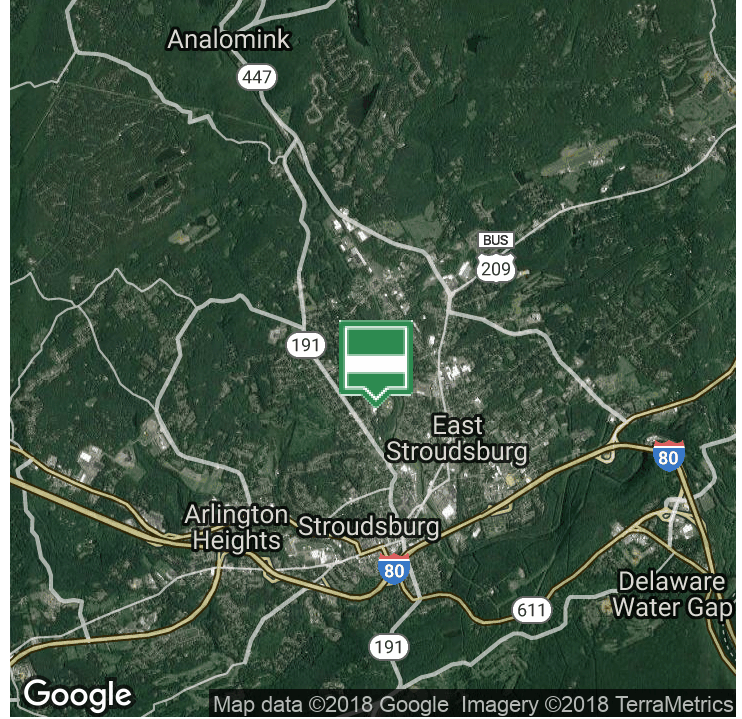


1410 Spruce St

1410 Spruce St, Stroudsburg, PA 18360



OFFERING SUMMARY

| | |
|----------------|-------------------|
| Available SF: | 8,725 SF |
| Lease Rate: | \$6.00 SF/yr (NN) |
| Lot Size: | 2.0 Acres |
| Year Built: | 1960 |
| Building Size: | 60,000 SF |
| Renovated: | 2005 |
| Zoning: | M-1 |
| Market: | Monroe County |
| Submarket: | Stroudsburg |

PROPERTY OVERVIEW

Clean, Updated, Efficient industrial/warehouse space in Stroudsburg PA. With 3 phase power and natural gas in unit, this site is great for many industrial uses. Current layout allows for up to 1000 SF of office space and both loading dock and grade level access. Must see for users looking for M-1 Zoning.

LOCATION OVERVIEW

Industrial Zone near downtown Stroudsburg. Easy access to major roadways.

PROPERTY HIGHLIGHTS

- Multi-Tenant Industrial Building
- Public Water/Sewer
- Ample Parking
- M-1 Zoning
- 3 Phase Power
- Natural Gas
- Fully Sprinklered
- Loading Dock and Drive-in Access

Terri Mickens, CCIM

Broker/Owner
570.801.6170
570.242.3962
tmickens@ptd.net

Dan Lichty

Commercial Advisor
570.801.6170
570.460.2335
daniel.lichty@gmail.com

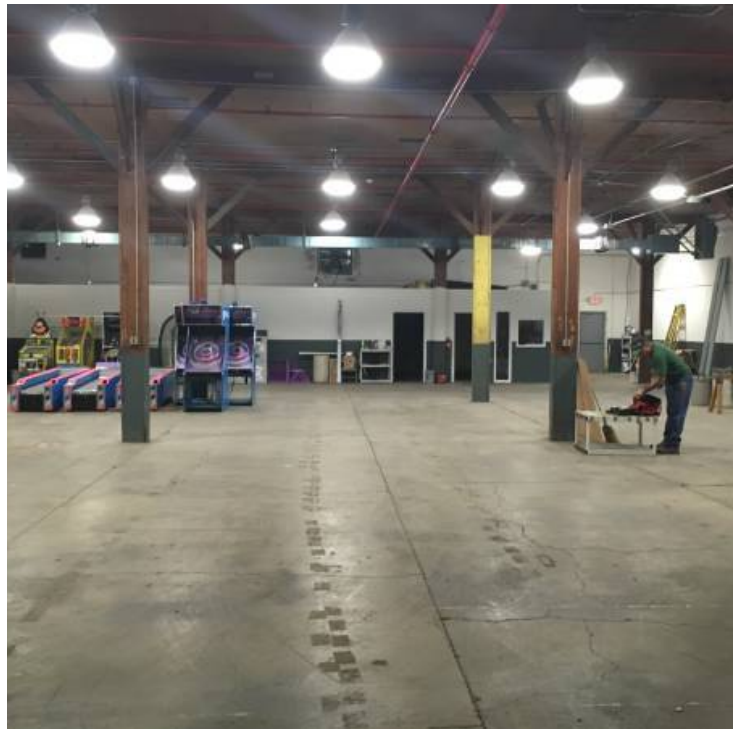
TACM Commercial Realty Inc
2331 Route 209/Suite 5
Sciota, PA 18354



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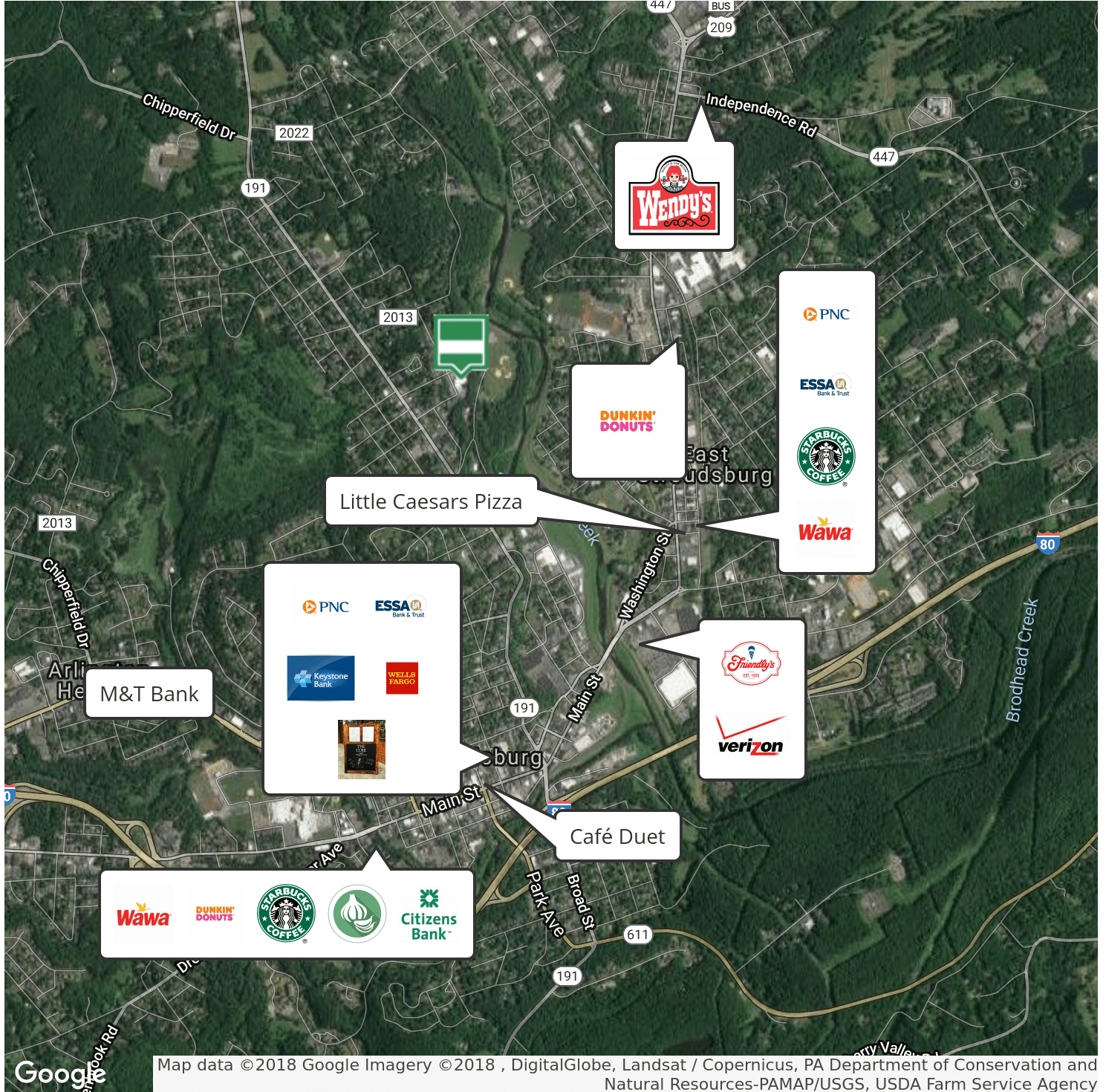
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Map data ©2018 Google Imagery ©2018 , DigitalGlobe, Landsat / Copernicus, PA Department of Conservation and Natural Resources-PAMAP/USGS, USDA Farm Service Agency

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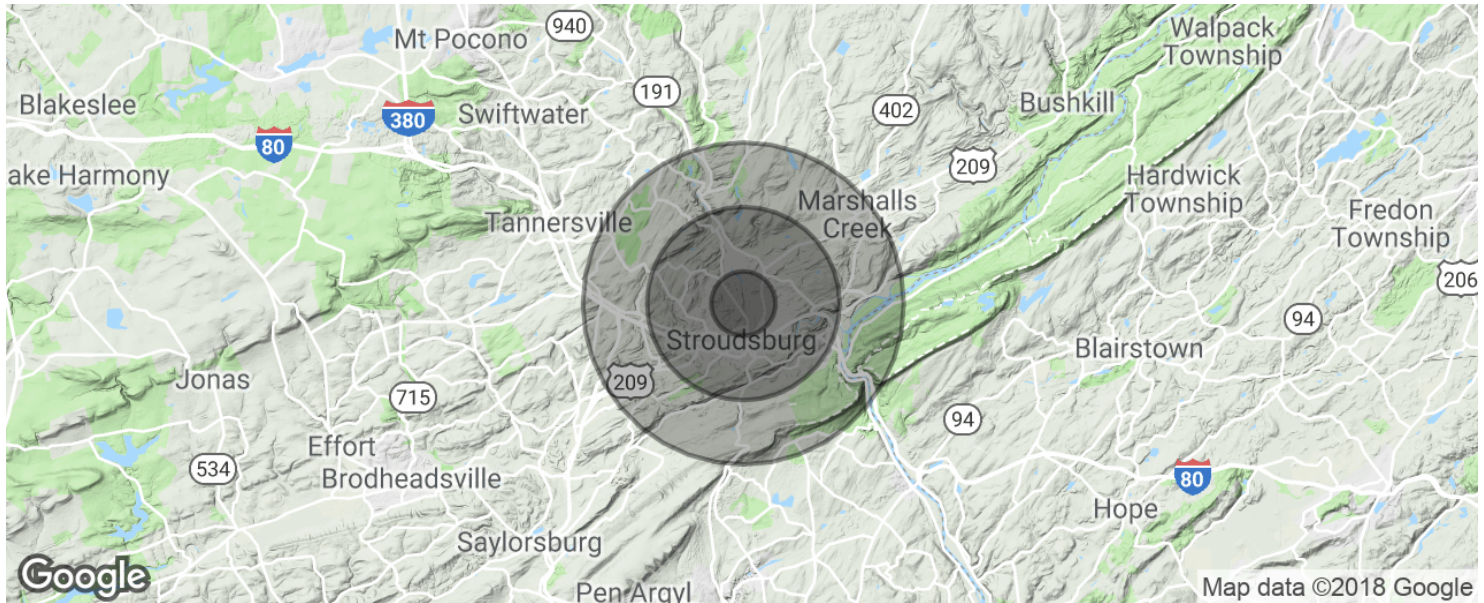
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| Total population | 6,372 | 35,876 | 55,261 |
| Median age | 34.5 | 34.2 | 36.3 |
| Median age (Male) | 33.3 | 32.9 | 35.0 |
| Median age (Female) | 35.4 | 35.2 | 37.4 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total households | 2,280 | 12,525 | 19,415 |
| # of persons per HH | 2.8 | 2.9 | 2.8 |
| Average HH income | \$60,480 | \$63,865 | \$70,357 |
| Average house value | \$226,593 | \$234,834 | \$243,537 |

* Demographic data derived from 2010 US Census

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LEASE TYPE | NN **TOTAL SPACE** | 8,725 SF **LEASE TERM** | Negotiable **LEASE RATE** | \$6.00 SF/yr

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|--------|-----------|-----------|--------------|--------------|---|
| Unit 5 | Available | 8,725 SF | Modified Net | \$6.00 SF/yr | Tractor Trailer Loading Dock and Drive in Garage Door to Common Hall 2 Additional 14' Overhead Doors Optional Fully Sprin |

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