

STAFFORD AVE BUSINESS PARK

2200, 2300 & 2400 STAFFORD AVENUE
SCRANTON, PA 18505



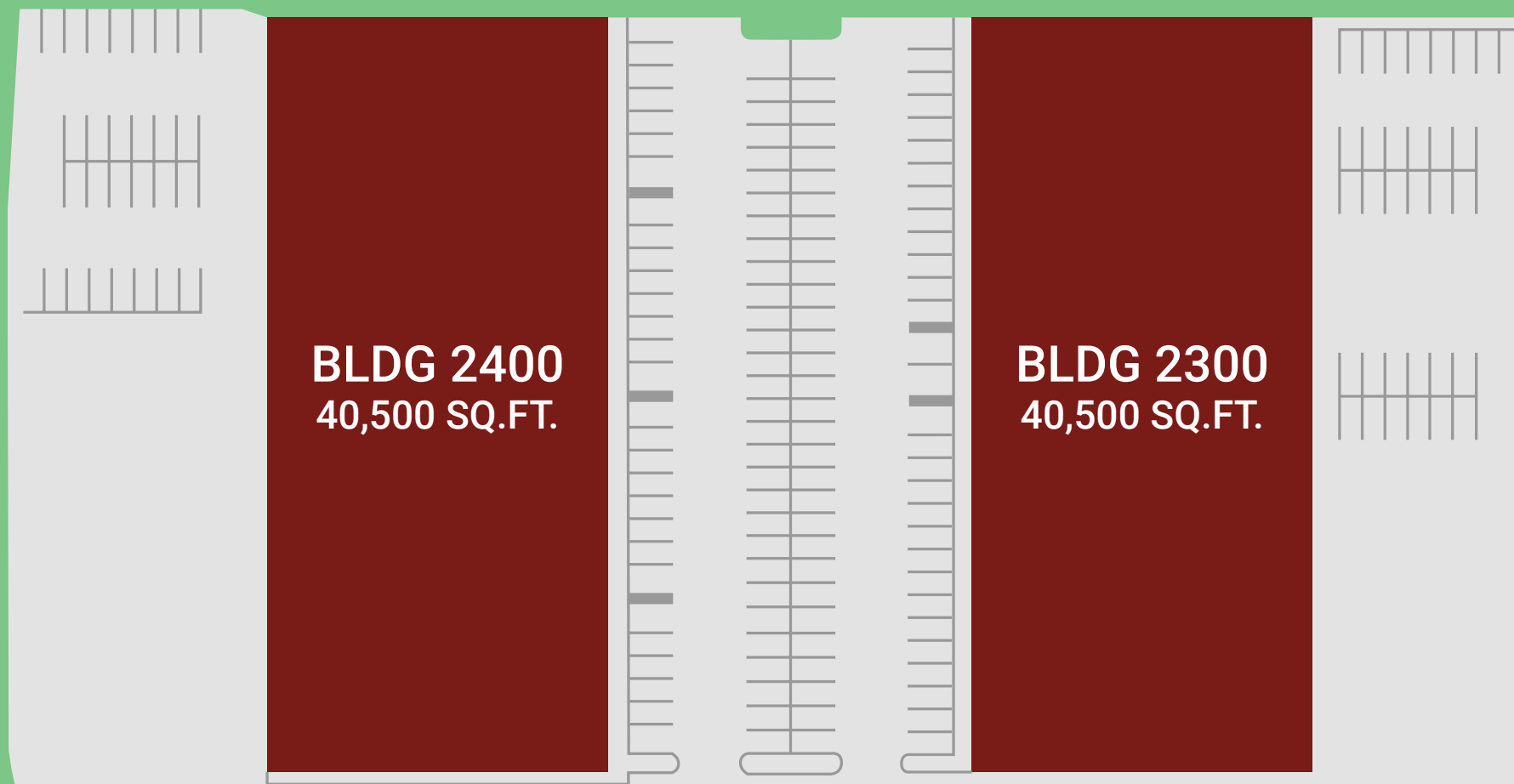
SERVICE BEYOND SQUARE FEET



The Park is situated on two parcels totaling ± 11.75 acres along the I-81 corridor, one of the fastest growing industrial locations in the Northeastern U.S. The site is less than a mile from Exit 182 of I-81 and has convenient access to Philadelphia & New York, both ± a 2 hour drive.

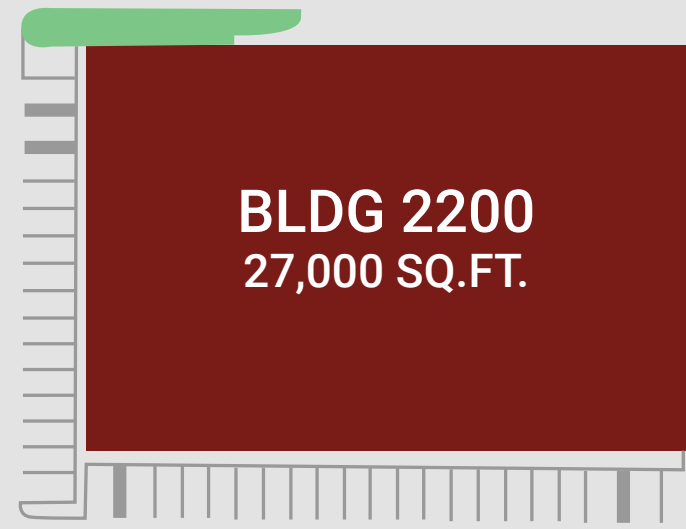
- 108,000 Sq. Ft. light industrial/ flex complex on ±11.75 acres.
- Located along the I-81 corridor less than a mile from Exit 182.





BLDG 2400
40,500 SQ.FT.

BLDG 2300
40,500 SQ.FT.



BLDG 2200
27,000 SQ.FT.

STAFFORD AVENUE

PROPERTY FEATURES

- Units from 1,342 Sq. Ft. to 31,018 Sq. Ft.
- 20' to 21' Ceilings
- 17 Tailgate Docks including 3 pre-cast ramps for drive-in access
- 3 Grade Level Drive-In Doors
- 40' x 45' Column Spacing
- 175 Car Parking Spaces
- Zoned I-1 (Light Industrial)
- 100% Wet Sprinkler System
- 200 Amp, 208/120V, 3 Phase Power (minimum per unit)
- Public Water and Sewer
- Gas Heat
- Air-Conditioned Offices
- Signage Available