

**FOR
LEASE**

**125 BUTLER
DRIVE
HAZLETON, PA**

40,000 SF INDUSTRIAL SPACE



SITE DETAILS

Total Lot Size

4.68 Acres

Building Size

40,000 SF

**Building
Dimensions**

180' x 222'

Floors

Concrete - 8"

Year Built

1980

Zoning

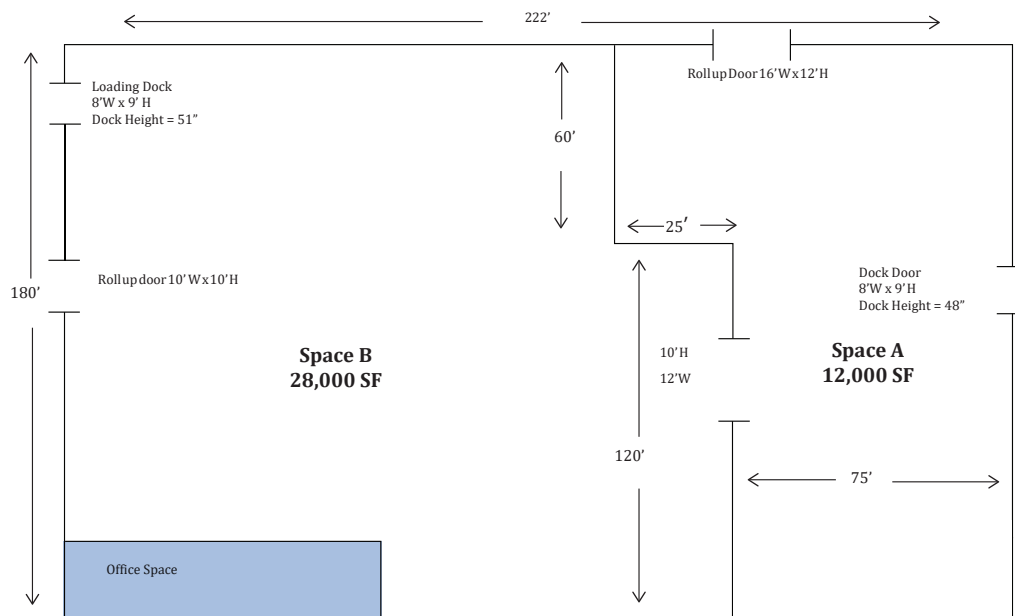
Industrial

OPERATIONS

Flex Space
Manufacturing
Warehouse

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Building Size

Space A
12,000 SF
Industrial Space

Space B
28,000 SF
Industrial Space

Building Dimensions

180' x 222'

Column Spacing

28' x 24'

Ceiling Height

13' 7"

Parking

30 car spots

Walls

Masonry, brick and block construction

Floors

Concrete - 8"

Roof

Rubber membrane

Sprinklers

Wet System

Lighting

T-8 Fluorescent

Dock/Drive-In Doors

Two 8' x 9' dock doors
One 10' x 10' drive-in door
One 16' x 12' drive-in door

UTILITIES

Electric

PPL Utilities - 3 Phase
3,000 amp
480 volt Transformer
in place for 3 phase
240 volt
800 amp

Water

Hazleton City Authority
12" water line - 12" riser

Sewer

Greater Hazleton Joint Sewer
Authority - 6" sewer line

Natural Gas

UGI Utilities - 2" line

TRANSPORTATION

Highways

Located 2 miles from exit 141 of Interstate 81

Located 10 miles from the Interstate 81/80 Interchange

Airports

Located 39 miles to the Wilkes-Barre/Scranton International Airport

Located 42 miles to the Lehigh Valley International Airport



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