



*Industrial Space Available*  
FOR SALE OR LEASE

**78 INDUSTRIAL DRIVE, DELANO PA**

425 N 21<sup>ST</sup> STREET, SUITE 302, CAMP HILL, PA 17011 | P : 717.731.1990



# INDUSTRIAL SPACE AVAILABLE FOR SALE OR LEASE

**DELANO INDUSTRIAL PARK**  
78 INDUSTRIAL DRIVE  
DELANO, PA 18220



## OFFERING SUMMARY

Building Size	35,200 SF
Sale Price	Undisclosed
Price per SF	TBD
Property Taxes	\$20,549.92
APN	06-05-0010.003
Available SF for Lease	35,200 SF
Lease Rate	\$7.50 per SF/yr
Lease Type	NNN
RE Taxes & Insurance	\$0.76 per SF
CAM	\$1.50 per SF
Zoning	IC - Industrial Commercial
Municipality	Delano Township
County	Schuylkill County

## PROPERTY OVERVIEW

Landmark Commercial Realty is pleased to present a prime 35,200 SF industrial/warehouse space for sale or lease in Delano Industrial Park, an ideal opportunity for an owner/operator. Strategically located just north of the I-81/Route 209 interchange and only 20 minutes from Schuylkill County Airport, this property offers excellent accessibility within one of the nation's strongest industrial markets. Over the past decade, the region has seen significant investment from warehouse and distribution companies, making it a thriving hub for logistics and manufacturing. The facility features 23' 6" ceilings, two (2) 12'x12' drive-in doors, and five (5) dock doors, ensuring seamless operations for various industrial needs. Additionally, the building includes four (4) separate office spaces, a breakroom, and a conference room, providing ample support for administrative functions. Don't miss this exceptional leasing opportunity in a highly sought-after industrial corridor.

## PROPERTY HIGHLIGHTS

- Situated at the Delano exit of  10 miles to Hazelton, 15 miles to  and 40 miles to  split.
- Ample loading flexibility and lots of outdoor storage

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## PROPERTY DETAILS

Number of Buildings	1
Building Size	35,200 SF
Lot Size	5.00 AC
Building Class	B
Tenancy	Single
Number of Floors	1
Restrooms	Yes
Parking	Asphalt
Year Built   Renovated	1973   2024

## BUILDING SPECIFICATIONS

Construction	Steel & Masonry
Roof Type	Flat/Rubber
Power	1,200 Amp
HVAC	Electric Baseboard Heat (Office) Gas Heaters (Warehouse)
Ceiling Height	Up to 23' 6"
Drive-in Doors	Two (2) 12x12
Dock Doors	Five (5)
Signage	Monument

## MARKET DETAILS

Cross Streets	Industrial Park Dr &
Traffic Count at Intersection	11,084 ADT
Municipality	Delano Township
County	Schuylkill County
Zoning	IC - Industrial Commercial

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ADDITIONAL PHOTOS



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BUILDING FLOOR PLAN



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LOCATION



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## DEMOGRAPHICS

### POPULATION

<b>3 MILE</b>	2,603
<b>5 MILE</b>	9,660
<b>10 MILE</b>	85,108

### HOUSEHOLDS

<b>3 MILE</b>	1,116
<b>5 MILE</b>	4,009
<b>10 MILE</b>	32,710

### AVERAGE HOUSEHOLD INCOME

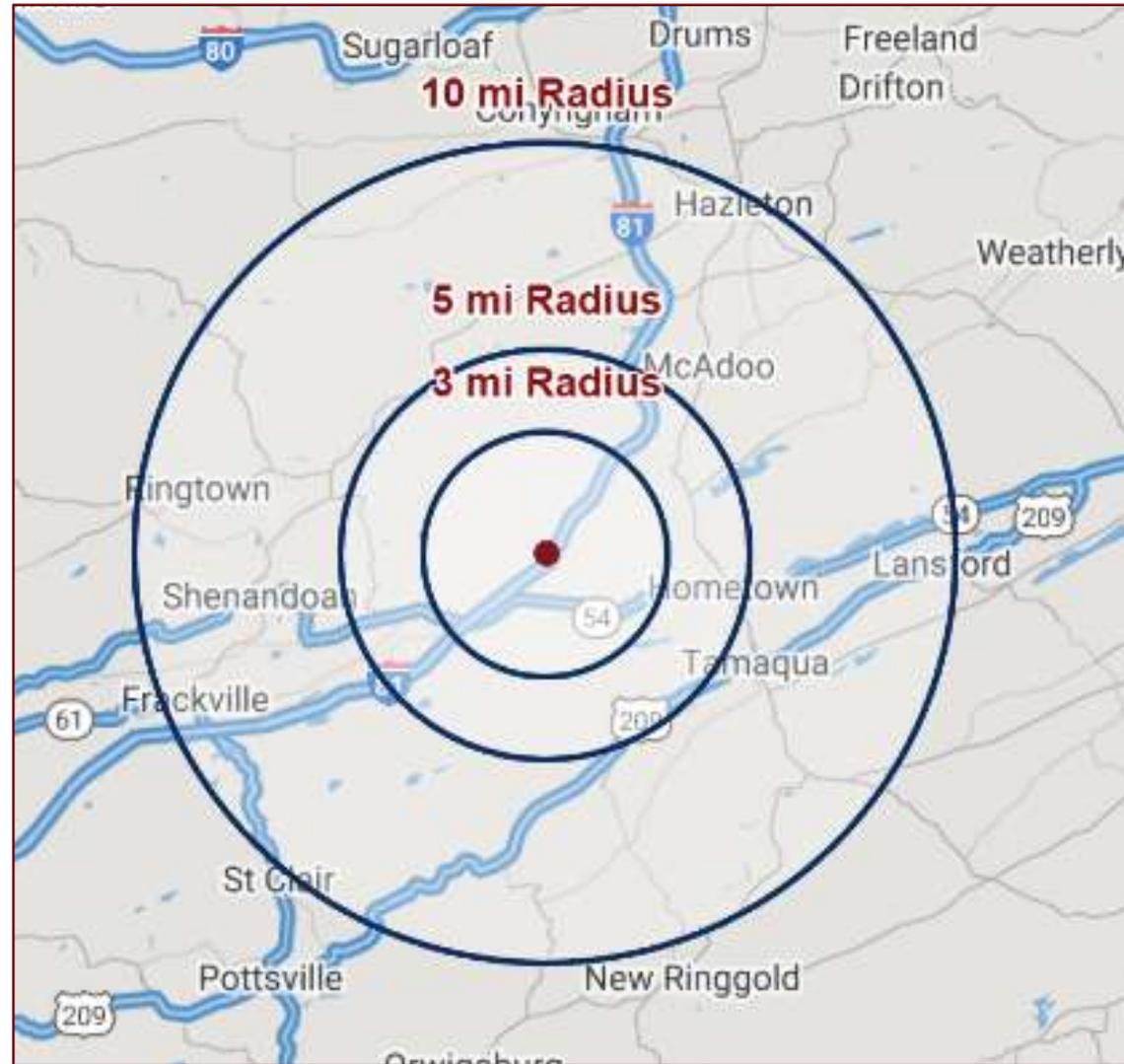
<b>3 MILE</b>	\$86,672
<b>5 MILE</b>	\$84,003
<b>10 MILE</b>	\$75,313

### TOTAL BUSINESSES

<b>3 MILE</b>	67
<b>5 MILE</b>	255
<b>10 MILE</b>	2,400

### TOTAL EMPLOYEES (DAYTIME POPULATION)

<b>3 MILE</b>	512
<b>5 MILE</b>	2,349
<b>10 MILE</b>	26,253





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## AREA OVERVIEW

Schuylkill County, PA, is a region steeped in rich history and characterized by its scenic beauty and close-knit communities. Nestled in the heart of Pennsylvania's coal region, the county has evolved from its mining roots into a diverse economic hub. Its strategic location along major transportation corridors, including Interstates 81 and 78, makes it an attractive destination for businesses looking for industrial and warehouse facilities. The county's industrial parks, such as the Delano Industrial Park and Highridge Business Park, offer ample space and state-of-the-art infrastructure to support a variety of industries.

Delano, PA, is an emerging industrial hub within Schuylkill County, offering significant opportunities for leasing industrial space. The Delano Industrial Park, located about 10 miles south of Hazleton and just 1/8 mile from I-81 exit 134, provides convenient access to major transportation routes. This strategic location makes it ideal for businesses looking to establish or expand their distribution and manufacturing operations.

Schuylkill County is not only about business; it also boasts beautiful landscapes, including state parks and trails that appeal to outdoor enthusiasts. With a robust support system from organizations like the Schuylkill Economic Development Corporation, businesses can find the resources and incentives needed to thrive in this dynamic environment.



144,510



58,137



\$87,762



3,895



38,924

## Schuylkill County DEMOGRAPHICS



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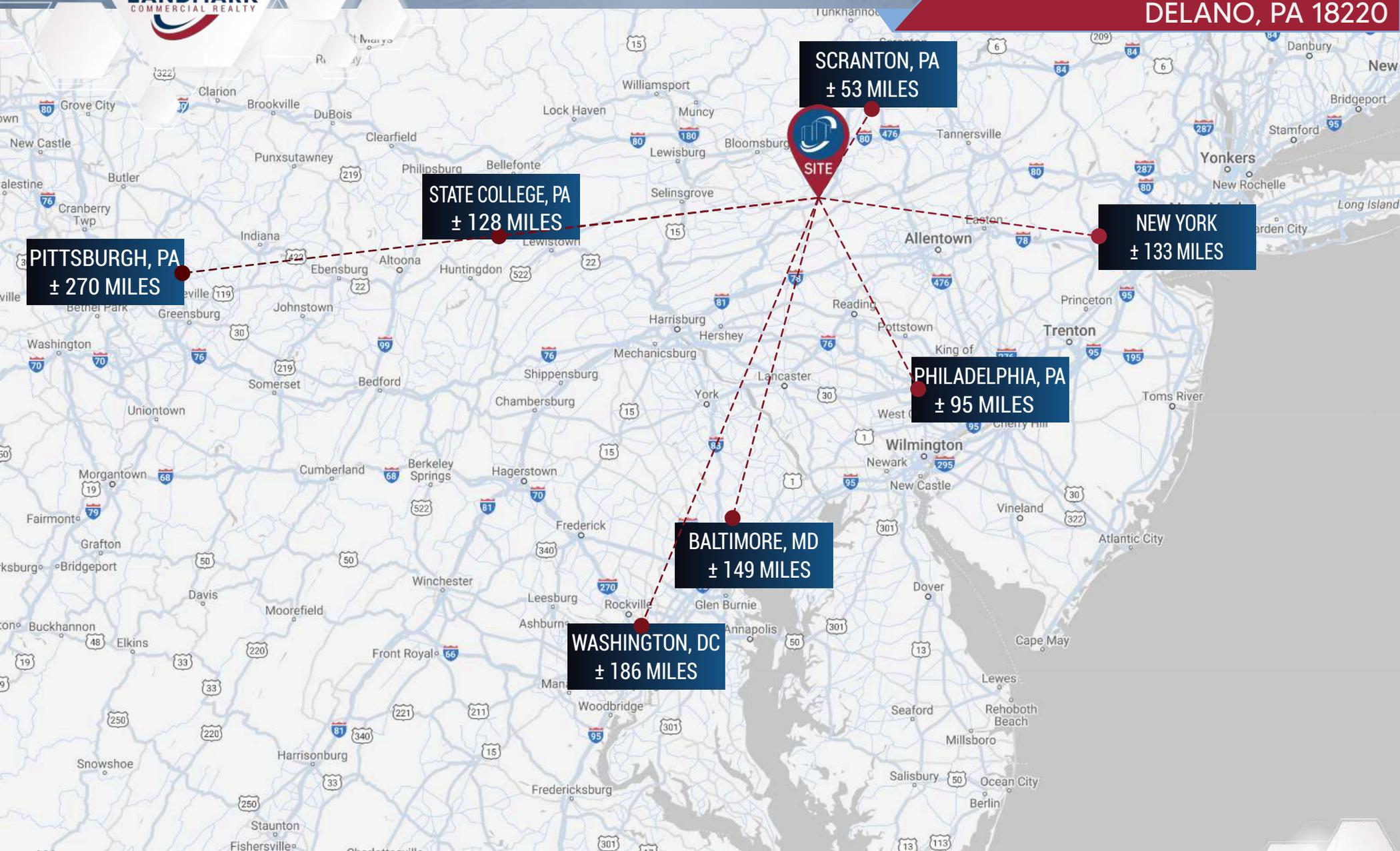
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