

**Magnotta Warehouse:
625 N Keyser Avenue
Scranton, PA. 18504**

4,700 sf. Facility

**Ceiling Height 14 – 14'10" @ Center
(2) 12' x 12' Overhead Doors
Natural Gas Resnor Type Heaters
Off Street Parking. In Common Area Yard**

Rent: \$2,975.00/ month

TENANT TO PAY:

**Natural Gas (Heating)
Electricity (½ Building Monthly Billing)
Snow Removal
Security / Internet / Telephone
Tenant Liability Insurance
Tenant Possession Insurance
Owner Not Responsible for Tenant
Possessions**

OWNER TO PAY:

**Real Estate Taxes
Fire Insurance
Exterior Maintenance**