

# Industrial / Warehouse / Flex FOR LEASE

136 Shelding Way, Delaware Water Gap, PA 18327



## OFFERING SUMMARY

Available SF:	6,000 - 52,500 SF
Lease Rate:	\$8.00 to \$10.00 SF/yr
Lot Size:	27.0 Acres
Year Built:	1955
Building Size:	110,000 SF
Zoning:	M-1 Industrial
Market:	Monroe County
Submarket:	Delaware Water Gap Borough

## PROPERTY OVERVIEW

Up to 50,000 SF of Industrial / Warehouse space for lease. Amazing location just off Route 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 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

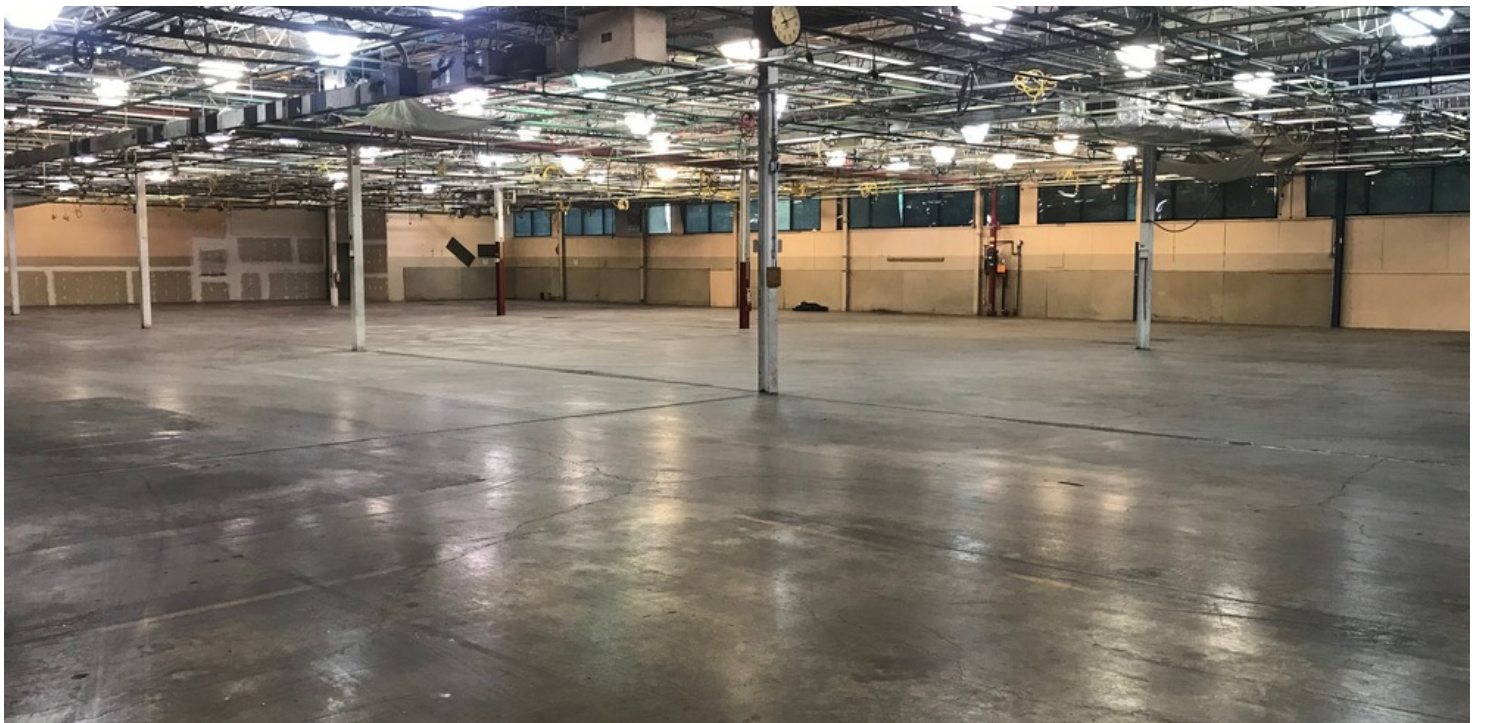
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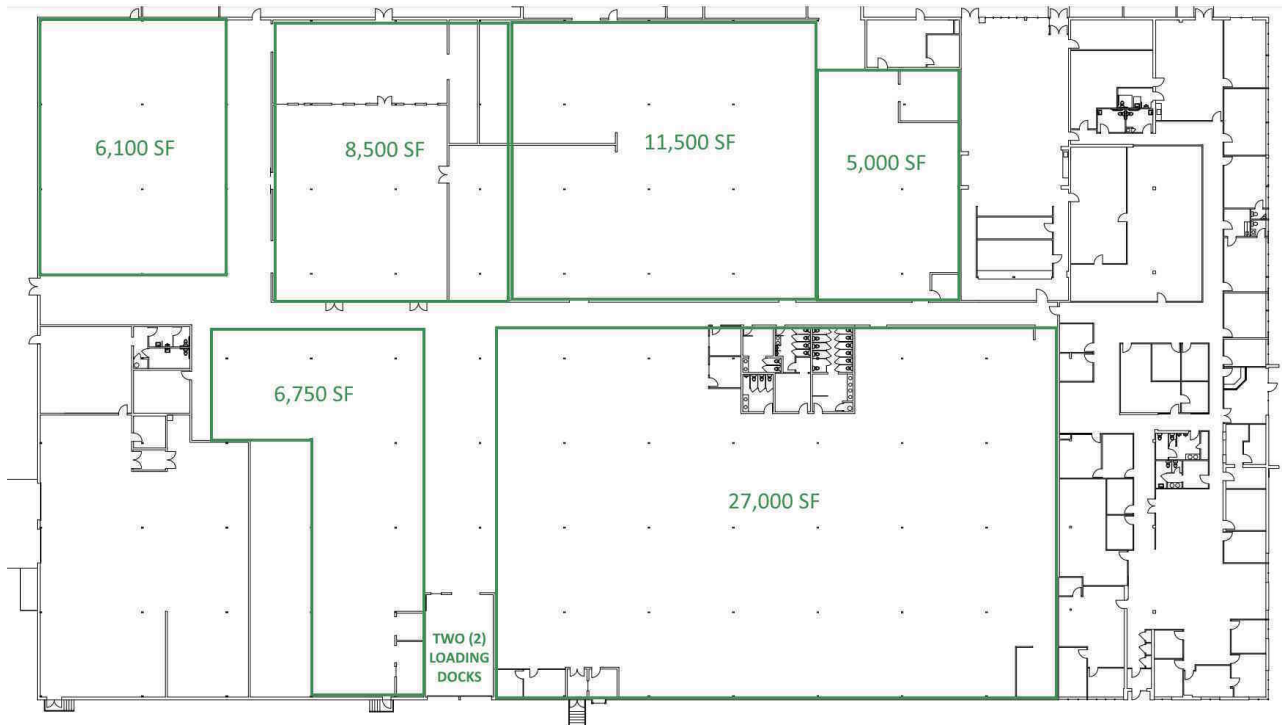
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## LEASE INFORMATION

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 - 27,000 SF	Available	27,000 SF	Modified Net	\$8.00 SF/yr	27,000 SF of Industrial/Warehouse Lease Space in a Multi-tenant building. Up to 52,500 SF available. CAM in addition to Base Rent.
Multiple Units	Available	50,000 SF	Modified Gross	\$8.00 SF/yr	Up to 50,000 SF of Industrial/Warehouse Lease Space in a Multi-tenant building. Flexible Configurations from 6,000 to 50,000 SF are available. CAM in addition to Base rent
104 - 11,500 SF	Available	11,500 SF	Modified Net	\$9.00 SF/yr	5,000 SF of Industrial/Warehouse Lease Space in a Multi-tenant building. Flexible Configurations up to 52,500 SF available. CAM In addition to Base Rent
107 - 6100 SF	Available	6,100 SF	Modified Net	\$9.95 SF/yr	6,100 SF of Industrial/Warehouse Lease Space in a Multi-tenant building. Drive-in and Dock access. 3-phase power available. CAMs are approx \$2/SF. Heavy electric usage is to be sub-metered.

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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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105 - 6750 SF	Available	6,750 SF	Modified Net	\$9.95 SF/yr	6,750 SF of Industrial/Warehouse Lease Space in a Multi-tenant building. Flexible Configurations up to 52,500 SF available.
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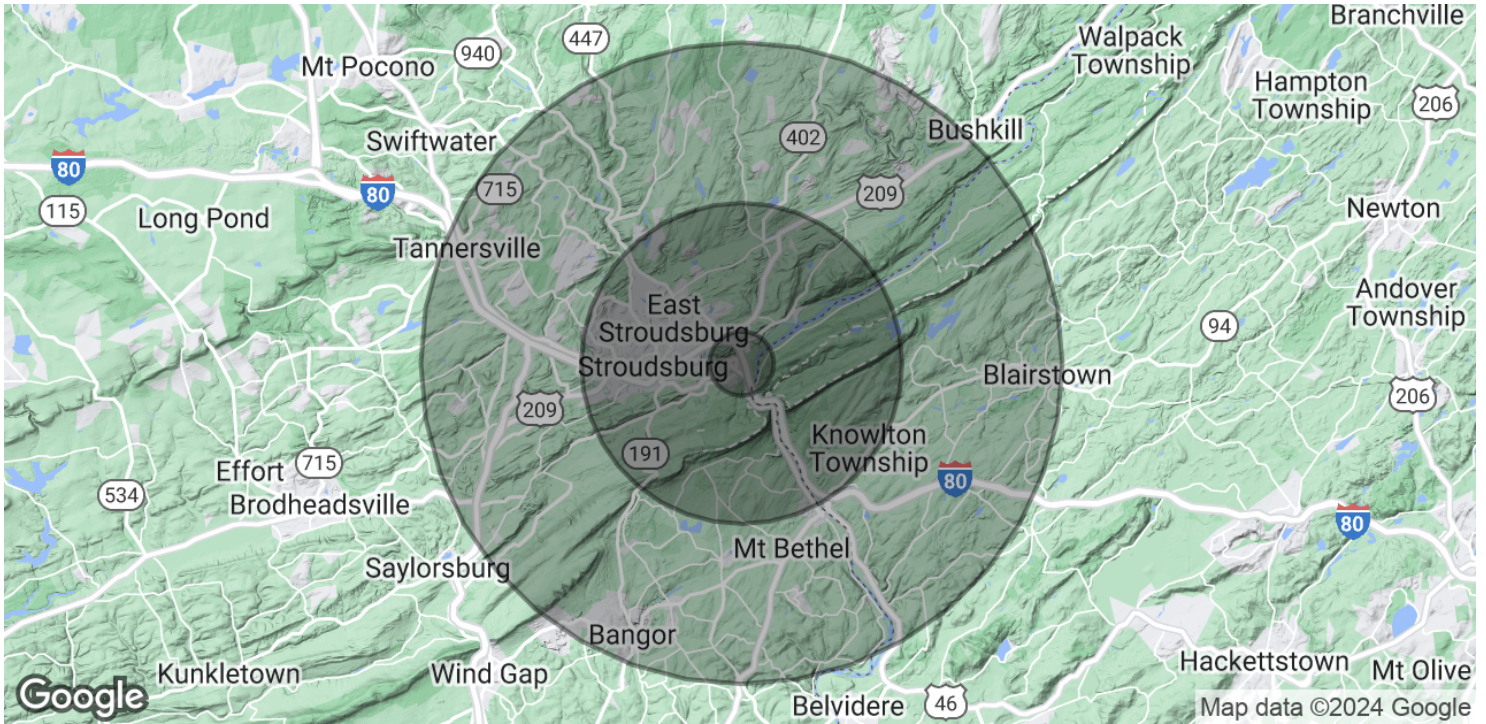
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	486	42,253	112,860
Average Age	42.8	34.7	38.7
Average Age (Male)	40.5	33.7	37.3
Average Age (Female)	50.0	36.0	40.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	207	14,694	40,357
# 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

\* Demographic data derived from 2020 ACS - US Census

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