

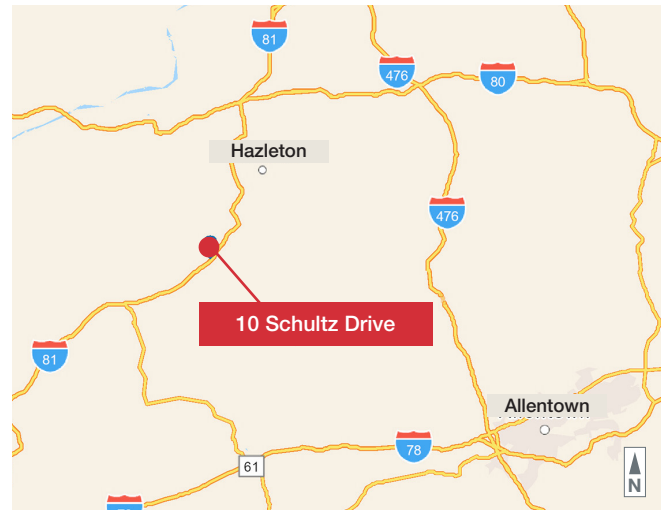


10 Schultz Drive

Delano, Schuylkill County, PA

Property Features

- Two warehouse spaces available in industrial building convenient to I-81
- First space with 20,052 SF has 2 dock doors
- Second space with 36,675 SF has 2 dock doors
- 20' ceiling height
- Wet sprinklers
- Columns 25'x50'
- 480v 1600 AMP power
- Propane heat
- Zoned Industrial-Commercial District
- **Lease Rate: \$6.00/SF NNN**



For more information:

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10 SCHULTZ DRIVE **DELANO, PA**

Building Floor Plan



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Area Overview

Less than a mile to I-81, location is:

46 miles to Allentown, PA

55 miles to Scranton, PA

70 miles to Harrisburg, PA

140 miles to New York City, NY

Corporate neighbors include manufacturers, fabricators, and warehouse facilities

AREA **DEMOGRAPHICS**

Key Facts	1 Mile	3 Miles	5 Miles
Population	777	2,686	9,440
Median Age	50.8	51.5	49.1
Average HH Income	\$79,200	\$85,941	\$82,004
Total Businesses	19	58	321
Total Employees	202	579	3,325