



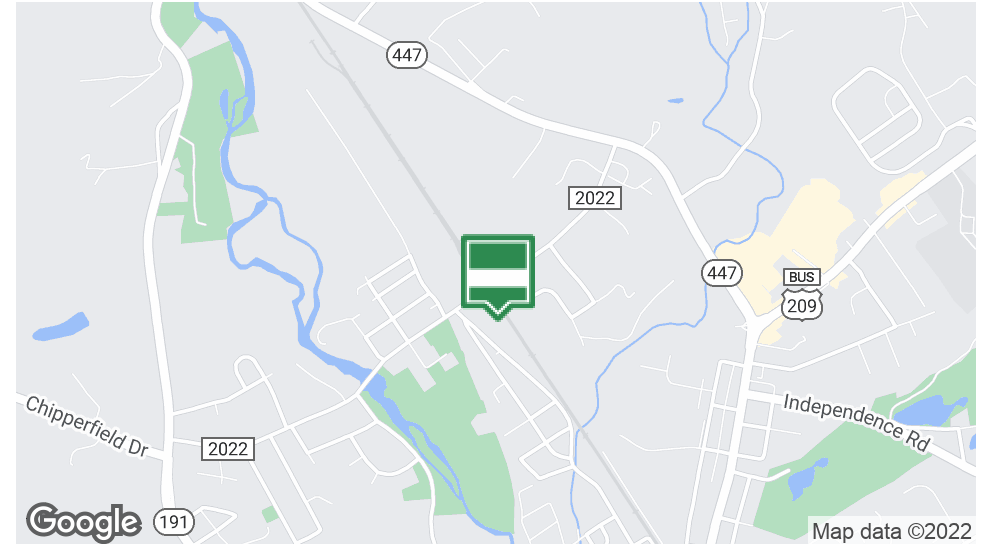
11,000+ SF Flex- Space/Industrial Zoned

434 King St
East Stroudsburg, PA 18301

Terri Mickens, CCIM
Broker/Owner
570.801.6170
570.242.3962
tmickens@ptd.net

11,000+ SF Flex-Space/Industrial Zoned

434 King St, East Stroudsburg, PA 18301



OFFERING SUMMARY

Sale Price:	\$999,000
Building Size:	11,444 SF
Available SF:	11,444 SF
Lot Size:	1.24 Acres
Number of Units:	1
Price / SF:	\$87.29
Year Built:	1953
Renovated:	2016
Zoning:	OM- Industrial/ Office Mfg
Market:	Monroe County
Submarket:	East Stroudsburg Borough

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PROPERTY OVERVIEW

Super Flex-Space 11,000+ SF. Zoned OM-1(Office Manufacturer Industrial) allowing a mixture of office space, manufacturing, service and warehousing uses. Loading dock and 3 Phase electric, 880 amps. Public utilities (city gas, water, sewer) . Large parking area. Easy access to Interstate 80. Flexible floor plans, can be easy divided to 2 separate spaces. Building was completely renovated in 2016 and redone in 2019 with brand new Firestone roof. concrete flooring, efficient gas heating, and additional HVAC units installed for office area. 4,500sf office space with mix of offices, conference room, reception, kitchen, etc.

PROPERTY HIGHLIGHTS

- Offices/Reception/Clean Room
- Public Utilities
- Large Parking Area
- Loading Dock
- 3 Phase Electric

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LOCATION DESCRIPTION

Conveniently located off of Business 209, a main thoroughfare between East Stroudsburg and Stroudsburg. Centered in area of industrial zoned ground with easy access to major arteries including I-80, PA 611, I 380. Within 1.5 hr of NYC, Philadelphia and Scranton/Wilkes Barre markets.



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LOCATION INFORMATION

Building Name	11,000+ SF Flex-Space/Industrial Zoned
Street Address	434 King St
City, State, Zip	East Stroudsburg, PA 18301
County	Monroe
Market	Monroe County
Sub-market	East Stroudsburg Borough

BUILDING INFORMATION

Building Size	11,444 SF
Occupancy %	100.0%
Tenancy	Single
Ceiling Height	10 ft
Office Space	4,500 SF
Number of Floors	1
Year Built	1953
Year Last Renovated	2016

PROPERTY HIGHLIGHTS

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Property Name:	11,000+ SF Flex-Space/Industrial Zoned
Property Address:	434 King St, East Stroudsburg, PA 18301
Property Type:	Industrial
APN:	05730219502541
Lot Size:	1.24 AC
Building Size:	11,444 SF
Zoning:	OM- Industrial/ Office Mfg
Taxes:	\$26,620.29
Rail Access:	N/A
Year Built:	1953
Number of Stories:	1
Number of Units:	1

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SALE HIGHLIGHTS

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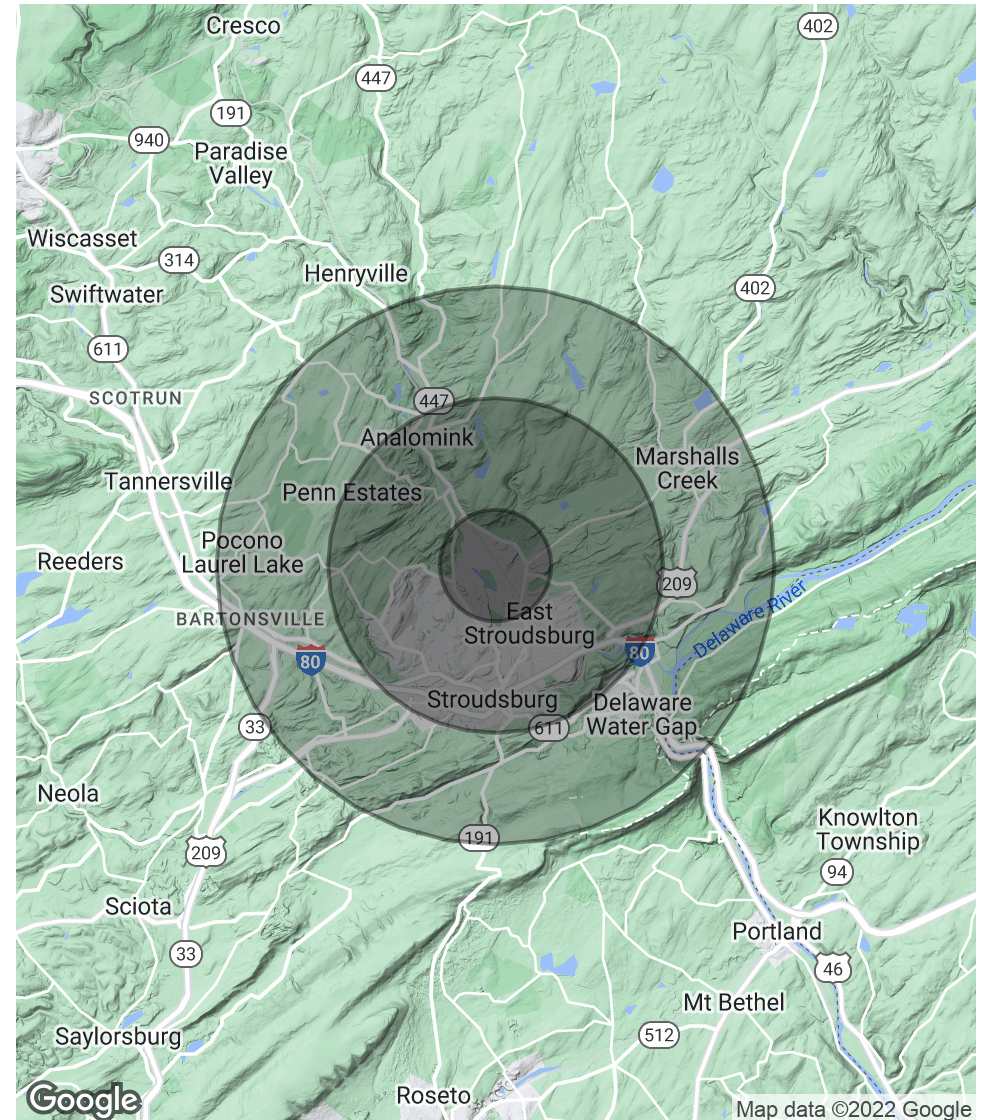
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,377	37,092	56,231
Average Age	40.4	34.1	36.2
Average Age (Male)	39.0	32.7	34.9
Average Age (Female)	41.0	35.1	37.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,710	12,794	19,730
# of Persons per HH	2.6	2.9	2.9
Average HH Income	\$66,091	\$64,531	\$69,783
Average House Value	\$235,895	\$236,342	\$242,208

* Demographic data derived from 2020 ACS - US Census



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