150 JAYCEE DRIVE | WEST HAZELTON, PA

PROPERTY DESCRIPTION

Description

- Size of Building: 90,000 sf total
- Available Space: +/- 27,700 sf
- Sale Price: $3,600,000
- Lease Price: $3.95/SF NNN
- Date of Construction: 1968 through 1979

Construction

- Floors: Reinforced concrete
- Walls: Concrete, concrete block with brick veneer
- Roof: Rubber membrane

Column Spacing

- Mostly 40’ x 55’, last bay rear section is 60’ x 55’

Loading Facilities

- Rear

Office Area

- Build to suite

Fire Protection System

- 100% wet system with exterior fire loop

Heating

- Whse/Mfg: Individual gas fired hot air units

Lighting

- fluorescent and metal halide
- 600 amps at 480 volts

Water/Sewer

- Public

Location

- Approximately 1 1/2 miles to I-81
- Approximately 10 miles to I-80

Contact Us

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### Demographics Map & Report

#### Populations

<table>
<thead>
<tr>
<th></th>
<th>1 MILE</th>
<th>10 MILES</th>
<th>30 MILES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total population</td>
<td>2,856</td>
<td>94,675</td>
<td>712,189</td>
</tr>
<tr>
<td>Median age</td>
<td>38.7</td>
<td>42.0</td>
<td>42.2</td>
</tr>
<tr>
<td>Median age (Male)</td>
<td>41.7</td>
<td>40.3</td>
<td>40.6</td>
</tr>
<tr>
<td>Median age (Female)</td>
<td>36.1</td>
<td>43.8</td>
<td>44.0</td>
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</table>

#### Households & Income

<table>
<thead>
<tr>
<th></th>
<th>1 MILE</th>
<th>10 MILES</th>
<th>30 MILES</th>
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</thead>
<tbody>
<tr>
<td>Total households</td>
<td>1,130</td>
<td>38,422</td>
<td>290,235</td>
</tr>
<tr>
<td># of persons per HH</td>
<td>2.5</td>
<td>2.5</td>
<td>2.5</td>
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<tr>
<td>Average HH income</td>
<td>$40,034</td>
<td>$51,707</td>
<td>$54,511</td>
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<tr>
<td>Average house value</td>
<td>$230,184</td>
<td>$163,656</td>
<td>$153,425</td>
</tr>
</tbody>
</table>

*Demographic data derived from 2010 US Census*