

# 5,016 SF

ON 5.39 ACRES

## 1153 MID-VALLEY DRIVE

MID-VALLEY INDUSTRIAL PARK  
OLYPHANT, PA



## LIGHT INDUSTRIAL SPACE

WITH GREAT ACCESSIBILITY TO FOUR INTERSTATES



### DIRECTIONS TO 1153 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, one (1) 10'W x 10'H vertical lift, insulated drive-in door with precast ramp.
- 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.

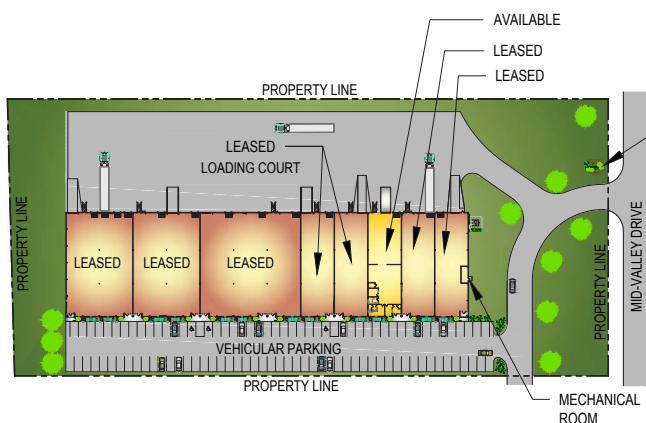
## UTILITIES

- Available space has a 200 amp 120/208 volt 3-phase, electrical service. Power for two (2) 230v, single-phase electric dryers with power ventilators.
- One (1) 52 gallon, 208v, single-phase electric hot water heater.
- Two (2) hot/cold water supply lines and standpipe connection to building sanitary line located in warehouse area.
- Warehouse area has hi-bay T5 fluorescent 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

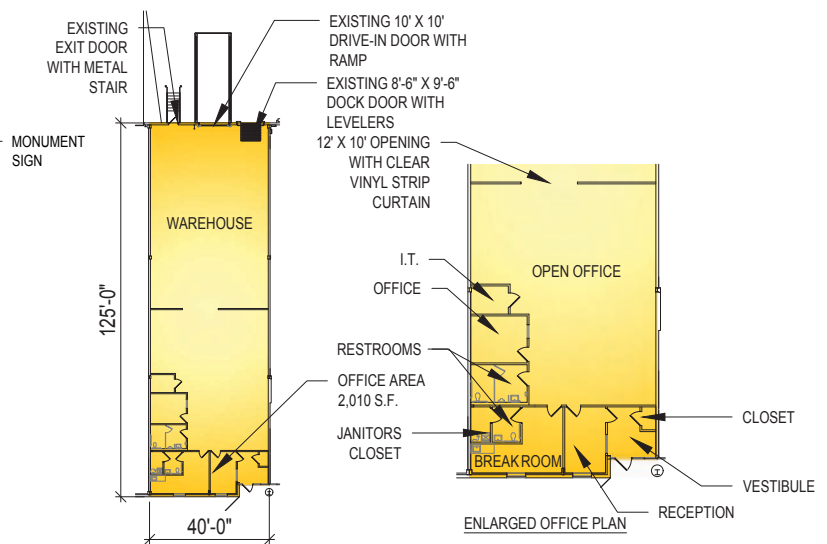
- Mid-Valley Industrial Park offers excellent access to I-81, I-84, I-380 and I-476 and is located in an outstanding labor-draw area.
- Close to 375,000 people live within 20 miles of the park.
- Highly competitive lease rates accompanied by excellent corporate neighbors make this space an excellent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

## SITE PLAN



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

## FLOOR PLAN











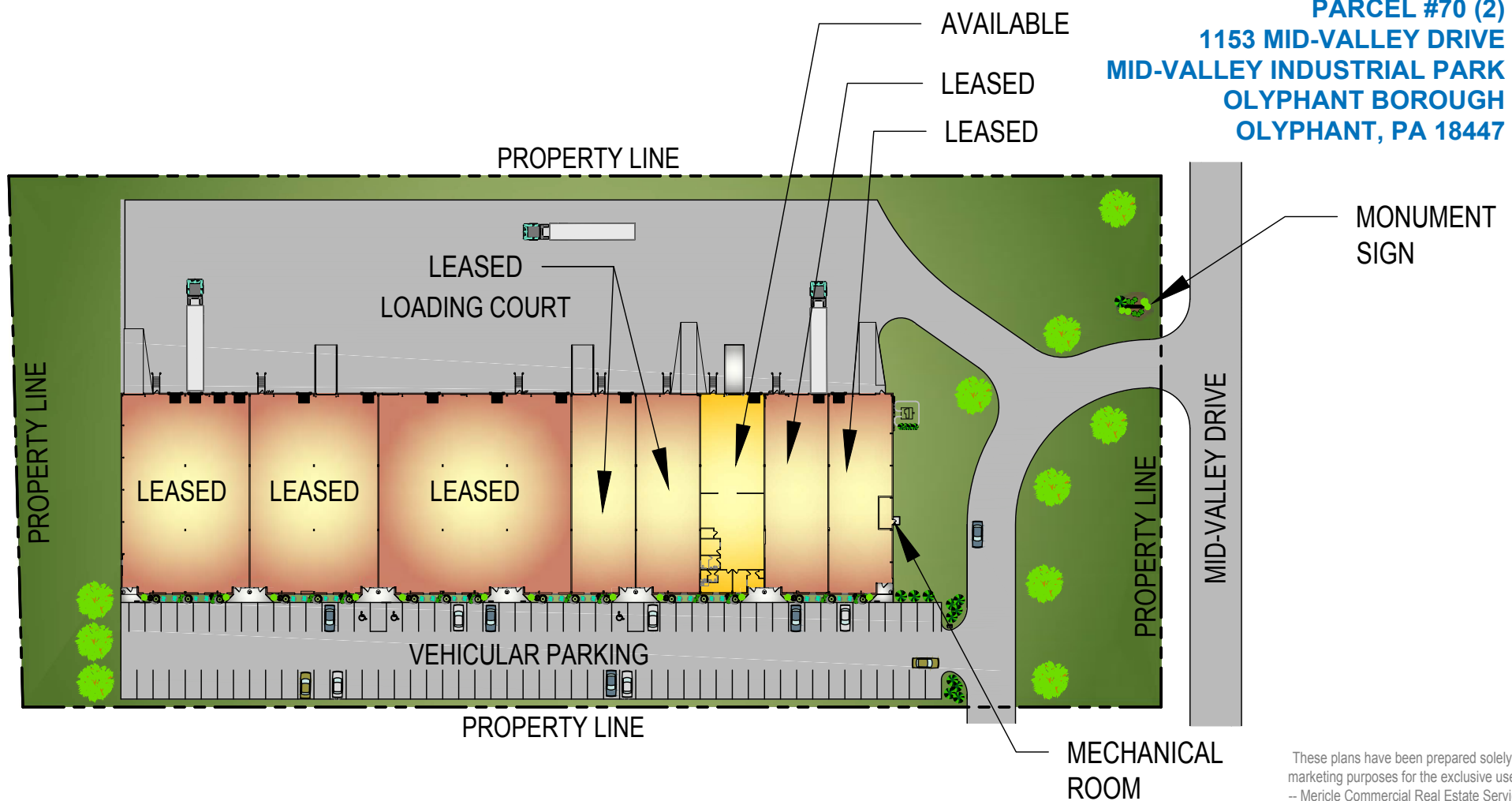




## EXISTING SITE PLAN

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

**PARCEL #70 (2)**  
**1153 MID-VALLEY DRIVE**  
**MID-VALLEY INDUSTRIAL PARK**  
**OLYPHANT BOROUGH**  
**OLYPHANT, PA 18447**



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-- Mericle Commercial Real Estate Services

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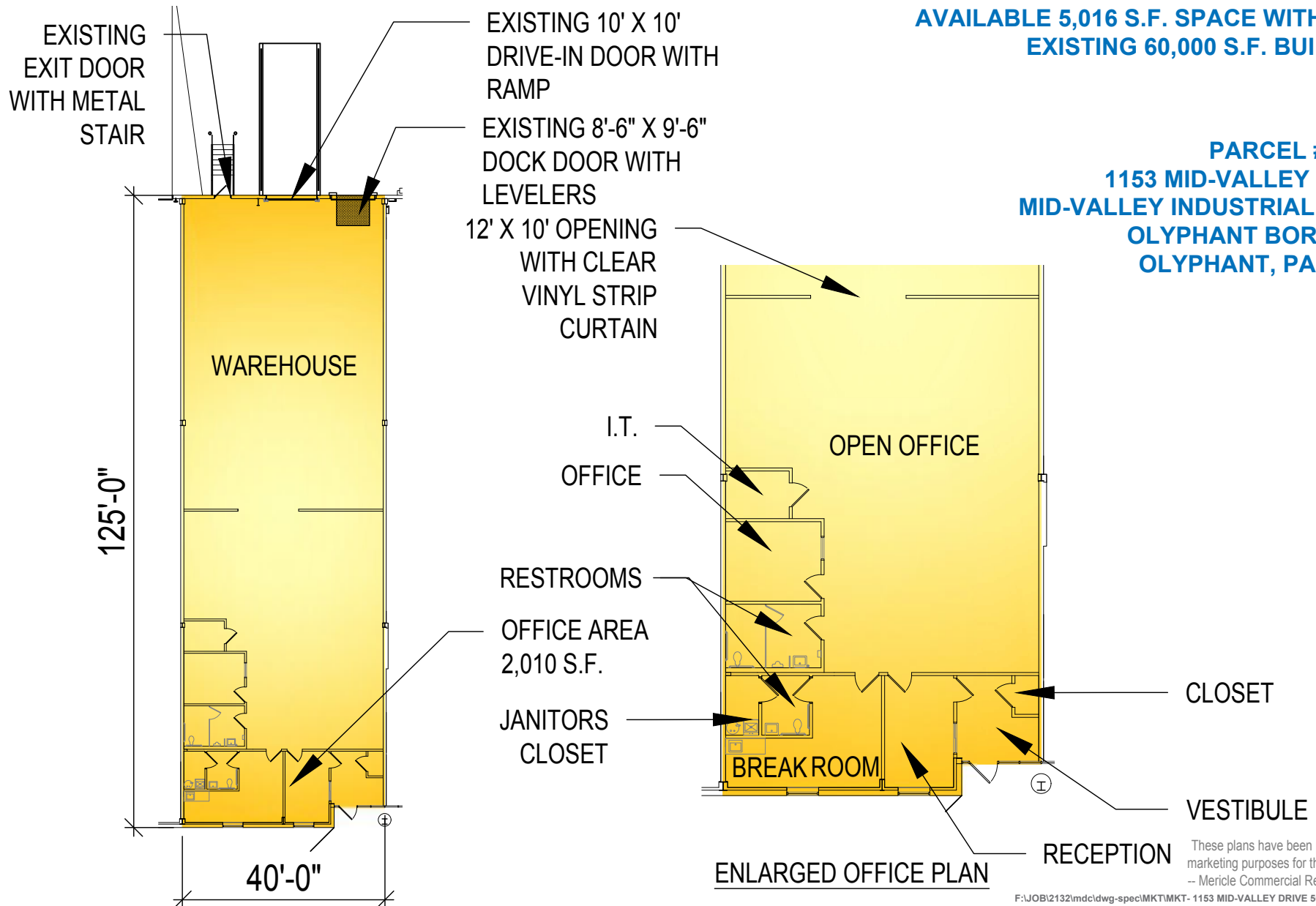
East Mountain Corporate Center  
100 Baltimore Drive  
Wilkes-Barre, PA 18702

*Developing Northeastern Pennsylvania's I-81 Corridor Since 1985*

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## SPECIFICATIONS

### SITE IMPROVEMENTS

- Site contains approximately 5.39 acres
- On-site parking for approximately ten (10) vehicles
- Marquee sign with masonry base.
- Professionally prepared and maintained landscaping

### 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.
- Available space contains one (1) 10'-0" W x 10'-0" H Drive-In door with precast ramp.
- 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.

### UTILITIES AND BUILDING SYSTEMS

- Electrical service is 200 amp, 120/208 volt, 3-phase service.
- Warehouse area has T-Bay fluorescent lighting fixtures with battery back-up emergency lights.
- Power for two (2) 230 volt, single phase, electric dryers with power ventilators located in warehouse area.
- Two (2) hot/cold water supply lines and standpipe connection to building sanitary line located in warehouse area.
- One (1) 52 gallon, 208 volt, single phase electric hot water heater located in warehouse area.
- 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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