



+/- 69,300 SF INDUSTRIAL PROPERTY FOR LEASE OR SALE



10 SCHULTZ DRIVE | DELANO, PA



Wolf Commercial Real Estate
www.WolfCRE.com



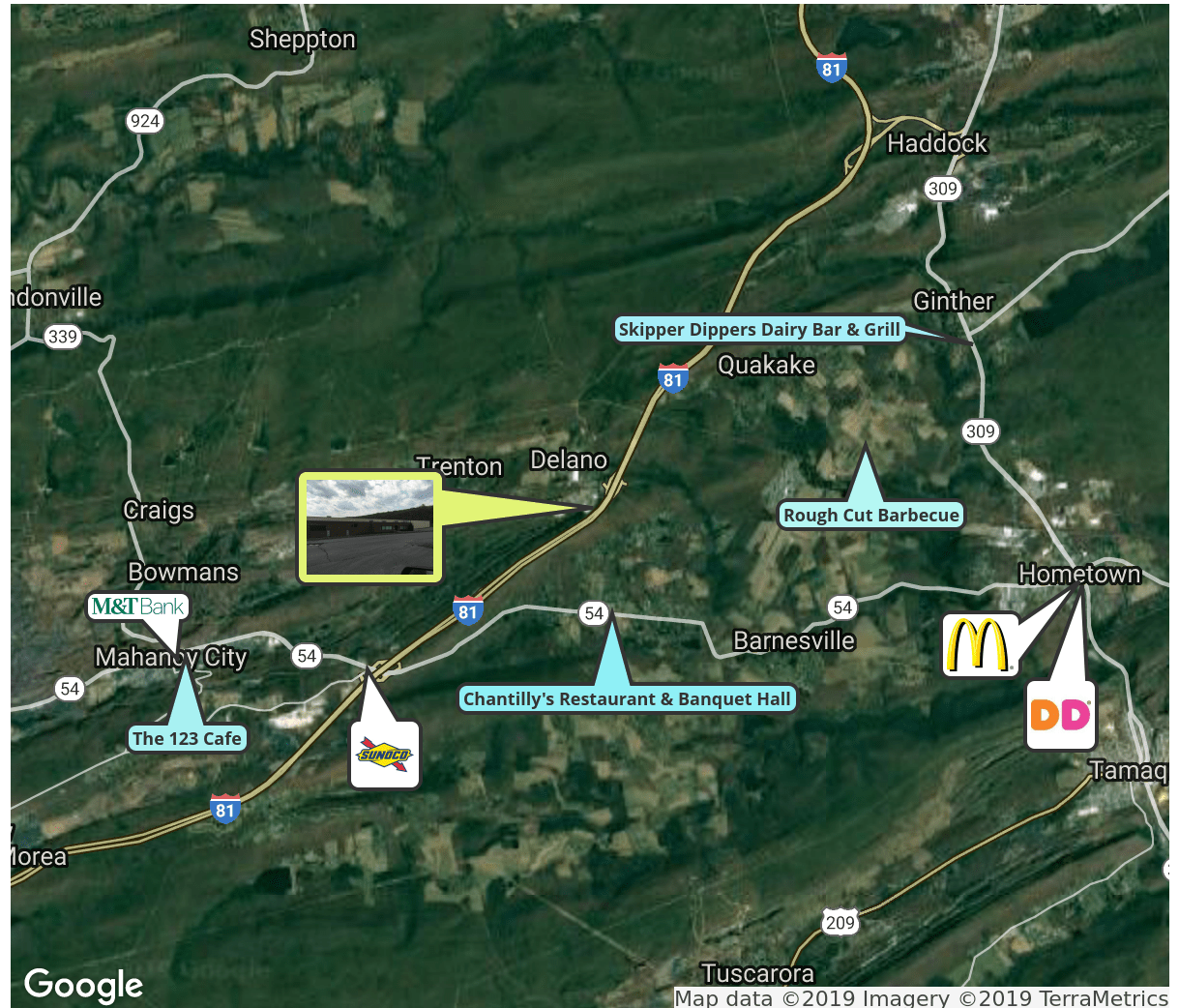
PROPERTY DESCRIPTION

Location	10 Schultz Drive Delano, PA 18220
Size / SF Available	69,300 SF
Lease Price	\$3.50/SF (NNN)
Sale Price	\$3,200,000
Occupancy	Available for immediate occupancy
Property / Area Description	<ul style="list-style-type: none"> • +/-69,300 sq. ft. of a 106,000 sq. ft. industrial building is being offered for lease • Clear height: 20' • Truck Loading: 13 tailgate and 1 drive door • Public sewer and water • Heat: Propane fired hot air • One story industrial building located about 1/8 mile from I-81 about 10 miles south of Hazleton

Contact Us

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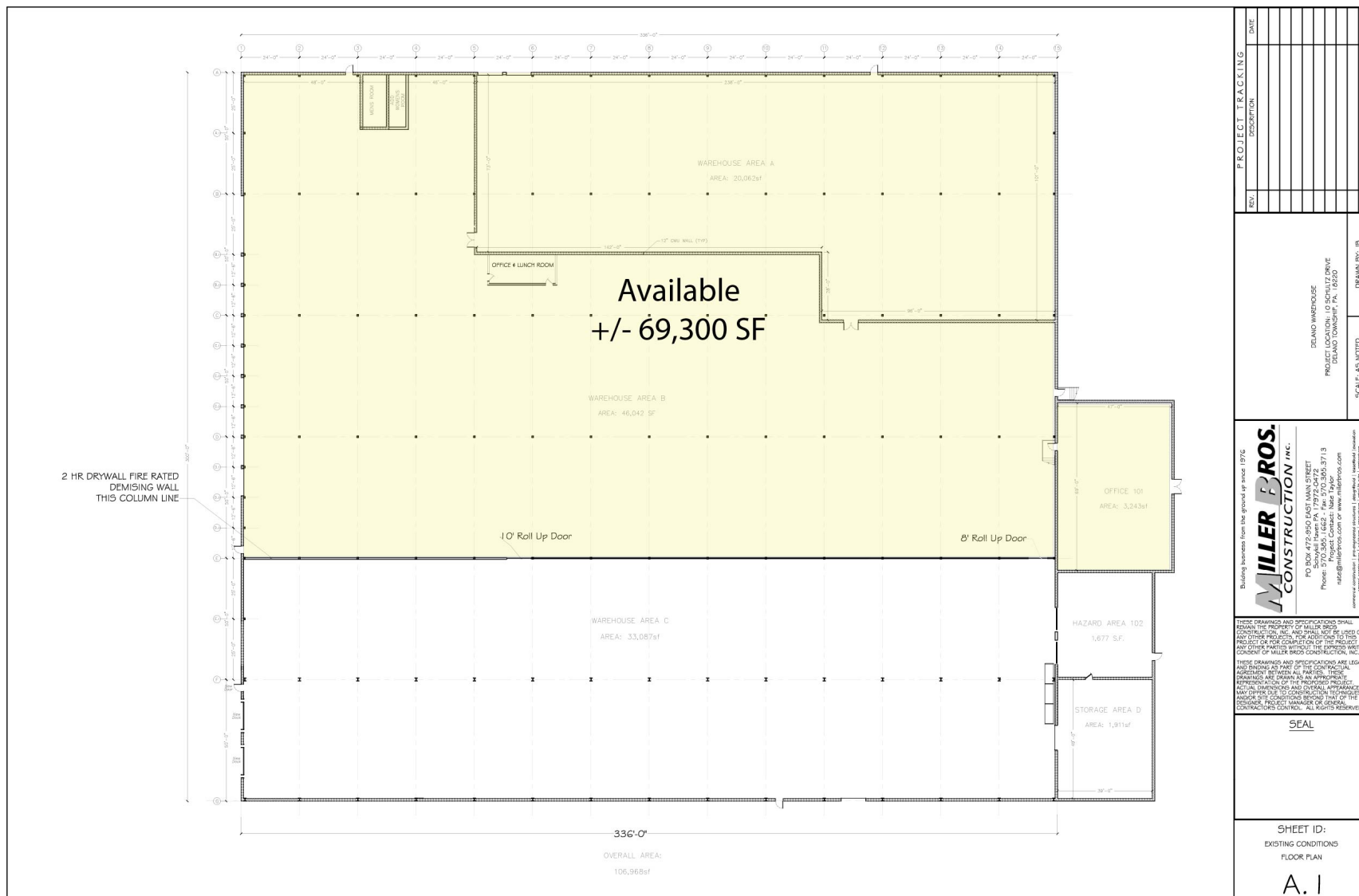
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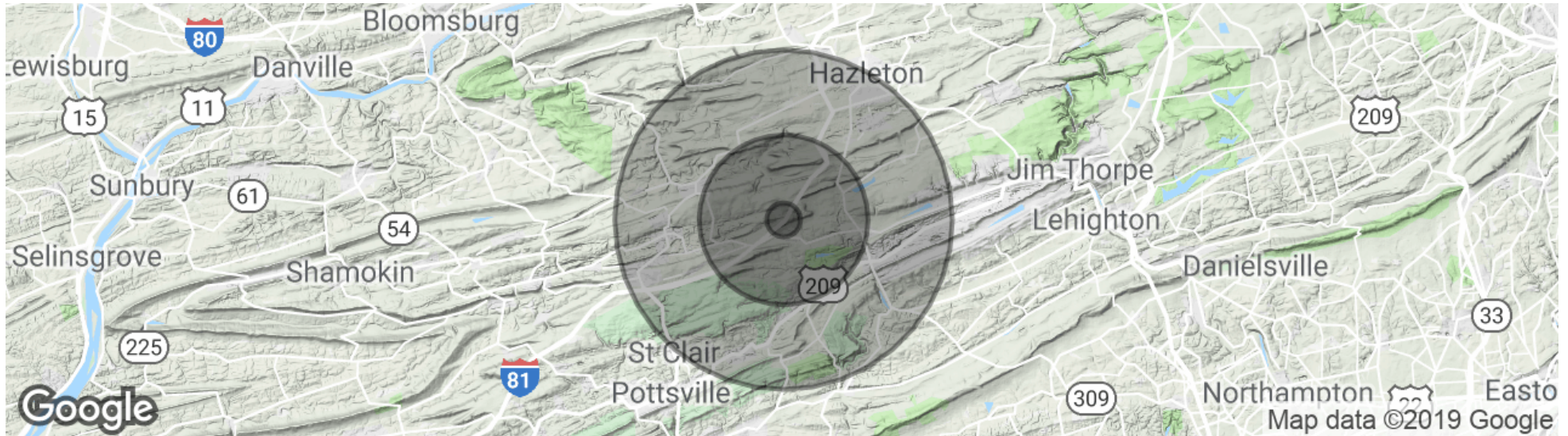


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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	10 MILES
Total population	403	12,040	56,786
Median age	48.2	45.1	43.0
Median age (Male)	44.9	43.7	41.3
Median age (Female)	52.1	49.1	46.0

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	153	4,277	22,645
# of persons per HH	2.6	2.8	2.5
Average HH income	\$56,096	\$48,352	\$46,328
Average house value			\$100,324

* Demographic data derived from 2010 US Census



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