

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

Dan Lichty

Commercial Advisor

570.801.6170

570.460.2335

daniel.lichty@gmail.com

No warranty of representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted. Subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. And any special listing Conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein or any to be implied.

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.

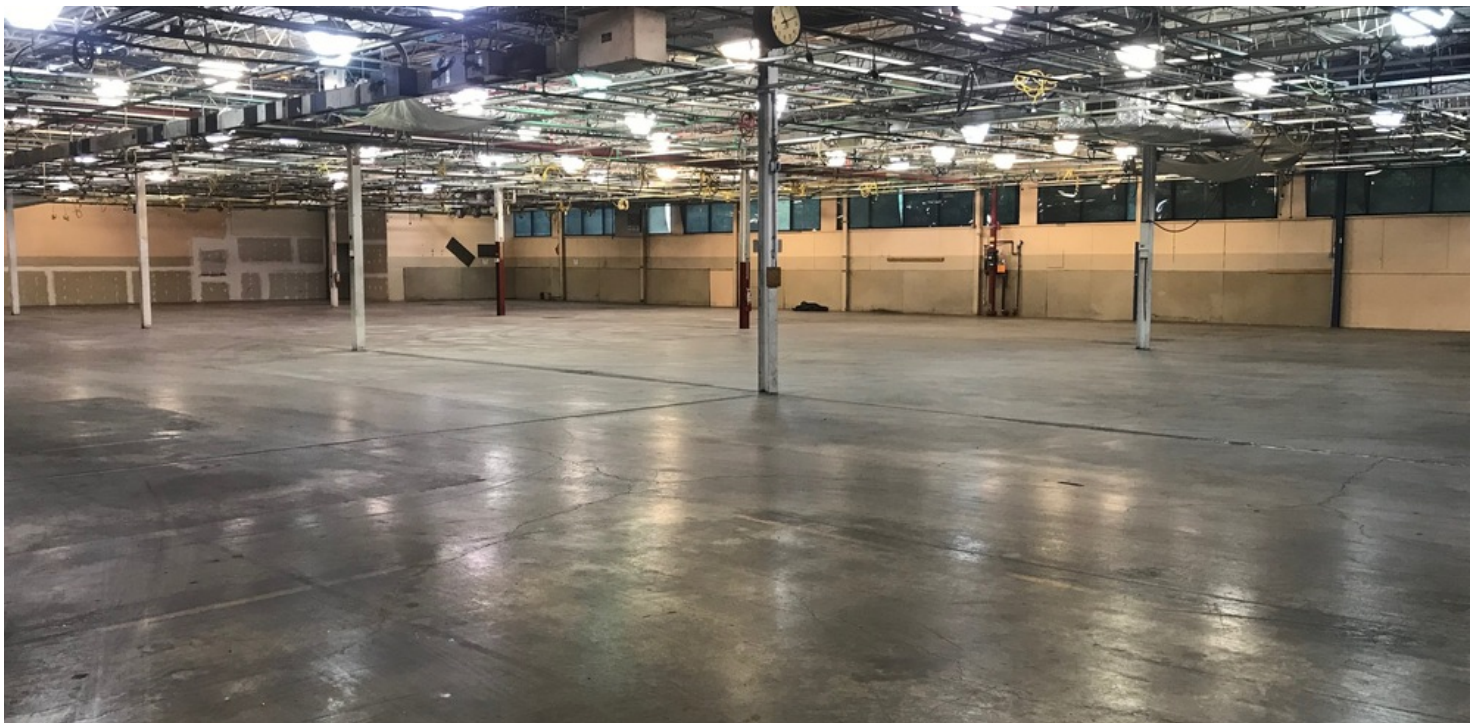
PROPERTY HIGHLIGHTS

- 3 Phase 480 v
- 3 Phase 240 v
- Loading Docks w/ Levelers
- Overhead Doors
- Public Water
- Public Sewer

TACM Commercial Realty Inc
2331 Route 209/Suite 5
Sciota, PA 18354

Industrial / Warehouse / Flex FOR LEASE

136 Shelding Way, Delaware Water Gap, PA 18327



Dan Lichty

Commercial Advisor

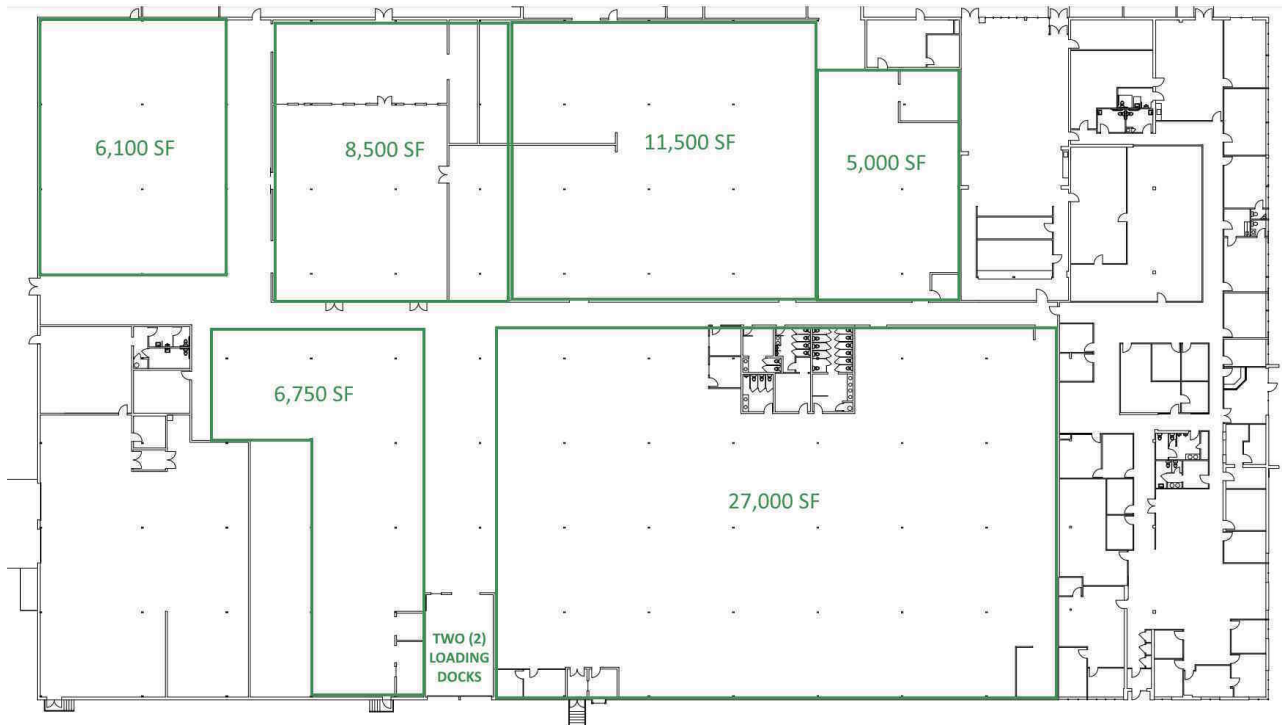
570.801.6170

570.460.2335

daniel.lichty@gmail.com

Industrial / Warehouse / Flex FOR LEASE

136 Shelding Way, Delaware Water Gap, PA 18327



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 Gross	\$9.95 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 Gross	\$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.

Dan Lichty

Commercial Advisor

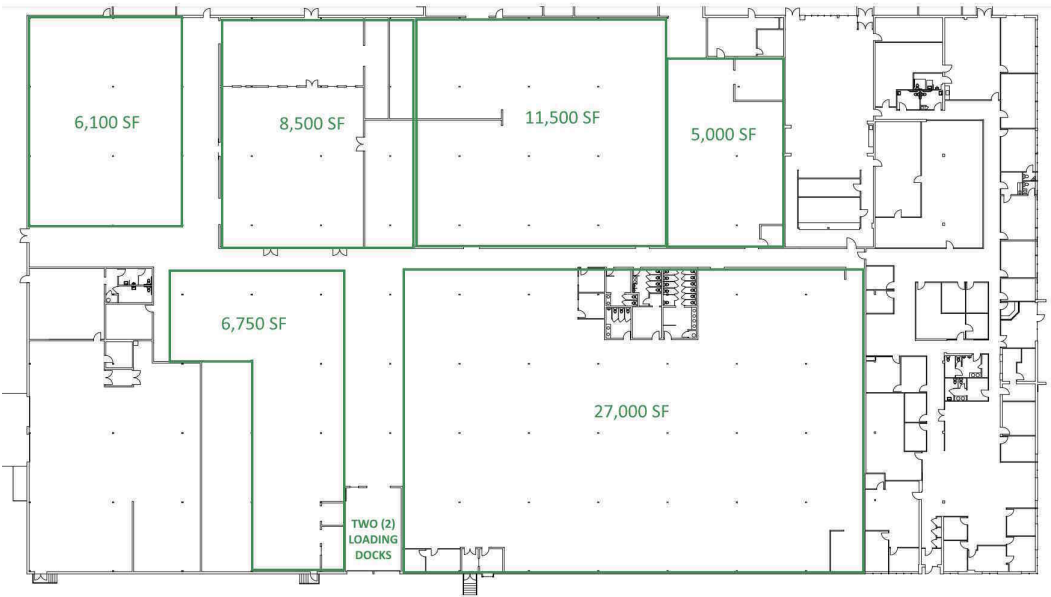
570.801.6170

570.460.2335

daniel.lichty@gmail.com

Industrial / Warehouse / Flex FOR
LEASE

136 Shelding Way, Delaware Water Gap, PA 18327



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
105 - 6750 SF	Available	6,750 SF	Modified Gross	\$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.

Dan Lichty
Commercial Advisor
570.801.6170
570.460.2335
daniel.lichty@gmail.com

Industrial / Warehouse / Flex FOR LEASE

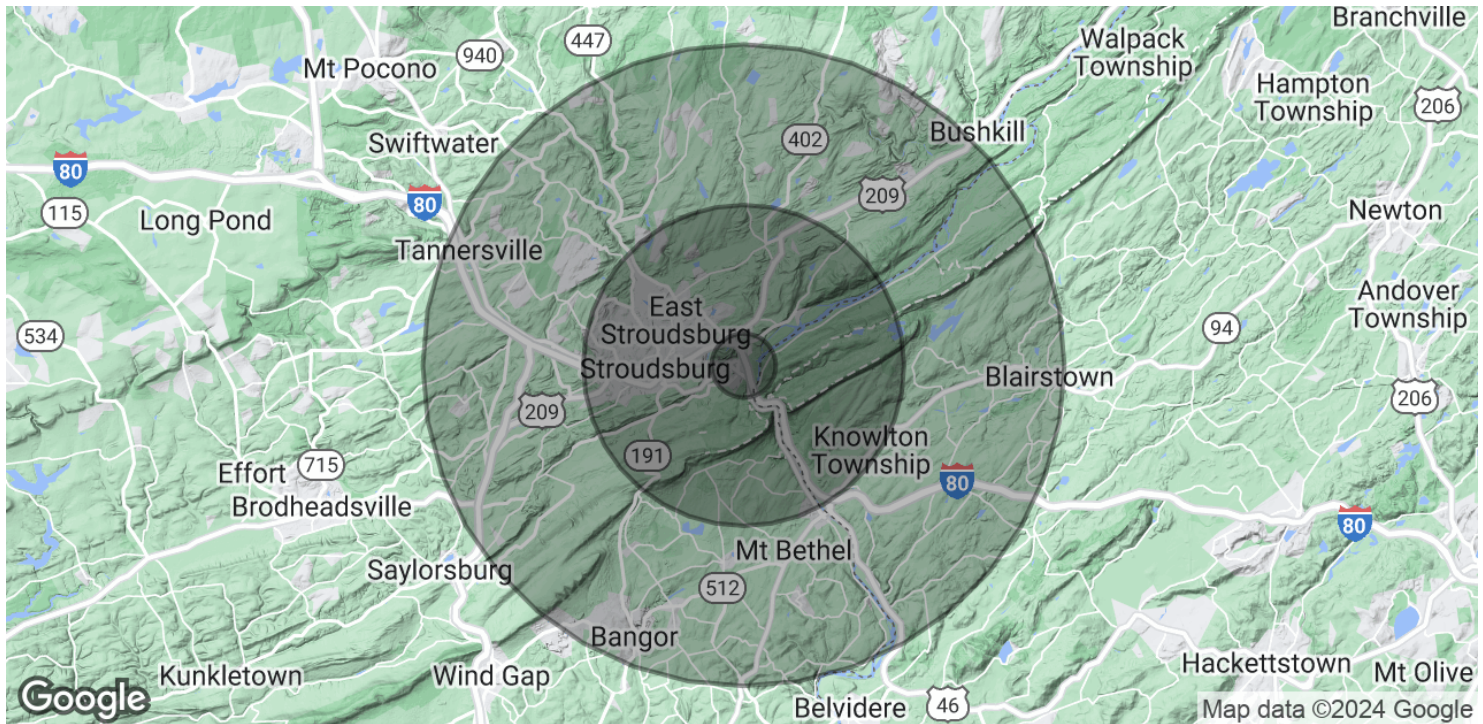
136 Shelding Way, Delaware Water Gap, PA 18327



Dan Lichty
Commercial Advisor
570.801.6170
570.460.2335
daniel.lichty@gmail.com

Industrial / Warehouse / Flex FOR LEASE

136 Shelding Way, Delaware Water Gap, PA 18327



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

Dan Lichty

Commercial Advisor

570.801.6170

570.460.2335

daniel.lichty@gmail.com