10 SCHULTZ DRIVE I DELANO, PA

+/- 69,300 SF INDUSTRIAL PROPERTY FOR LEASE

Wolf Commercial Real Estate
www.WolfCRE.com
Location 10 Schultz Drive
Delano, PA 18220

Size / SF Available 69,300 SF

Lease Price $3.50/SF (NNN)

Occupancy Available for immediate occupancy

Property / Area Description
• +/-69,300 sq. ft. of a 109,000 sq. ft.
  industrial building is being offered for
  lease
• Clear height: 20’
• Truck Loading: 13 tailgate and 1 drive
doors
• Public sewer and water
• Heat: Propane fired hot air
• One story industrial building located
  about 1/8 mile from I-81 about 10
  miles south of Hazleton

Contact Us
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Senior Vice President
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(D) 215 799 6040
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The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.
Available
+/- 69,300 SF

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### Demographics Map & Report

**POPULATION**

<table>
<thead>
<tr>
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<th>1 MILE</th>
<th>5 MILES</th>
<th>10 MILES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total population</td>
<td>403</td>
<td>12,040</td>
<td>56,786</td>
</tr>
<tr>
<td>Median age</td>
<td>48.2</td>
<td>45.1</td>
<td>43.0</td>
</tr>
<tr>
<td>Median age (Male)</td>
<td>44.9</td>
<td>43.7</td>
<td>41.3</td>
</tr>
<tr>
<td>Median age (Female)</td>
<td>52.1</td>
<td>49.1</td>
<td>46.0</td>
</tr>
</tbody>
</table>

**HOUSEHOLDS & INCOME**

<table>
<thead>
<tr>
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<th>1 MILE</th>
<th>5 MILES</th>
<th>10 MILES</th>
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<tbody>
<tr>
<td>Total households</td>
<td>153</td>
<td>4,277</td>
<td>22,645</td>
</tr>
<tr>
<td># of persons per HH</td>
<td>2.6</td>
<td>2.8</td>
<td>2.5</td>
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<tr>
<td>Average HH income</td>
<td>$56,096</td>
<td>$48,352</td>
<td>$46,328</td>
</tr>
<tr>
<td>Average house value</td>
<td>$100,324</td>
<td></td>
<td></td>
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</tbody>
</table>

* Demographic data derived from 2010 US Census