

# FOR LEASE– MULTI-TENANT INDUSTRIAL SPACE SHELDING ROAD / DWG BOROUGH / MONROE COUNTY

**UP TO 65,000 SF +/- SF AVAILABLE  
10,000 SF CLASS “A” OFFICES  
NEGOTIABLE TERMS**



## ***Property Description***

111,000 SF Multi-Tenant building on 27 acres. This Industrial facility has been updated and features up to 10,000 SF of Class A office for lease. Ceiling heights are 14’10” and 12’10” clear, 30 x 30 column spacing, steel deck with white rubber roof. Floors are concrete and the walls are block/brick. There are 2 tailgate doors with option for more, with drive-in doors and gas heat as well as metal halide lighting. There is ample parking and outside storage options and Flexible Subdivision.

## ***Property Specifications***

- Class “A” Office
- Flexible Sub Division
- Public Utilities/Natural Gas
- 3 Phase Electric - 240v and 480v
- Full Wet Sprinkler
- ADT-48,000
- Truck/Trailer Parking
- Zoned M-1

## **DEMOGRAPHICS 2017(\*)**

CATEGORY	3 MILES	5 MILES
<i>Population Estimate</i>	19,541	38,058
<i>Total Employees</i>	16,286	16,286
<i>Unemployment Rate</i>	9.9%	9%

\* Data Source CoStar

For more information view our website



Contact:  
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Owner/Broker  
Cell: 570-242-3962



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Additionally up to 10,000 SF Class A office available adjacent to warehouse. Terms negotiable.

## ***Pricing***

35,000 - 65,000 SF	\$4.75/SF NNN	(TAX, INS and CAM = 1.15 SF Total)
16,000- +/-	\$5.50 /SF NNN	(TAX, INS and CAM = 1.15 SF Total)
8,500 SF	\$6.00/SF NNN	(TAX, INS and CAM = 1.15 SF Total)
10,000 SF Office +/-	\$12.00/SF NNN	(TAX, INS and CAM = 1.15 SF Total)

## ***Address***

Shelding Road, Delaware Water Gap, PA

## ***Zoning***

M-1

## ***Directions***

Delaware Water Gap is located in the northeast part of the state, just 50 miles northeast of Allentown, just 1/4 mi off Exit #310 of I-80 with frontage and exposure on I-80. Approximately 1 mi to NJ.



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