

**FOR  
LEASE**

# 103 ROTARY DRIVE

WEST HAZLETON, PA, 18202

VALMONT INDUSTRIAL PARK

## 9,600 SF INDUSTRIAL/FLEX SPACE



### BUILDING DETAILS

**Total Building Size**

48,000 SF

**Available SF**

9,600 SF

**Space  
Dimensions**

120' x 80'

**Floors**

Concrete - 6"

**Walls**

Steel/Masonry

**Roof**

Standing Seam Metal

**Year Built**

1989

**Zoning**

Industrial

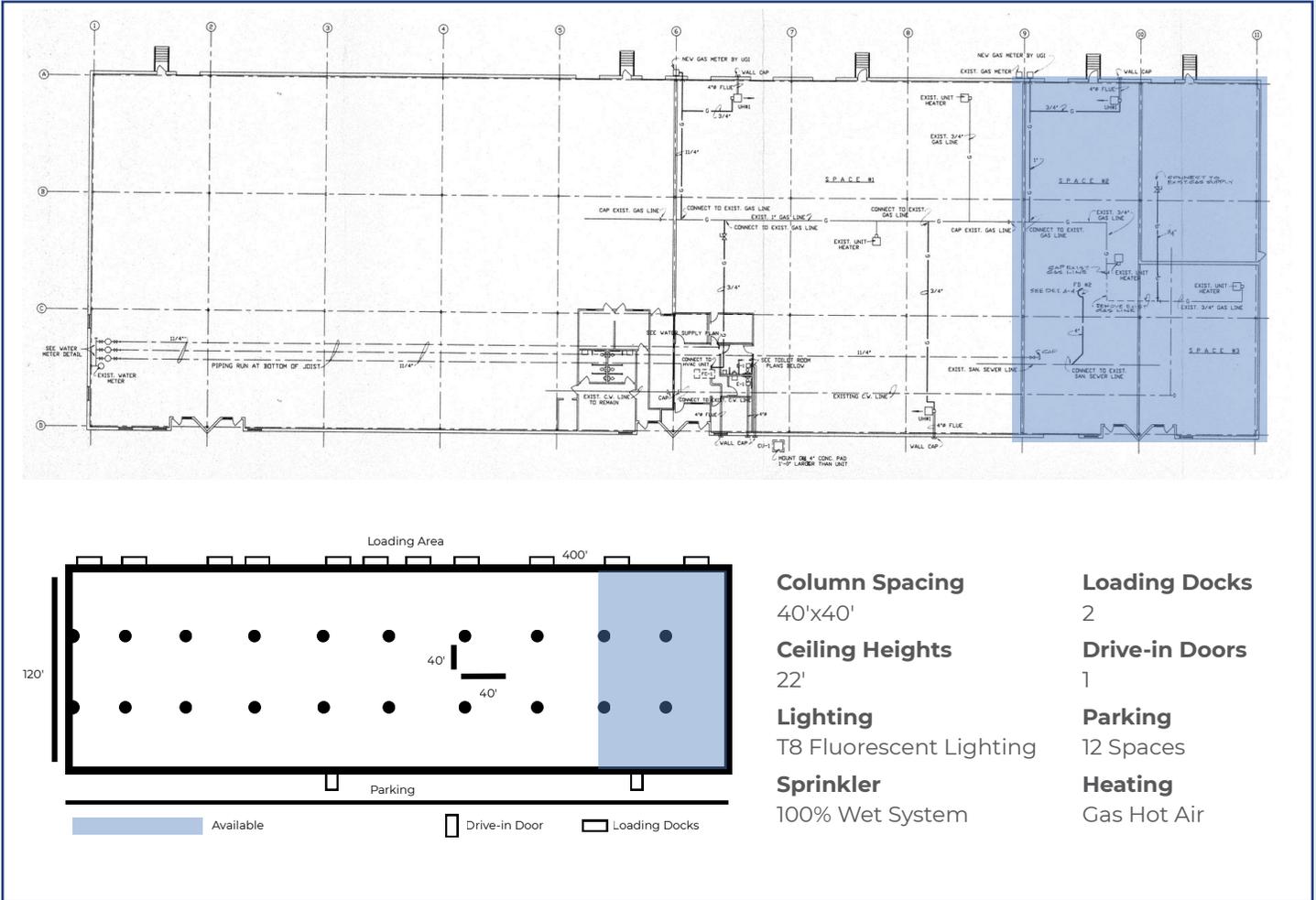
### OPERATIONS

- Office
- Light Manufacturing
- Distribution

### CONTACT

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JSTERENCHOCK@HAZLETONCANDO.COM



**Column Spacing**

40'x40'

**Ceiling Heights**

22'

**Lighting**

T8 Fluorescent Lighting

**Sprinkler**

100% Wet System

**Loading Docks**

2

**Drive-in Doors**

1

**Parking**

12 Spaces

**Heating**

Gas Hot Air

## UTILITIES

**Electric**

PPL Utilities  
800 amp/120v/3 Phase and  
1200 amp/480v/3 Phase

**Gas**

UGI - medium pressure

**Water**

Hazleton City Authority - 11/2" main

**Sewer**

Greater Hazleton Joint Sewer  
Authority - 6" sewer line

**Telecommunications**

Verizon, PenTeleData

## NEIGHBORING PROPERTIES

The Laurel Mall  
West Hazleton Plaza  
Walmart Super Center  
Henkel  
Concord Plastics  
Greif Brothers  
Graham Packaging Co.  
EAM Mosca Corp  
MUZO  
Bimbo Bakeries

## TRANSPORTATION

**Highways**

Located 1 mile from  
exit 145 of Interstate 81

Located 6 miles from  
the Interstate 81/80  
Interchange

**Airports**

Located 33 miles from the  
Wilkes-Barre/Scranton  
International Airport

Located 47 miles from the Lehigh  
Valley International Airport

**SCAN QR CODE TO  
LEARN MORE  
ABOUT VALMONT  
INDUSTRIAL PARK**

