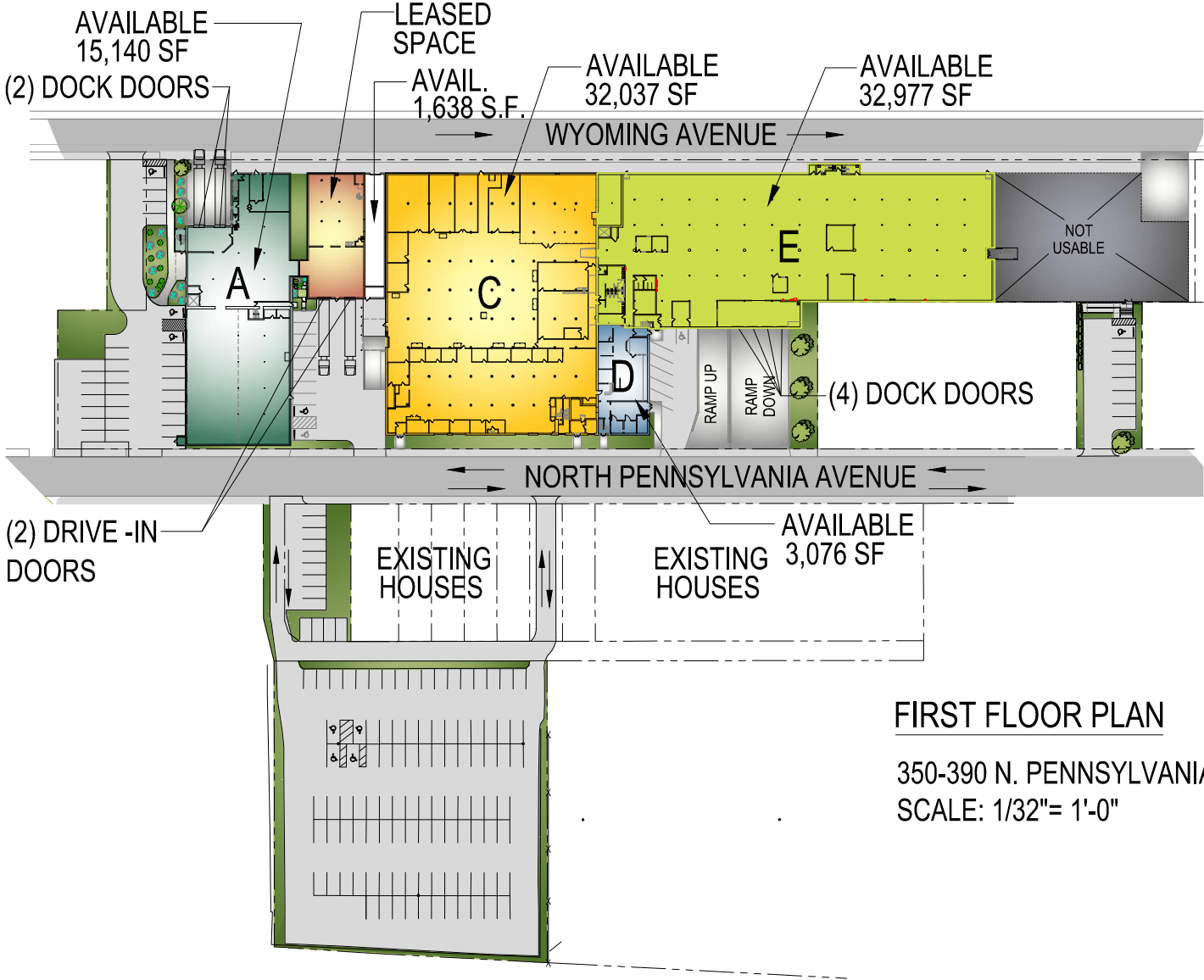
Mericle will combine spaces at Penn Business Center to meet your square foot requirements and will provide the finished space at a lease price that is very affordable for Northeast PA.



CONCEPTUAL SITE PLAN

AVAILABLE 172,012 S.F. SPACE
WITHIN AN EXISTING 179,908 S.F. BUILDING

**PENN BUSINESS CENTER
350-390 N. PENNSYLVANIA AVE
WILKES-BARRE, PA 18702**



| | |
|------------------------------|-------------|
| TOTAL AVAILABLE 1ST FLOOR | 84,182 S.F. |
| OFF-STREET PARKING | 166 |

FIRST FLOOR PLAN

350-390 N. PENNSYLVANIA AVE
SCALE: 1/32"= 1'-0"

These plans have been prepared solely for marketing purposes for the exclusive use of -- Mericle Commercial Real Estate Services

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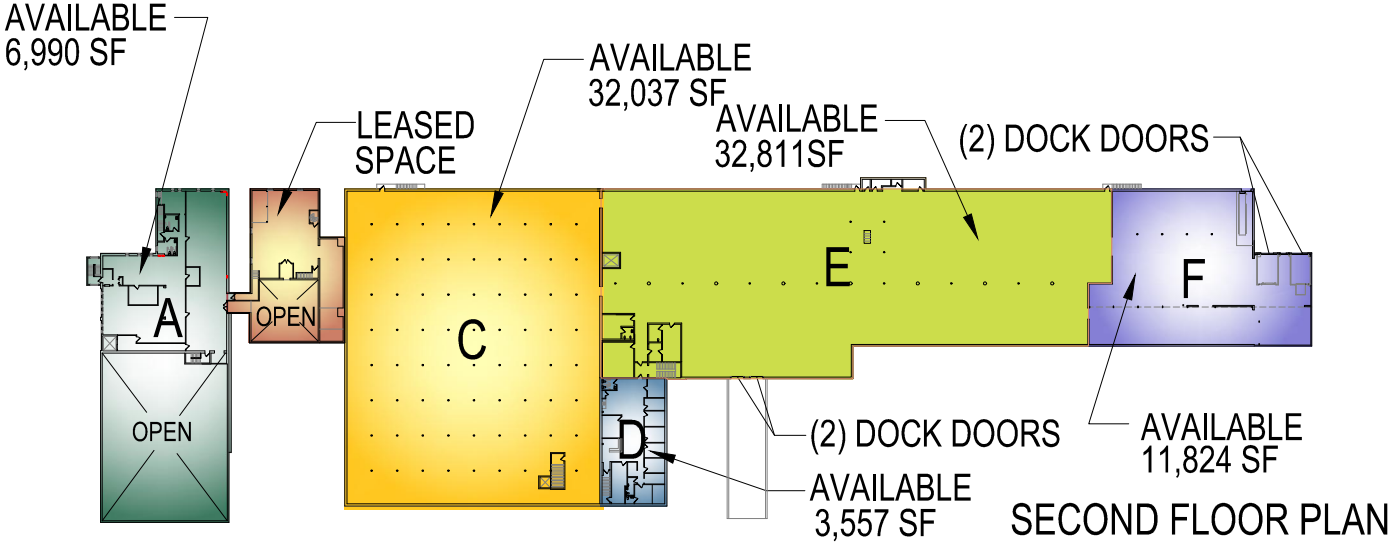
East Mountain Corporate Center
100 Baltimore Drive
Wilkes-Barre, PA 18702

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

CONCEPTUAL SITE PLAN

AVAILABLE 172,012 S.F. SPACE
WITHIN AN EXISTING 179,908 S.F. BUILDING

PENN BUSINESS CENTER
350-390 N. PENNSYLVANIA AVE
WILKES-BARRE, PA 18702



| | |
|------------------------------|-------------|
| TOTAL AVAILABLE 2ND FLOOR | 87,144 S.F. |
|------------------------------|-------------|

SECOND FLOOR PLAN

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