



+/- 80,000 SF INDUSTRIAL SPACE AVAILABLE FOR LEASE



150 JAYCEE DRIVE | WEST HAZELTON, PA



Wolf Commercial Real Estate  
[www.WolfCRE.com](http://www.WolfCRE.com)

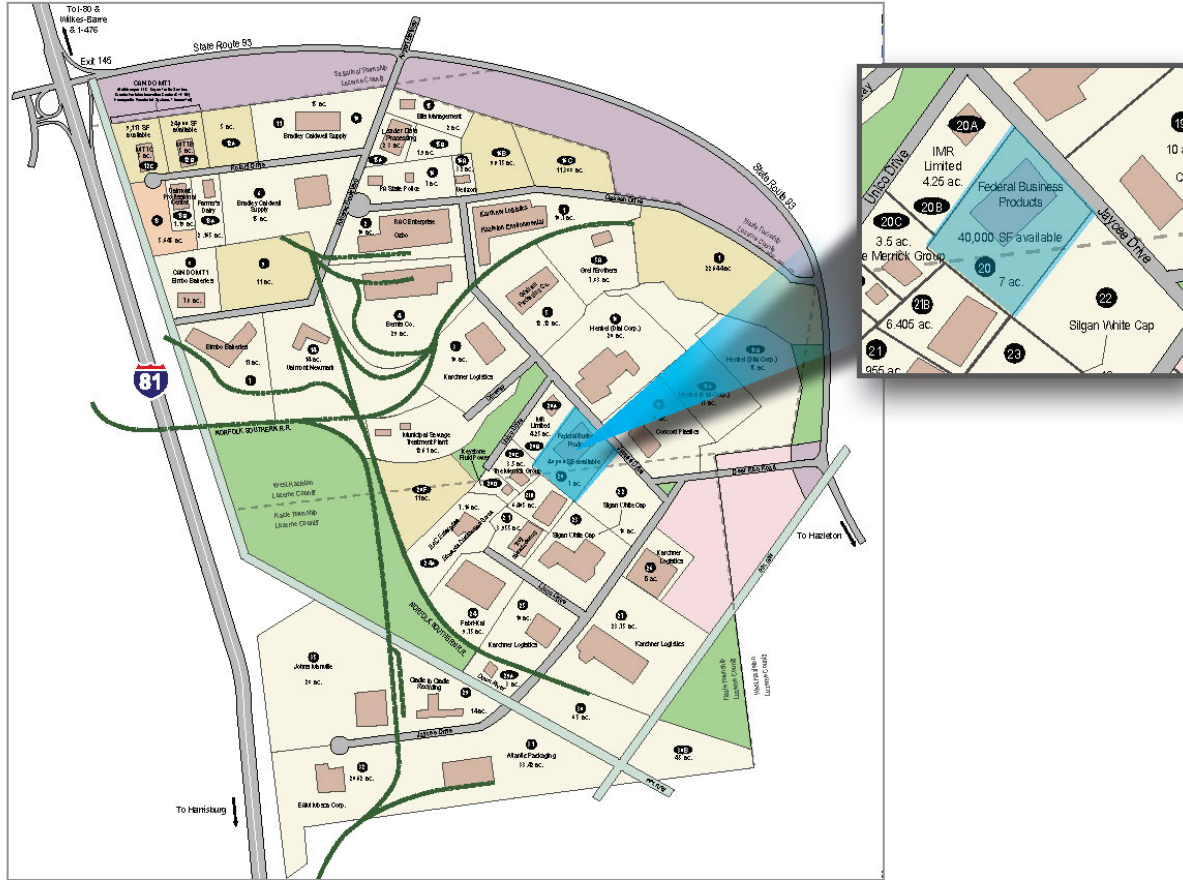




## PROPERTY DESCRIPTION

### Description

Size of Building	90,000 sf total
Available Space	+/- 80,000 sf
Sale Price	\$2,500,000
Lease Price	\$2.50/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'
Clear Heights	16' & 20' clear height
Loading Facilities	Tailgate loading - 2 new tailgate loading recently added
Office Area	Approximately 5,000 sf
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



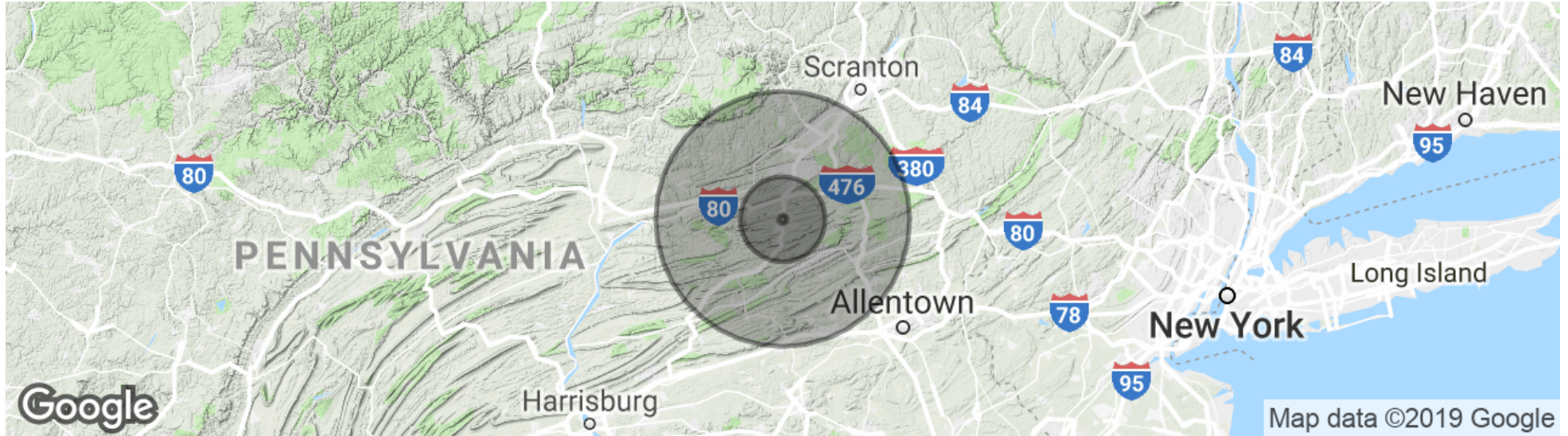
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DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>10 MILES</b>	<b>30 MILES</b>
Total population	2,856	94,675	712,189
Median age	38.7	42.0	42.2
Median age (Male)	41.7	40.3	40.6
Median age (Female)	36.1	43.8	44.0
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>10 MILES</b>	<b>30 MILES</b>
Total households	1,130	38,422	290,235
# of persons per HH	2.5	2.5	2.5
Average HH income	\$40,034	\$51,707	\$54,511
Average house value	\$230,184	\$163,656	\$153,425

\* Demographic data derived from 2010 US Census

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