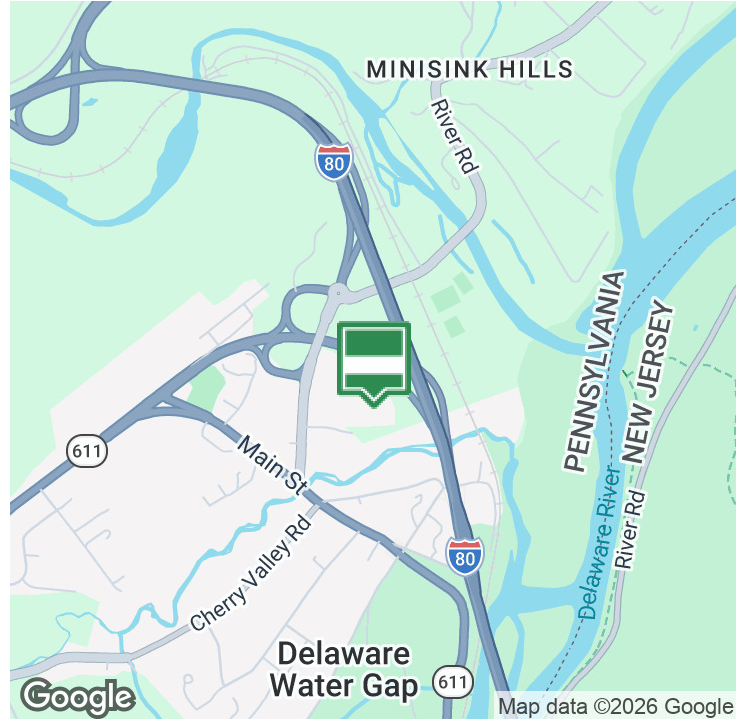


Warehouse/Light Ind. / Flex

136 Shelding Way, Delaware Water Gap, PA 18327



OFFERING SUMMARY

Available SF:	450 - 17,000 SF
Lease Rate:	\$6.00 to \$8.00 SF/yr
Lot Size:	27.0 Acres
Year Renovated:	2015
Building Size:	110,000+/- SF
Zoning:	M-1 Industrial
Market:	Monroe County
Submarket:	Delaware Water Gap Borough

PROPERTY OVERVIEW

Up to 24,000+/-SF of Industrial / Warehouse space for lease. Amazing location just off Interstate 80 @ Exit 310, this Multi-tenant building on 27 acres is very well maintained and has great access to PA/NJ/NY. This location is less than 1/2 mile from an interstate exit and minutes from NJ. The building features Natural Gas and 3-phase power 480v and 240v. There is a drive-in door at grade and 2 tailgate doors. Ample parking and additional outside storage options are available. Full wet sprinkler, updated security, and controlled door access throughout. Prime location and very well-maintained/updated buildings make this space a great site for your business.

PROPERTY HIGHLIGHTS

- 3 Phase 480 v
- 3 Phase 240 v
- Loading Docks w/ Levelers
- Overhead Doors
- Public Water
- Public Sewer

Dan Lichty

Commercial Advisor

570.801.6170

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daniel.lichty@gmail.com

TACM Commercial Realty Inc

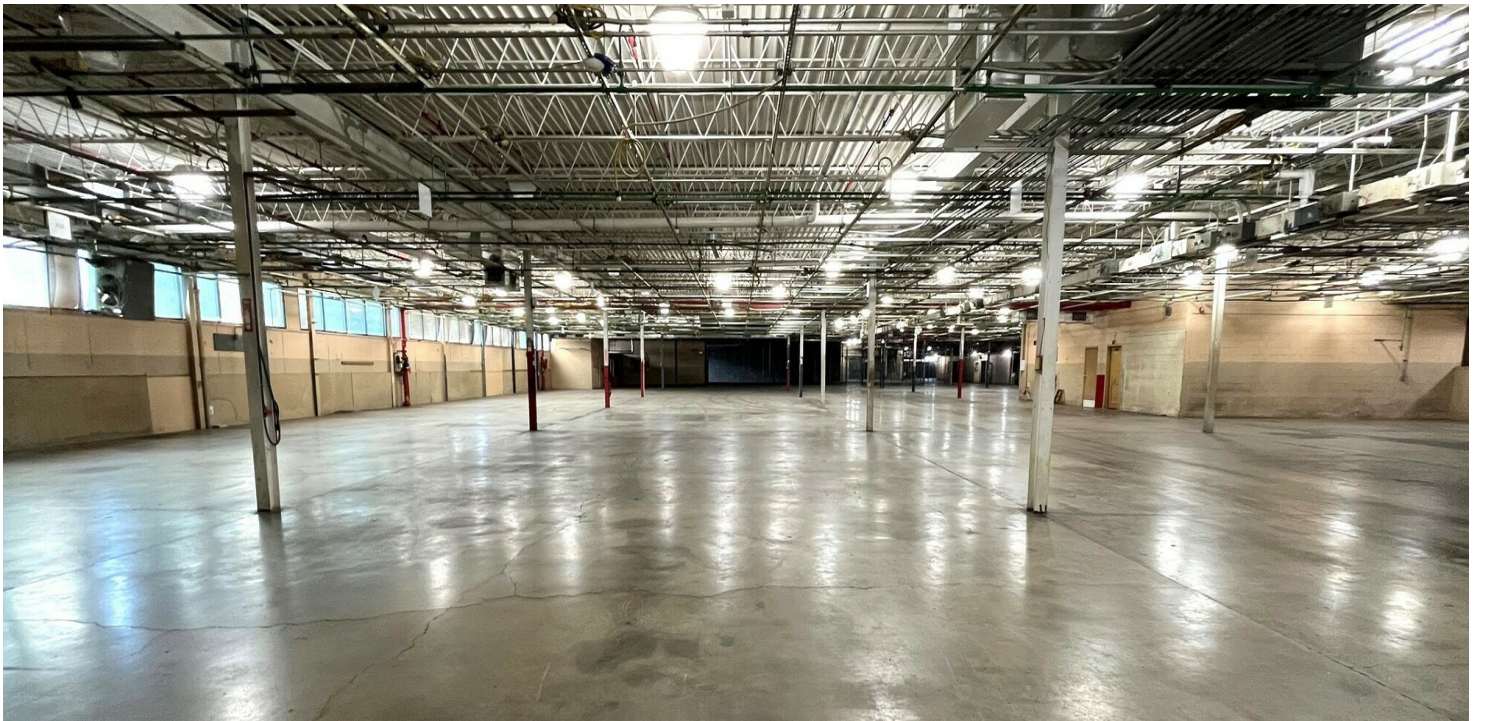
2331 Route 209/Suite 5

Sciota, PA 18354

No warranty of representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted. Subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. And any special listing Conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein or any to be implied.

Industrial / Warehouse / Flex

136 Shelding Way, Delaware Water Gap, PA 18327



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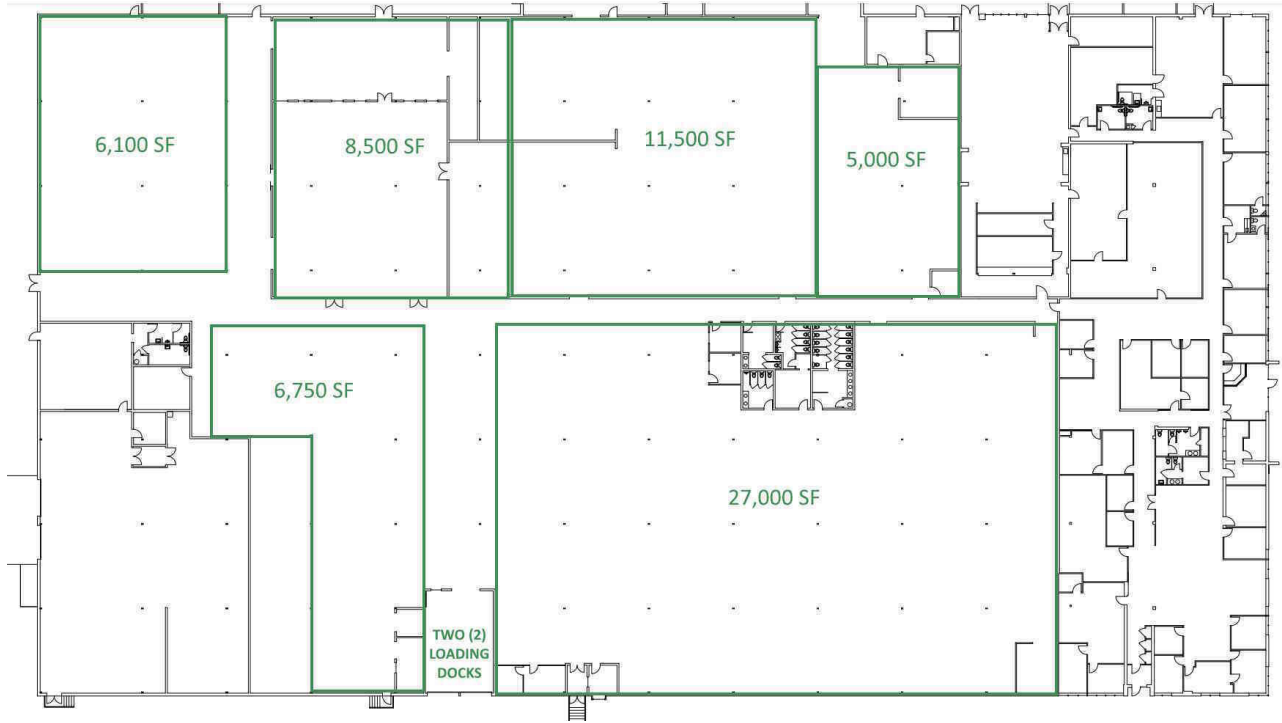
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Warehouse / Light Industrial / Flex FOR LEASE

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	6000- 52,500 SF	Lease Rate:	\$8.00 -\$10SF/yr

AVAILABLE SPACES

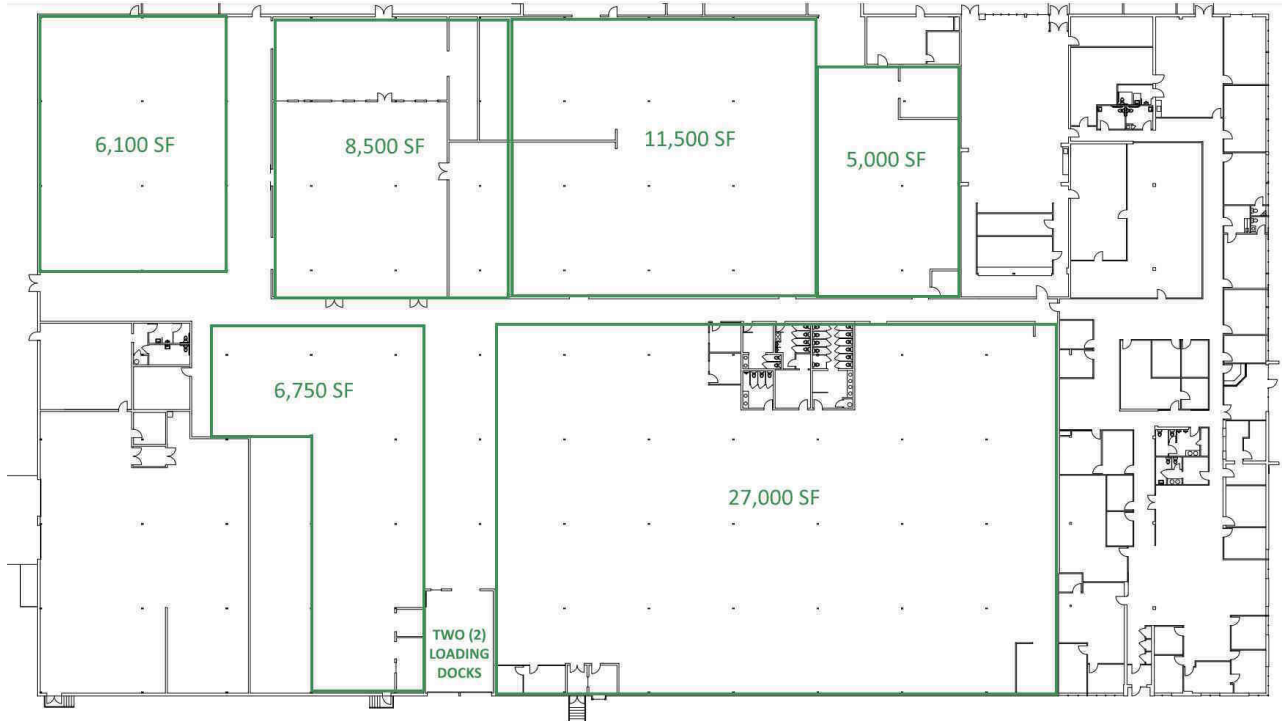
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
102 - 12,000SF	Available	5,000 - 17,000 SF	Modified Net	\$6.00 SF/yr	12,000 SF of Industrial/Warehouse Lease Space in a Multi-tenant building. Flexible Configurations available. CAM/NNN approx \$3/SF Lease Includes Utilities
Multiple Units	AVAILABLE	24,000 SF	Modified Net	\$6.00 - \$8.00 SF/yr	Up to 24,000 SF of Industrial/Warehouse Lease Space in a Multi-tenant building. Flexible Configurations up to 24,000 SF available. CAM/NNN approx \$2/SF Lease Includes Utilities
104 - 11,500 SF	AVAILABLE	5,000 - 24,000 SF	Modified Net	\$6.00 SF/yr	11,500 SF of Industrial/Warehouse Lease Space in a Multi-tenant building. Flexible Configurations available. CAM/NNN approx \$3/SF Lease Includes Utilities

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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
103 - 5,000 SF	Available	5,000 - 17,000 SF	Modified Gross	\$8.00 SF/yr	5000 SF of Industrial/Warehouse Lease Space in a Multi-tenant building. Flexible Configurations available. CAM/NNN approx \$3/SF Lease Includes Utilities

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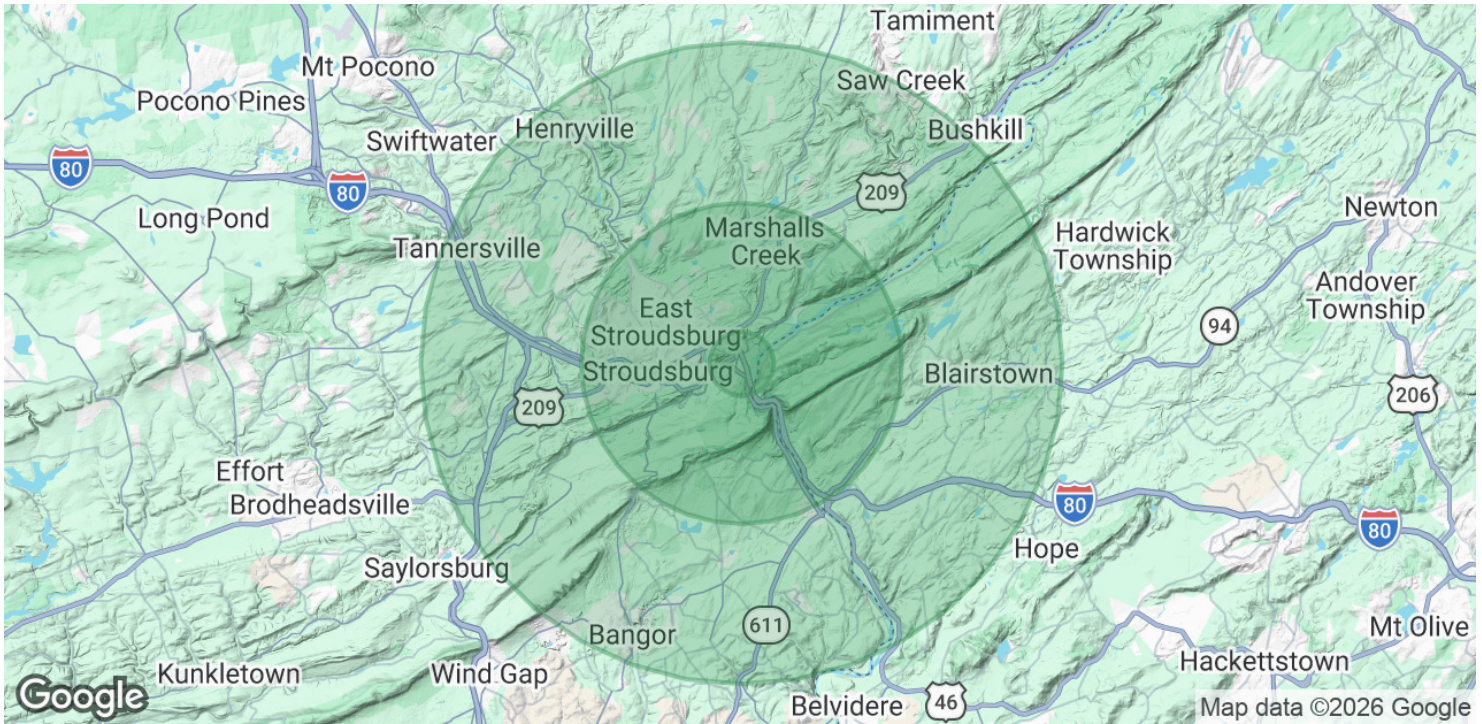
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	486	42,253	112,860
Average Age	42.8	34.7	38.7
Average Age (Male)	40.5	33.7	37.3
Average Age (Female)	50.0	36.0	40.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	207	14,694	40,357
# of Persons per HH	2.3	2.9	2.8
Average HH Income	\$58,194	\$65,767	\$71,324
Average House Value	\$439,610	\$244,013	\$248,424

2020 American Community Survey (ACS)

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