



+/- 69,300 SF INDUSTRIAL SPACE FOR LEASE



10 SCHULTZ DRIVE | DELANO, PA



Wolf Commercial Real Estate
www.WolfCRE.com



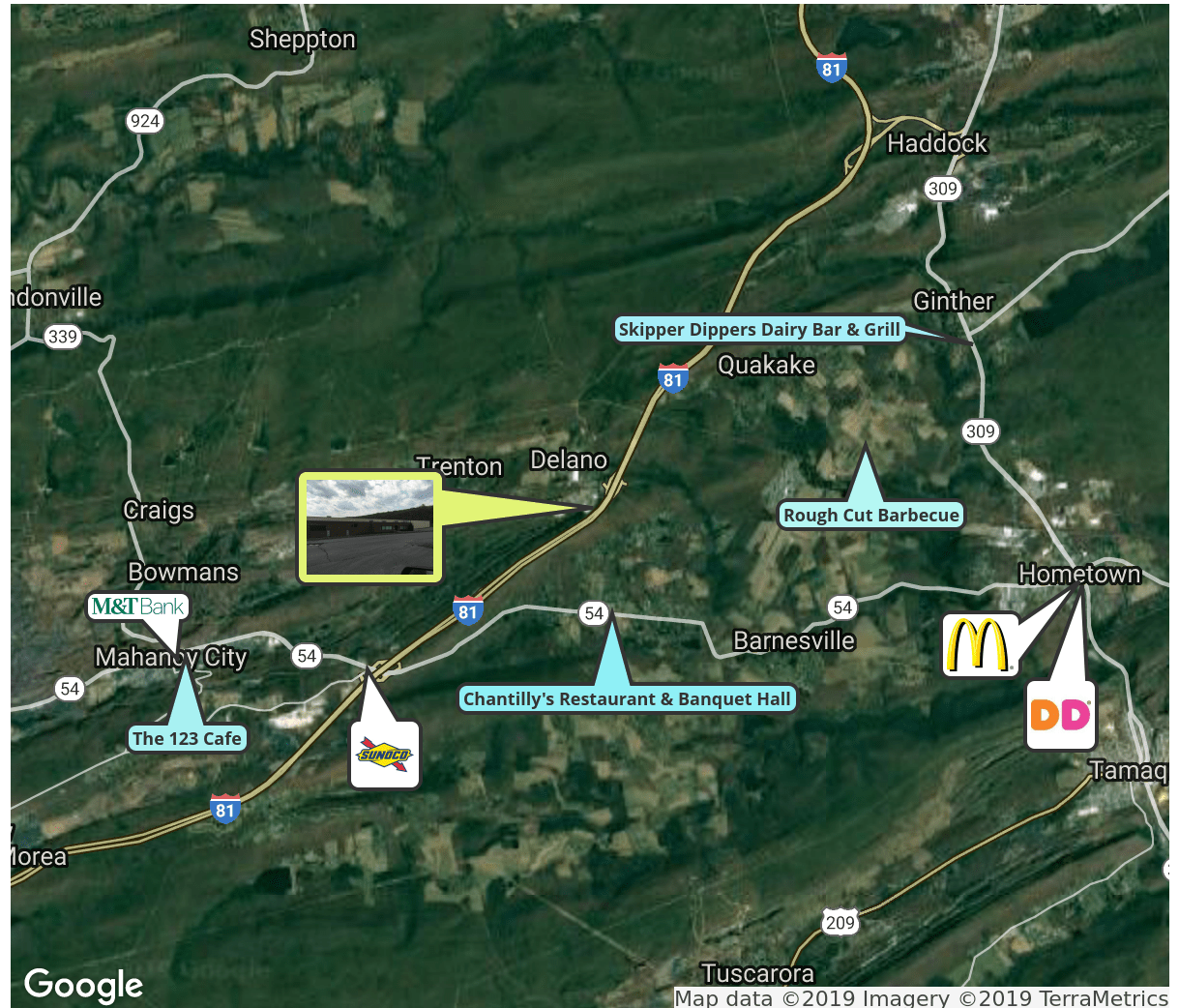
PROPERTY DESCRIPTION

Location	10 Schultz Drive Delano, PA 18220
Size / SF Available	69,300 SF (106,000 Building Total SF)
Lease Price	\$3.50/SF (NNN)
Occupancy	Available for immediate occupancy
Property / Area Description	<ul style="list-style-type: none"> • Clear height: 20' • Truck Loading: 13 tailgate and 1 drive door • 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

Lee Fein
Senior Vice President
(M) 215 206 5580
(D) 215 799 6040
lee.fein@wolfcre.com

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.



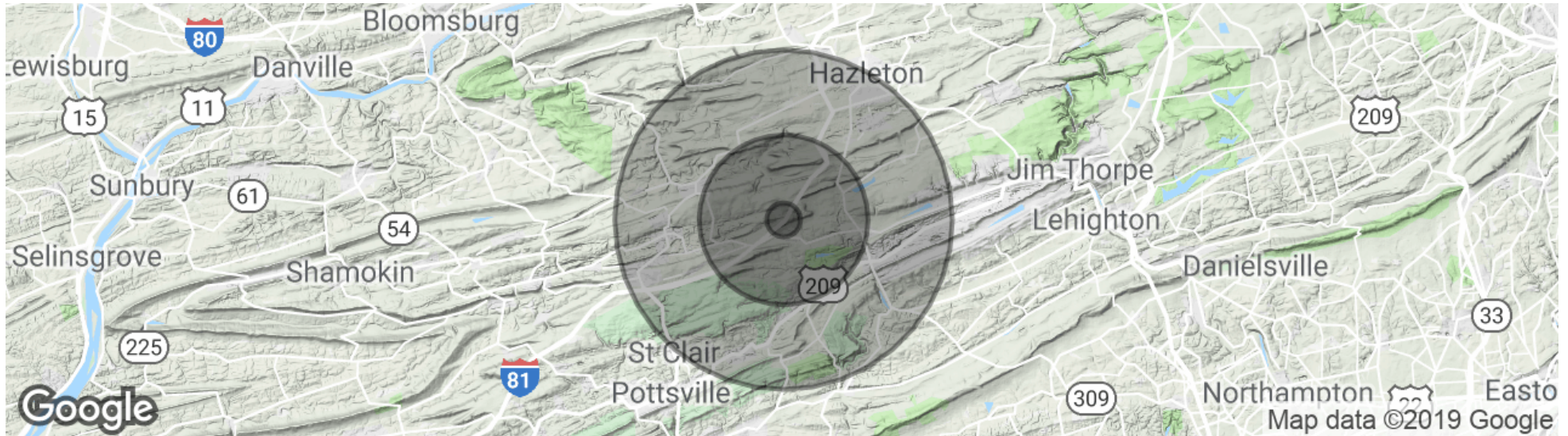
follow us:    



FLOOR PLANS

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.

DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	10 MILES
Total population	403	12,040	56,786
Median age	48.2	45.1	43.0
Median age (Male)	44.9	43.7	41.3
Median age (Female)	52.1	49.1	46.0

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	153	4,277	22,645
# of persons per HH	2.6	2.8	2.5
Average HH income	\$56,096	\$48,352	\$46,328
Average house value			\$100,324

* Demographic data derived from 2010 US Census



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.