

5,016 SF

ON 5.39 ACRES

1155 MID-VALLEY DRIVE

MID-VALLEY INDUSTRIAL PARK
OLYPHANT, PA



LIGHT INDUSTRIAL SPACE

WITH GREAT ACCESSIBILITY TO FOUR INTERSTATES



DIRECTIONS TO 1155 MID-VALLEY DRIVE:

Traveling North on I-81

Take Exit 187 to merge on Route 6 East toward Carbondale. Take exit 2 for East Lackawanna Avenue, toward Olyphant. Turn left onto East Lackawanna Avenue. Drive approximately 0.25 miles. Turn right on Mid-Valley Drive. In 0.25 miles, the building will be on your right.

Traveling South on I-81

Take a slight right onto I-380. In less than a mile, take the exit on the left onto Route 6 East toward Carbondale. Take exit 2 for East Lackawanna Avenue, toward Olyphant. Turn left onto East Lackawanna Avenue. Drive approximately 0.25 miles. Turn right on Mid-Valley Drive. In 0.25 miles, the building will be on your right.

PLANS AND SPECIFICATIONS

SIZE

- Building contains 60,000 SF on 5.39 acres.
- Available space contains 5,016 SF with 2,510 SF existing office area.

BUILDING CONSTRUCTION

- One (1) 8'-6"W x 9'-6"H vertical lift dock door with leveler.
- 26'-5" to 29" ceiling clear height.
- 6" thick reinforced concrete floor slab.
- Building roof is precision roll formed Butler MR-24 panels.
- Exterior wall system constructed with a combination of architectural masonry, aluminum/glazing entrance system, and insulated metal wall panels.

PARKING & AMENITIES

- On-site parking available for approximately 10 vehicles.
- Asphalt paved parking lot with professionally maintained landscaping.
- Marquee sign with masonry base.

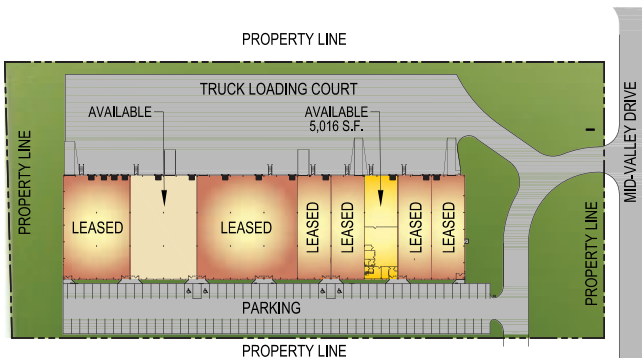
UTILITIES

- Available space has a 200 amp 120/208 volt 3-phase, electrical service.
- Warehouse area has hi-bay lighting fixtures.
- Office area has 2 x 4 fluorescent lay-in lighting fixtures with prismatic lenses.
- Heating and cooling is packaged gas/electric rooftop units.
- Metered domestic water and natural gas are available.
- All utilities shall be separately metered.

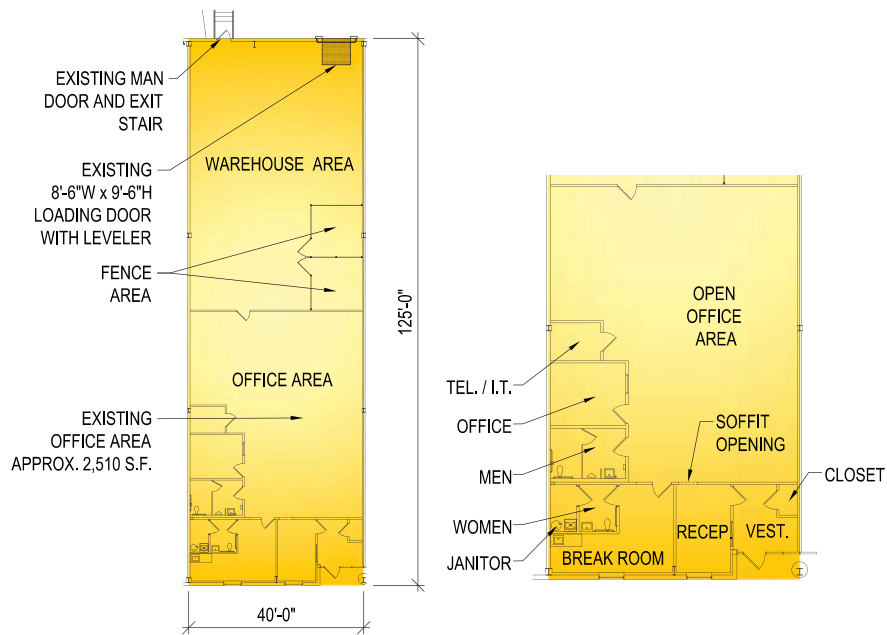
LOCATION

- Mid-Valley Industrial Park offers excellent access to I-81, I-84, I-380 and I-476 and is located in an outstanding labor-draw area.
- Close to 375,000 people live within 20 miles of the park.
- Highly competitive lease rates accompanied by excellent corporate neighbors make this space an excellent choice for your business.

SITE PLAN



FLOOR PLAN



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DEVELOPMENT DIVISION
570.823.1100

1155 Mid Valley Drive
Mid Valley Industrial Park, Olyphant, PA

5,016 SF



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East Mountain Corporate Center
100 Baltimore Drive
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5,016 SF



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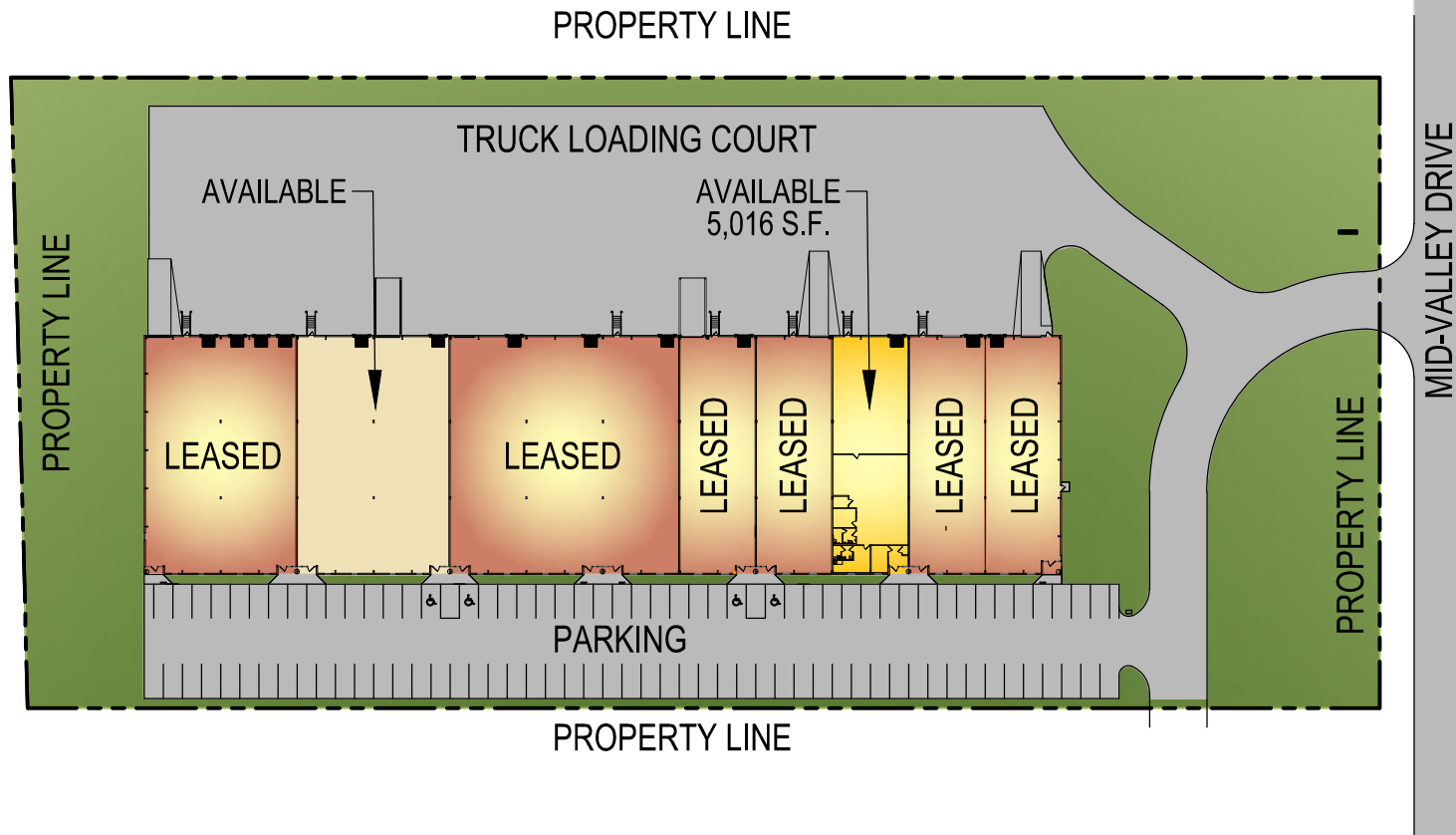
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EXISTING SITE PLAN

AVAILABLE 5,016 S.F. SPACE
WITHIN AN EXISTING 60,000 S.F. BUILDING

1153 MID-VALLEY DRIVE
MID-VALLEY INDUSTRIAL PARK
OLYPHANT, PA 18447



AVAILABLE S.F.	5,016
PARKING SPACES	10
LOADING DOORS	1
ACREAGE	5.39

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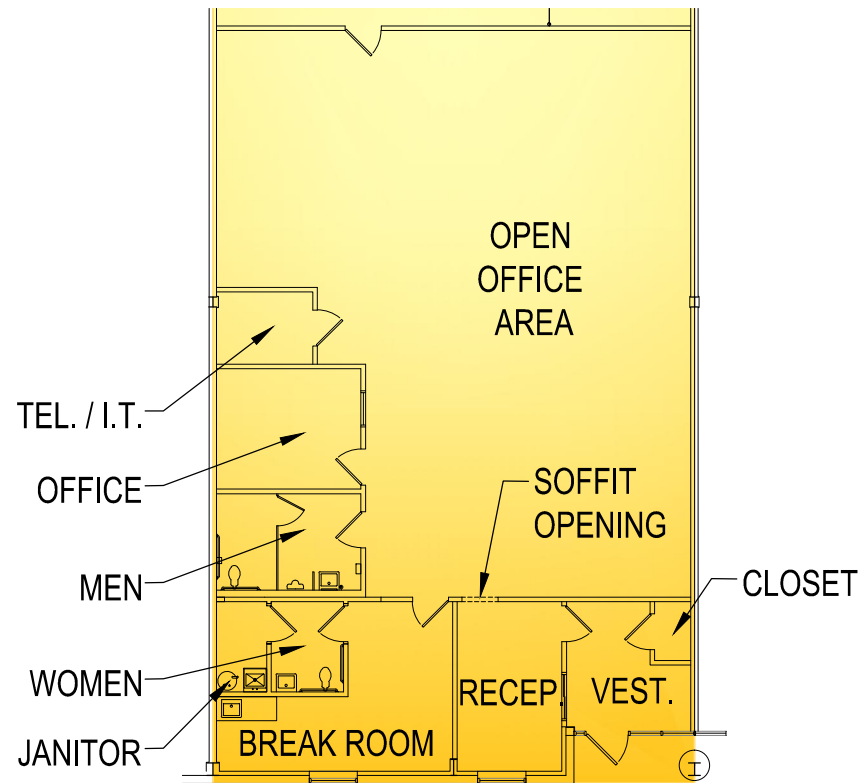
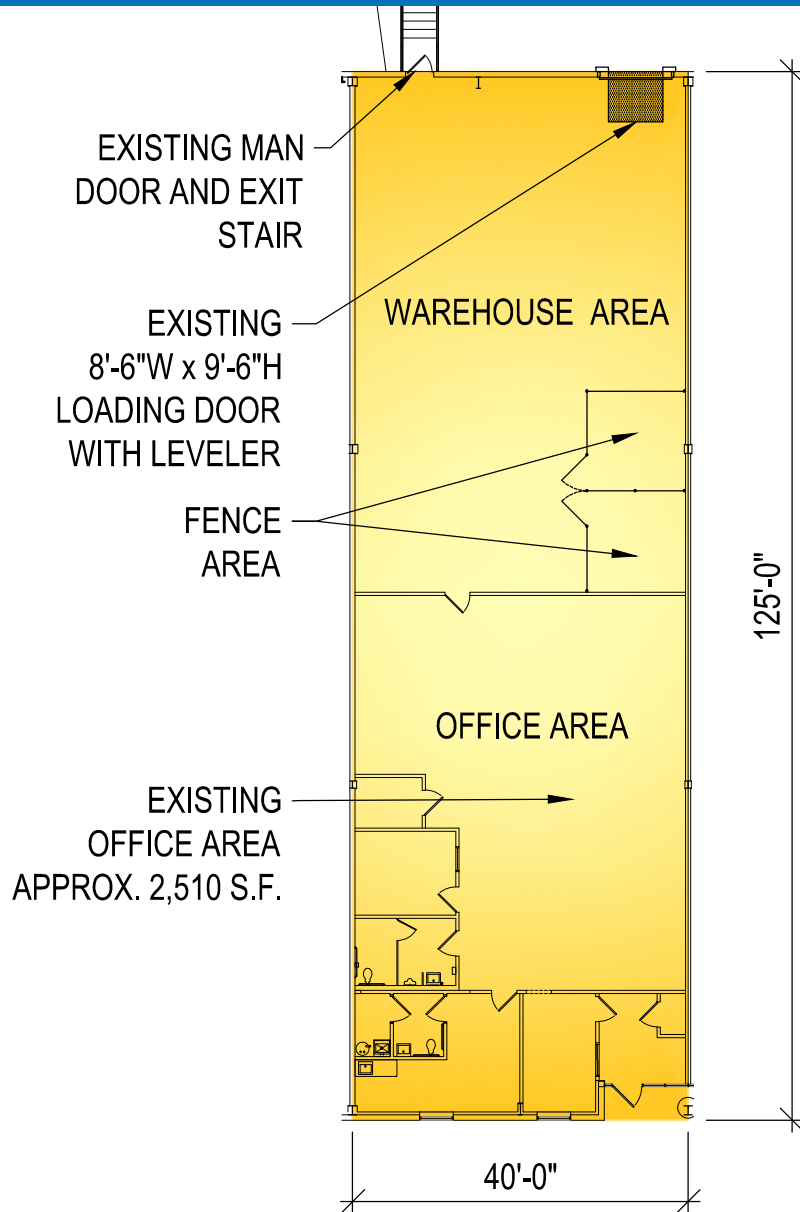
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EXISTING FLOOR PLAN

AVAILABLE 5,016 S.F. SPACE
WITHIN AN EXISTING 60,000 S.F. BUILDING

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ENLARGED OFFICE PLAN

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BUILDING SPECIFICATIONS

SITE IMPROVEMENTS

- SITE CONTAINS APPROXIMATELY 5.39 ACRES
- ON-SITE PARKING FOR APPROXIMATELY 10 VEHICLES.
- MARQUEE SIGN WITH MASONRY BASE
- PROFESSIONALLY PREPARED LANDSCAPE DESIGN.

**AVAILABLE 5,016 S.F. SPACE
WITHIN AN EXISTING 60,000 S.F. BUILDING**

BUILDING IMPROVEMENTS

- AVAILABLE SPACE CONTAINS 5,016 SQUARE FEET WITH 2,510 S.F. EXISTING OFFICE AREA.
- AVAILABLE SPACE CONTAINS ONE (1) 8'-6"W x 9'-6"H VERTICAL LIFT DOCK DOOR WITH LEVELER.
- 26'-5" CLEAR STRUCTURAL HEIGHT AT LOW EAVE.
- 29'-0" CLEAR STRUCTURAL HEIGHT AT HIGH EAVE.
- 6" THICK REINFORCED CONCRETE FLOOR SLAB .
- BUILDING ROOF IS PRECISION ROLL FORMED BUTLER MR-24 PANELS.
- EXTERIOR WALL SYSTEM CONSTRUCTED WITH A COMBINATION OF
- ARCHITECTURAL MASONRY, ALUMINUM/GLAZING ENTRANCE SYSTEM, AND INSULATED METAL WALL PANELS.

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UTILITIES AND BUILDING SYSTEMS

- ELECTRICAL SERVICE IS 200 AMP, 120/208 VOLT 3 PHASE SERVICE.
- WAREHOUSE AREA HAS HI-BAY LIGHTING FIXTURES
- OFFICE AREA HAS 2 X 4 FLUORESCENT LAY-IN LIGHTING FIXTURES WITH PRISMATIC LENS.
- HEATING AND COOLING IS PACKAGED GAS/ELECTRIC ROOF TOP UNITS.
- DOMESTIC WATER AND NATURAL GAS ARE PROVIDED.
- ALL UTILITIES SHALL BE SEPARATELY METERED.
- FIRE PROTECTION SYSTEM IS AN ORDINARY HAZARD CLASS III WET SPRINKLER SYSTEM

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