



103 Rotary Drive Valmont Industrial Park

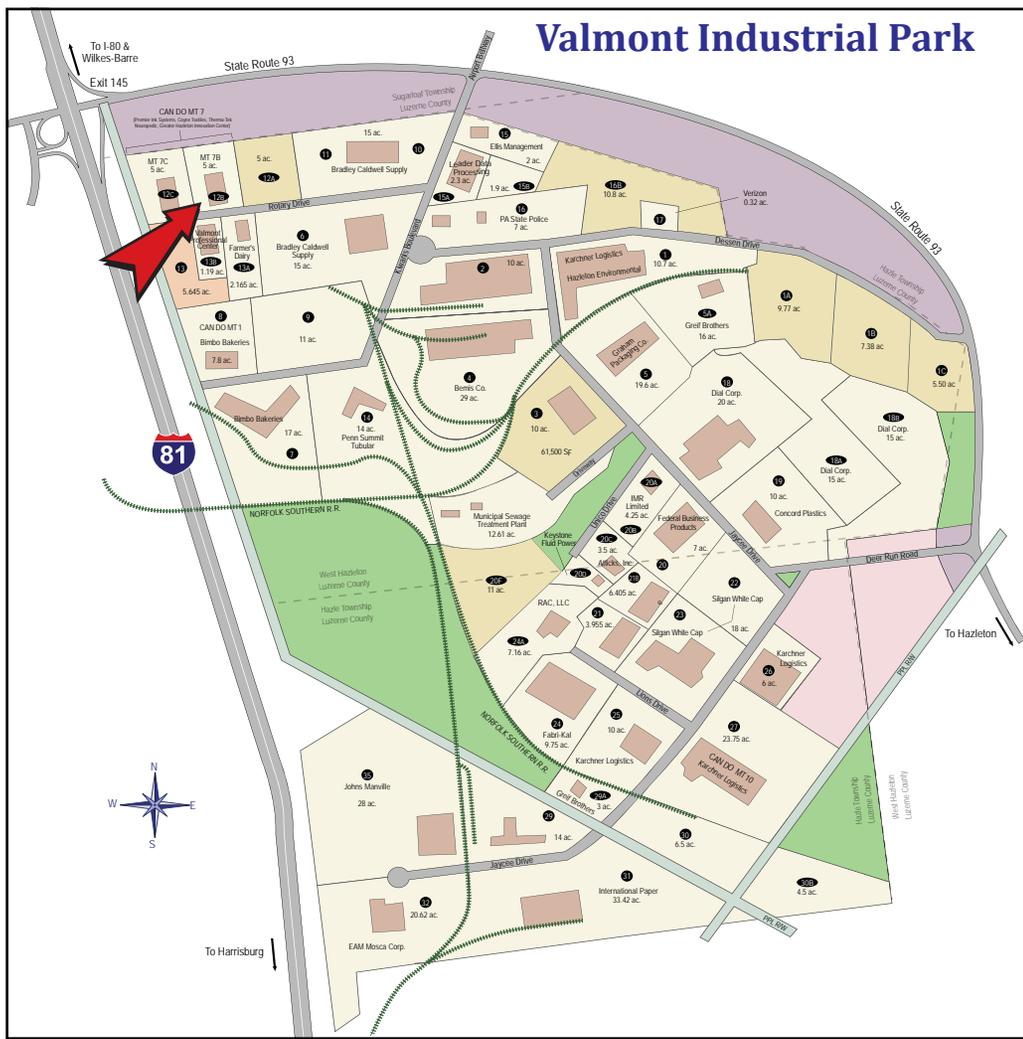
For Lease

9,600 SF

103 Rotary Drive
West Hazleton, PA 18202



Flex Space suited for office, light manufacturing and distribution



Valmont Industrial Park is located within Greater Hazleton. With an excellent workforce and adjacent to Interstate 81, Valmont is home to more than 30 businesses.

Construction Details

Total Lot Size:	5 acres
Total Building Area:	48,000 SF
Available Square Feet:	9,600 SF
Space Dimensions:	120' x 80'
Roof:	Standing Seam Metal
Floors:	Concrete - 6"
Walls:	Steel / Masonry
Year Built:	1989
Zoning:	Industrial

Building Details

Column Spacing:	40' x 40'
Ceiling Heights:	22'
Lighting:	T8 Fluorescent Lighting
Heating:	Gas Hot Air
Sprinkler:	100% - Wet System
Loading Docks:	2
Drive In Doors:	1
Parking:	12 spaces

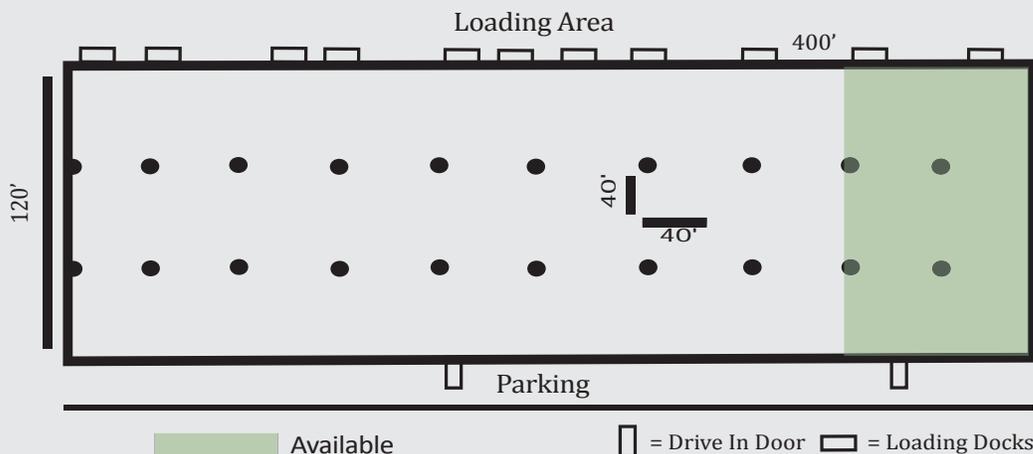
Utilities

Electric:	PPL Utilities - 800 amp/120v/208v/3 Phase and 1200 amp/480v/3 Phase
Gas:	UGI - medium pressure
Water:	Hazleton City Water Authority - 1 1/2" main
Sewer:	Greater Hazleton Joint Sewer Authority - 6" sewer line
Telecommunications:	Verizon

Transportation

Highways:	Located 1 mile from exit 145 of Interstate 81 Located 6 miles from the Interstate 81/80 Interchange
Airports:	Located 33 miles to the Wilkes-Barre/Scranton International Airport Located 47 miles to the Lehigh Valley International Airport

BUILDING FLOOR PLAN



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