



FOR LEASE

44,000 – 55,000 SF Available

151 N Chestnut Hill Drive, Hazleton PA

Nate Hunter

+1 215 767 4444

nate.hunter@kbcadvisors.com

W. Jason Webb

+1 717 329 0881

jason.webb@kbcadvisors.com

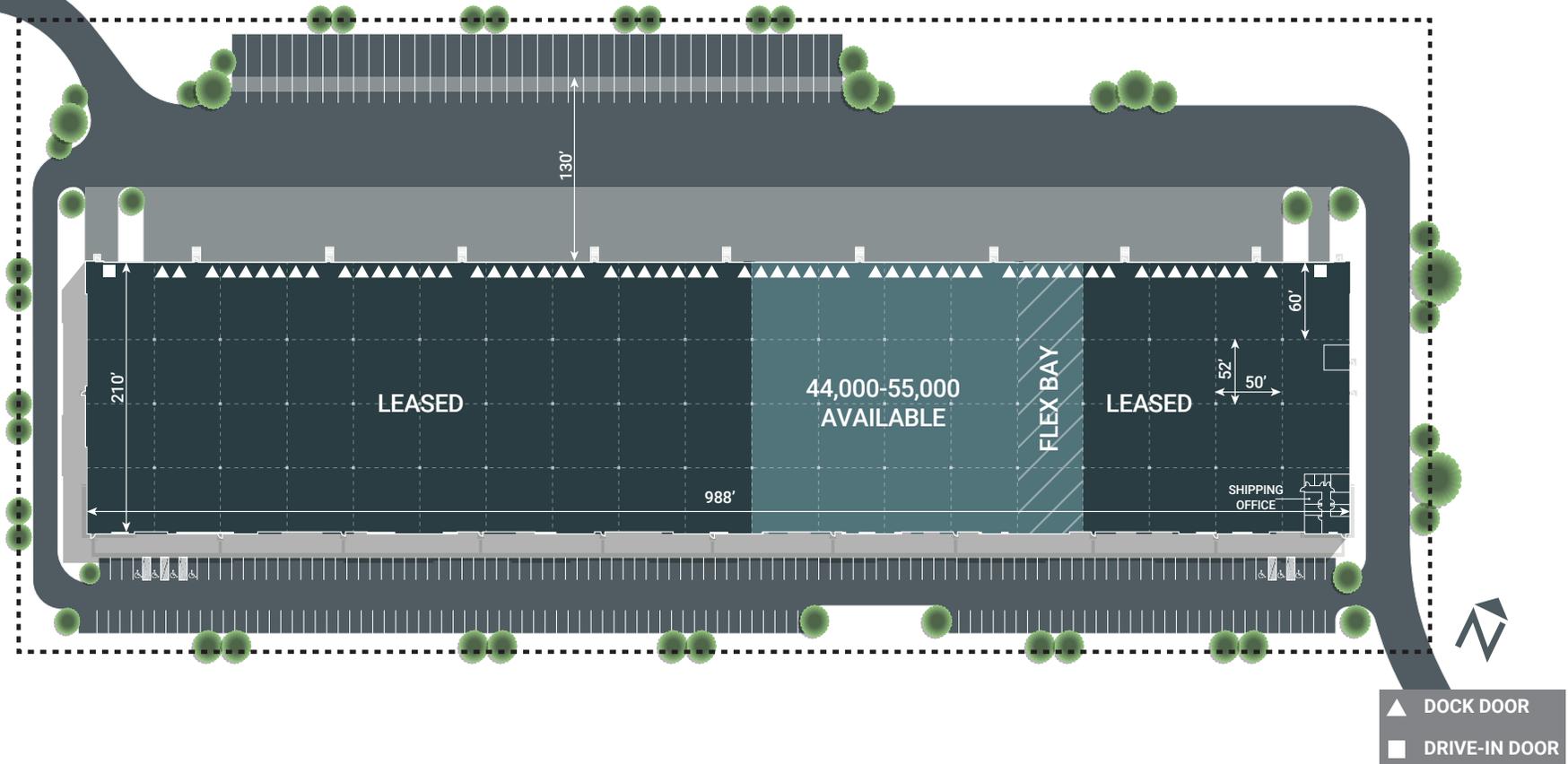
KBC Advisors | Philadelphia

775 E Lancaster Avenue, Suite 225

Villanova, PA 19085

BUILDING SPECIFICATIONS

Total Building Size	209,919 SF	Auto Spaces	40-50	Construction	Reinforced Tilt-Wall
Space Available	44,000 - 55,000 SF	Trailer Spaces	6	Floor Slab	7"
Building Depth	210'	Dock Doors	14-18	Fire Protection	ESFR
Column Spacing	50' x 52'	Speed Bay	60'	Lighting Led	LED @ 30 FC
Clear Height	36'	Office Space	To Suit	Electrical Service (Total)	3,000 amp, 480/277v, 3 phase





WAREHOUSE WORKERS

\$17.12 AVERAGE EARNINGS (HOURLY)

Drive Time	2024 Resident Workers	2019-2024 % Change in Resident Workers	2024 Net Commuters	Average Hourly Earnings
30 Min	5,129	13%	471	\$17.12



FORKLIFT DRIVERS

\$20.26 AVERAGE EARNINGS (HOURLY)

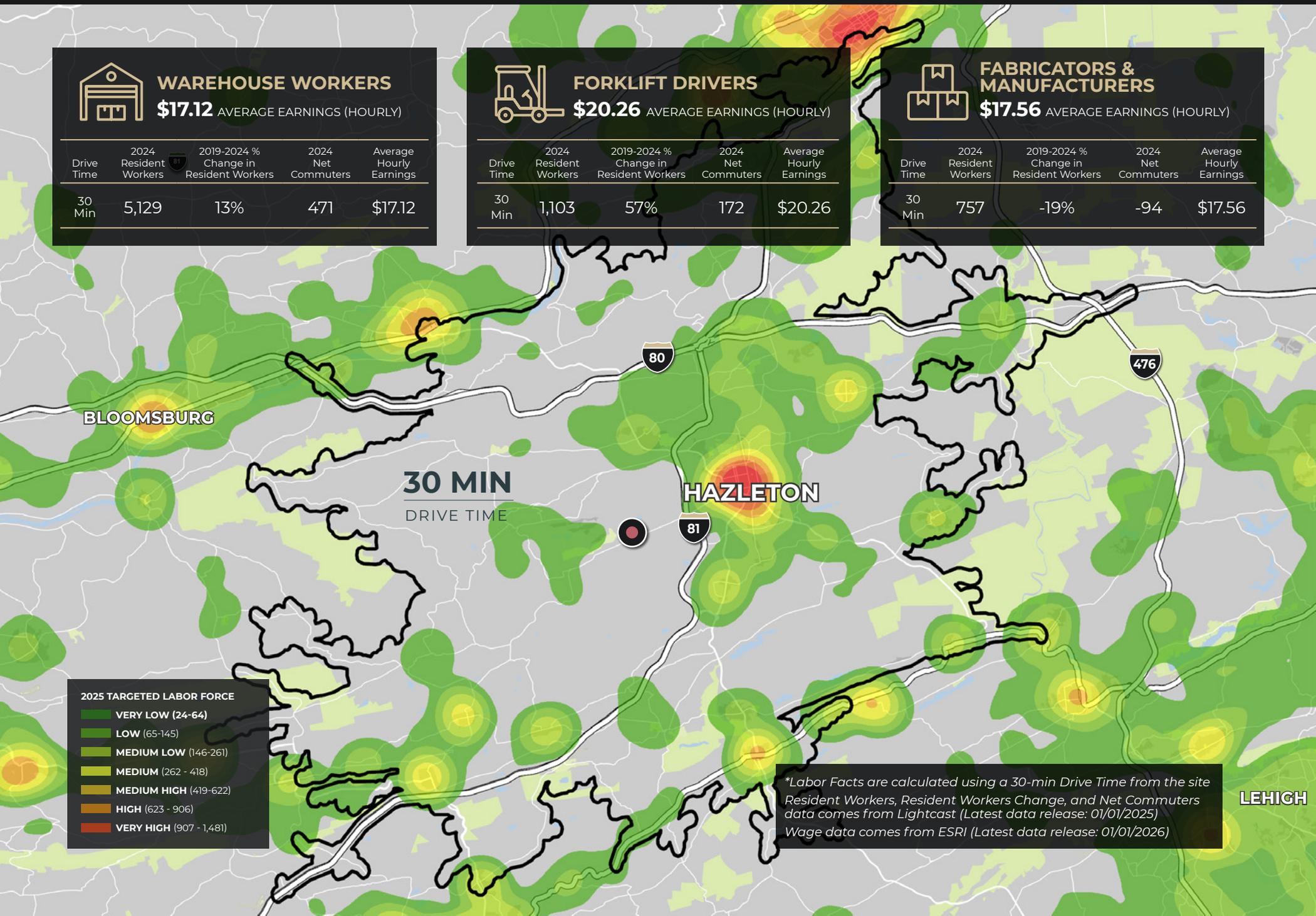
Drive Time	2024 Resident Workers	2019-2024 % Change in Resident Workers	2024 Net Commuters	Average Hourly Earnings
30 Min	1,103	57%	172	\$20.26



FABRICATORS & MANUFACTURERS

\$17.56 AVERAGE EARNINGS (HOURLY)

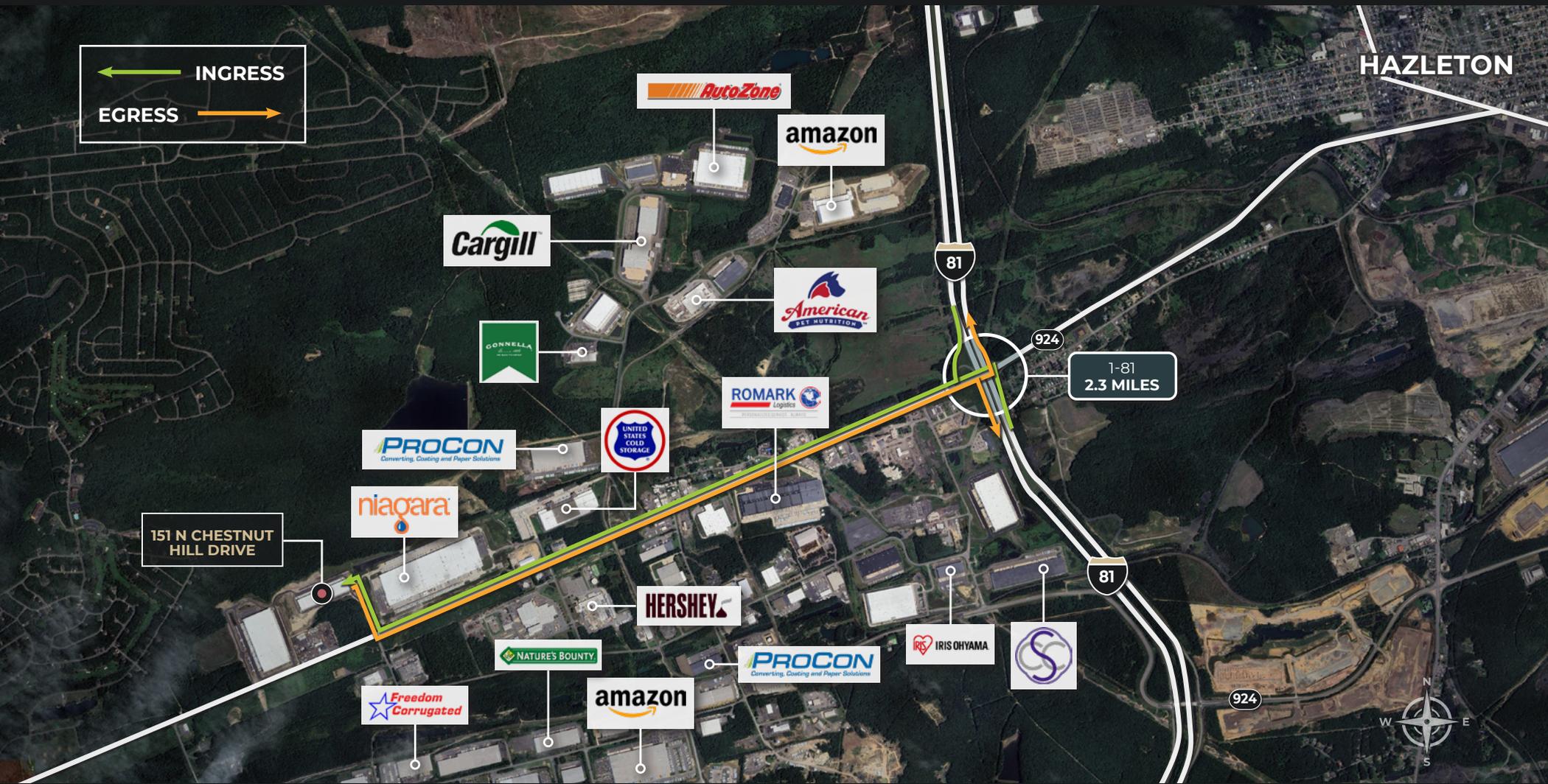
Drive Time	2024 Resident Workers	2019-2024 % Change in Resident Workers	2024 Net Commuters	Average Hourly Earnings
30 Min	757	-19%	-94	\$17.56



2025 TARGETED LABOR FORCE

- VERY LOW (24-64)
- LOW (65-145)
- MEDIUM LOW (146-261)
- MEDIUM (262 - 418)
- MEDIUM HIGH (419-622)
- HIGH (623 - 906)
- VERY HIGH (907 - 1,481)

*Labor Facts are calculated using a 30-min Drive Time from the site. Resident Workers, Resident Workers Change, and Net Commuters data comes from Lightcast (Latest data release: 01/01/2025). Wage data comes from ESRI (Latest data release: 01/01/2026)



Nate Hunter
 +1 215 767 4444
 nate.hunter@kbcadvisors.com

W. Jason Webb
 +1 717 329 0881
 jason.webb@kbcadvisors.com

KBC Advisors | Philadelphia
 775 E Lancaster Avenue, Suite 225
 Villanova, PA 19085

© 2026 KBC ADVISORS This information has been obtained from sources believed to be reliable but has not been verified for accuracy or completeness, and KBC Advisors disclaims any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The KBC ADVISORS logo is a service mark of KBC ADVISORS. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owners is prohibited.

