



FOR LEASE

VALMONT INDUSTRIAL PARK 150 JAYCEE DRIVE | WEST HAZLETON | PA



FEATURES	
Description	Modern one - story industrial building
Size of Building	90,000 sf total
Available Space	+/- 37,000 sf (Approximate dimensions 200' x 200')
Date of Construction	1968 through 1979
Construction	Floors: Reinforced concrete Walls: Concrete, concrete block with brick veneer Roof: Rubber membrane
Ceiling Height	20' clear under bar joist - rear section
Column Spacing	Mostly 40' x 55', last bay rear section is 60' x 55'
Loading Facilities	Rear Two (2) 8' x 9' tailgate doors with pit levelers and dock seals One (1) 8' x 9' drive-in door
Office Area	+/- 500 sf - will modify to suit
Fire Protection System	100% wet system with exterior fire loop
Heating	Whse/Mfg: Individual gas fired hot air units

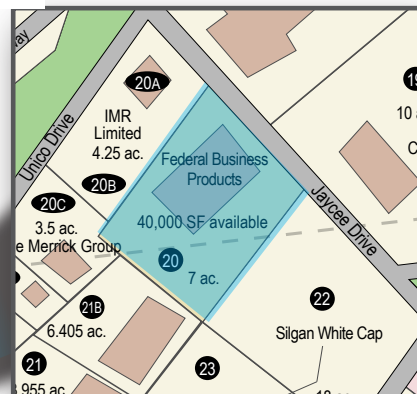
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FEATURES

Lighting	Fluorescent and metal halide
Electrical	277/480 Volt, 1600 AMP, 3 Phase Service provided by PPL (entire building)
Gas	Natural: Provided by UGI
Water/Sewer	Public
Location	Approximately 1 1/2 miles to I-81 Approximately 10 miles to I-80



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