

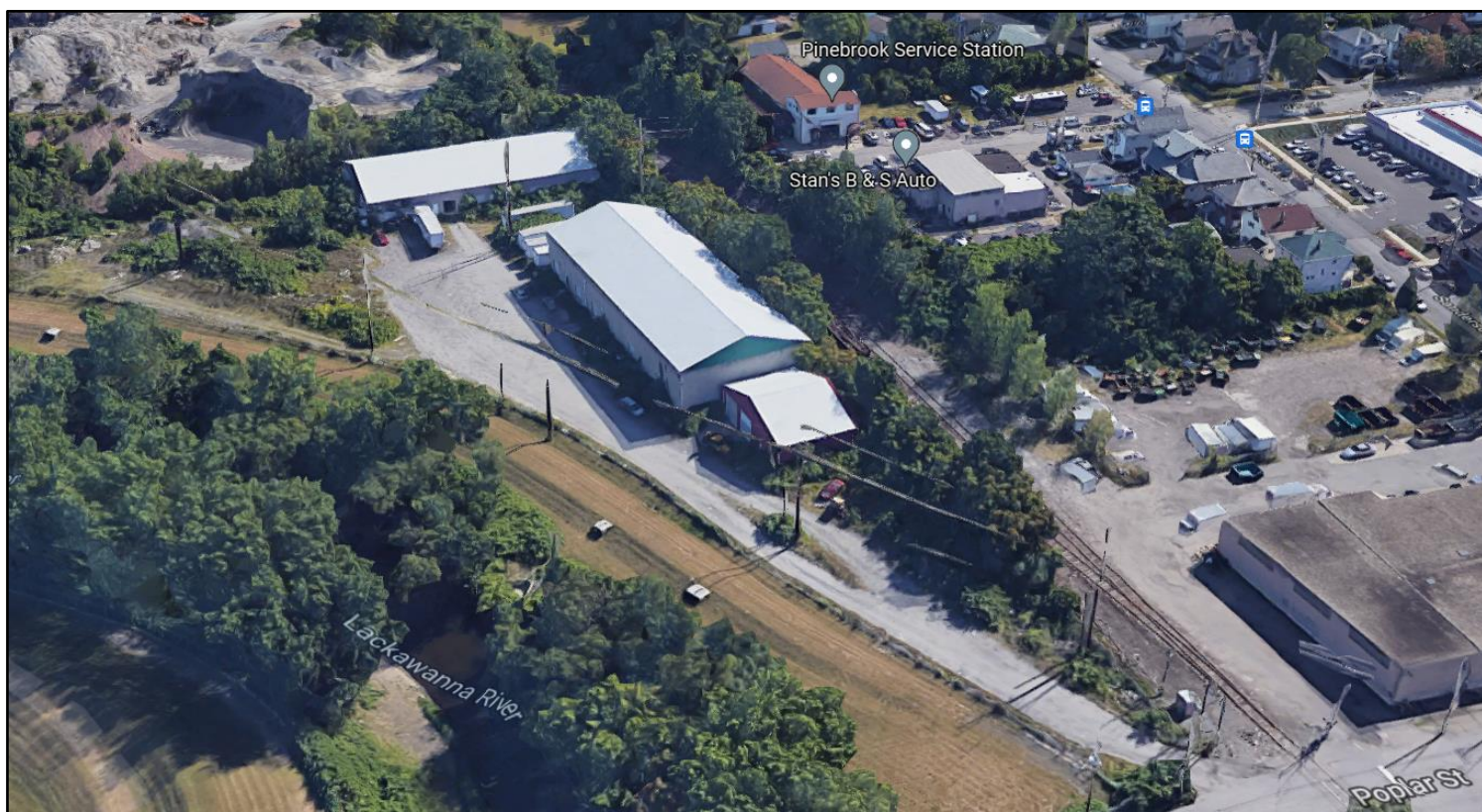
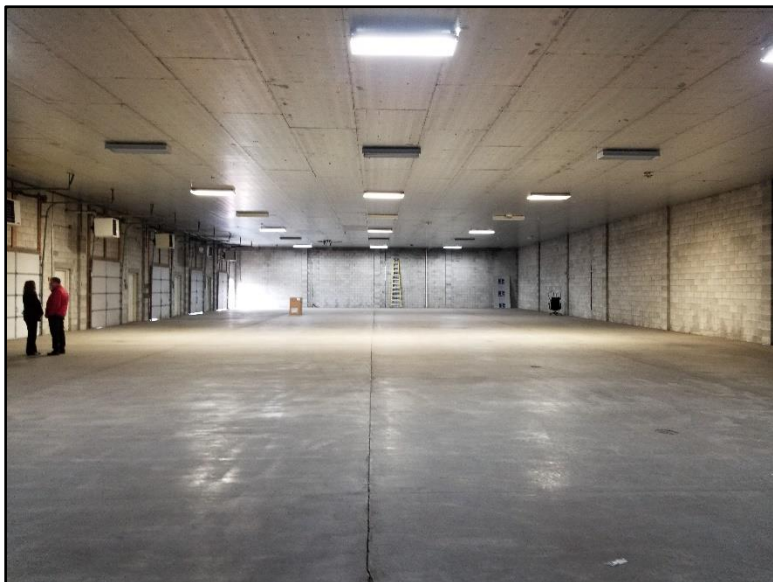


### INDUSTRIAL/FLEX SPACE FOR LEASE

**41 POPLAR ST,  
SCRANTON**

|                  |                                                                                                                                            |
|------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| LOCATION:        | 41 Poplar St, Scranton, PA 18502                                                                                                           |
| SPACES:          | Suite 1: 13,500 SF<br>Suite 2: 11,500 SF                                                                                                   |
| ACRES:           | 2.15 Acres                                                                                                                                 |
| YEAR BUILT:      | 1990's                                                                                                                                     |
| BUILDINGS:       | Suite 1: 13,500SF, 24FT Clear, 5 Docks<br>Suite 2: 11,500, 16FT Clear, 6 Docks                                                             |
| CONFIGURATION:   | Completely Open Industrial Space with Dock Doors                                                                                           |
| INTERIOR FINISH: | Polished Concrete Floors, High Ceilings, Block Walls, Gas Fired Heaters                                                                    |
| RESTROOMS:       | 1 Per Suite                                                                                                                                |
| ROOF:            | Metal                                                                                                                                      |
| DOORS:           | 11 Total + 1 Drive In                                                                                                                      |
| HEAT & A/C:      | Suspended Gas Fired Heaters                                                                                                                |
| LIGHTING:        | Fluorescent                                                                                                                                |
| PARKING/LOT:     | Large lot, with ample space for truck storage/parking                                                                                      |
| UTILITIES:       | Public Water, Sewer, Gas                                                                                                                   |
| ZONING:          | I-L - Light Industrial                                                                                                                     |
| RENT:            | <b>\$7 PSF Gross + Utilities</b>                                                                                                           |
| COMMENTS:        | High quality industrial space for lease in Scranton city. Multiple dock doors, Ample parking. Great access to greater Scranton metro area. |

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and same is submitted, subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.



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