# **Valmont Industrial Park** Site 1: Dessen Drive & State Route 93 Prime Commercial Site For Sale: 22.26 Acres

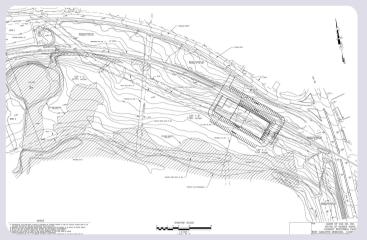


Established in 1957 as CAN DO's first economic development project, Valmont Industrial Park spans 550 acres and quickly became a prime location for new and expanding businesses. Strategically located in West Hazleton and Hazle Township just off Exit 145 of Interstate 81, it has consistently attracted leading companies with high operational demands.



# **Site Details**

### **Proposed Site Plan**



# **Traffic Counts:** 23,000 vehicles pass this site on State Route 93 daily

**Commercial/Retail Neighbors:** 

Site is surrounded by multiple shopping, banking, dining, coffee shops, and other retail hot spots, including:

- The Laurel Mall and Valmont Plaza,
- West Hazleton Plaza,
- Walmart Super Center

**Business Park Neighbors:** 

Henkel, Concord Plastics, Greif Brothers, Graham Packaging Co., EAM Mosca Corp, MUZO, Bimbo Bakeries/Bakehouse

**Proximity to Interstate:** Adjacent to State Route 93 on Dessen Drive

2 miles to Interstate 81, exit 145 via State Route 93

Current Owner: CAN DO, Inc.

Previous Site Use: Undeveloped

Site Acreage: 22.64 acres

Address: Dessen Drive & State Route 93 West Hazleton, PA 18202

#### **Description:**

Site is located at cross section of Dessen Drive and State Route 93 making it visible to residents and visitors in Greater Hazleton.

#### **Contact CAN DO for more information**

One South Church Street, Suite 200 Hazleton, PA 18201 | (570) 455-1508 | (570) 454-7787 fax | hazletoncando.com