



Call Listing Broker For Lease Rate Or Price Guidance

AVAILABLE FOR SALE OR LEASE

10-12 Jaycee Dr

West Hazleton, PA

196,189 SF Warehouse Property on 10.2 AC with
76,719 SF Available for Lessee or User-Buyer

Mark McGarrity

484 796 1076 📞
mmcgarrity@jacksoncross.com ✉

Overall Property Specifications



Property Aerial



Karchner Logistics Truck Court & Parking



Space Now Occupied By Karchner Logistics

PUBLIC RECORD ADDRESS	10-12 Jaycee Drive, West Hazleton, PA 18202-1142
MUNICIPALITY	West Hazleton Borough, Luzerne County, PA
INDUSTRIAL PARK LOCATION	Valmont Industrial Park
LOT SIZE	10.2 AC
RENTABLE BUILDING AREA (RBA)	196,189 sf
YEAR BUILT	1957 & 1966; renovation in 2010
OCCUPANCY	117,377 sf (60%)
CEILING CLEAR HEIGHTS	15'11" vacant back portion 35'5" smaller space near rear and space nearest to Dessen Dr 21'2" - 28'5" in Karchner Logistics space 19' in Vicon space under dance school
COLUMN SPACING	39'4" x 29'9" (vacant space) Karchner Logistics space unknown
DOCK DOORS	Nineteen (19) with levelers (1.02 doors per 10,000 sf) Nine (9) additional doors punched but not retrofit
DRIVE-IN DOORS	One (1) - 14'6" x 24'
FIRE PROTECTION	Wet sprinklers throughout
LIGHTING	LED lighting throughout
POWER SUPPLY	Heavy power; Multiple 600 amp/480v 3p breakers throughout
PARKING COUNT	96 spaces (0.52 spaces per 1,000 sf)
TRUCK COURT DEPTH	140' back portion vacant space 100' near older water tower/ Kiwannis Blvd 208' next to Dessen Dr
UTILITIES	Public (electric [PPL Electric Utilities] and gas [UGI Utilities, Inc.])
WATER	Hazleton City Water Authority
CONSTRUCTION TYPE	Masonry & steel-framed; metal paneling
PARCEL NUMBER	63-T7S7-001-13B-000
2026 PROPERTY TAXES	\$348,939 (\$1.87/SF)
ZONING	M-2 General Manufacturing/ Industrial District

Vacancy Specifications

NPC Global and their subsidiaries currently occupy $\pm$ 76,719 sf at 10-12 Jaycee Drive in West Hazleton, PA. The property is conveniently located inside the Valmont Industrial Park and is less than one mile from the Rt-93 Interchange with Interstate 81 with proximity to other major arteries including I-80, I-476 and Rt-309. NPC Global intend to sell or lease either 10-12 Jaycee Drive or 150 Jaycee Drive and consolidate elsewhere, depending on offers.

USER-BUYER/LESSEE AVAILABILITY	76,719 sf (39%); exclusive of 2nd story availability
CEILING CLEAR HEIGHTS	15'11" near Jaycee Dr ($\pm$ 64,831 sf) 35'5" near Dessen Dr ($\pm$ 9,285 sf) Office/Cafe ($\pm$ 2,603 sf)
COLUMN SPACING	39'4" x 29'9"
DOCK DOORS	Eight (8)
DRIVE-IN DOORS	Zero (0)
SPEED BAY	Unknown
TRUCK COURT DEPTH	140' deep
BATHROOMS	Two (2) - One (1) Set of M/F Bathrooms
NNNs	\$2.87/SF*

*Ownership is in the process of appealing \$1.78/SF in Real Estate Taxes.



NPC Global Warehouse – 15'11" Clears



NPC Global Shipping & Receiving



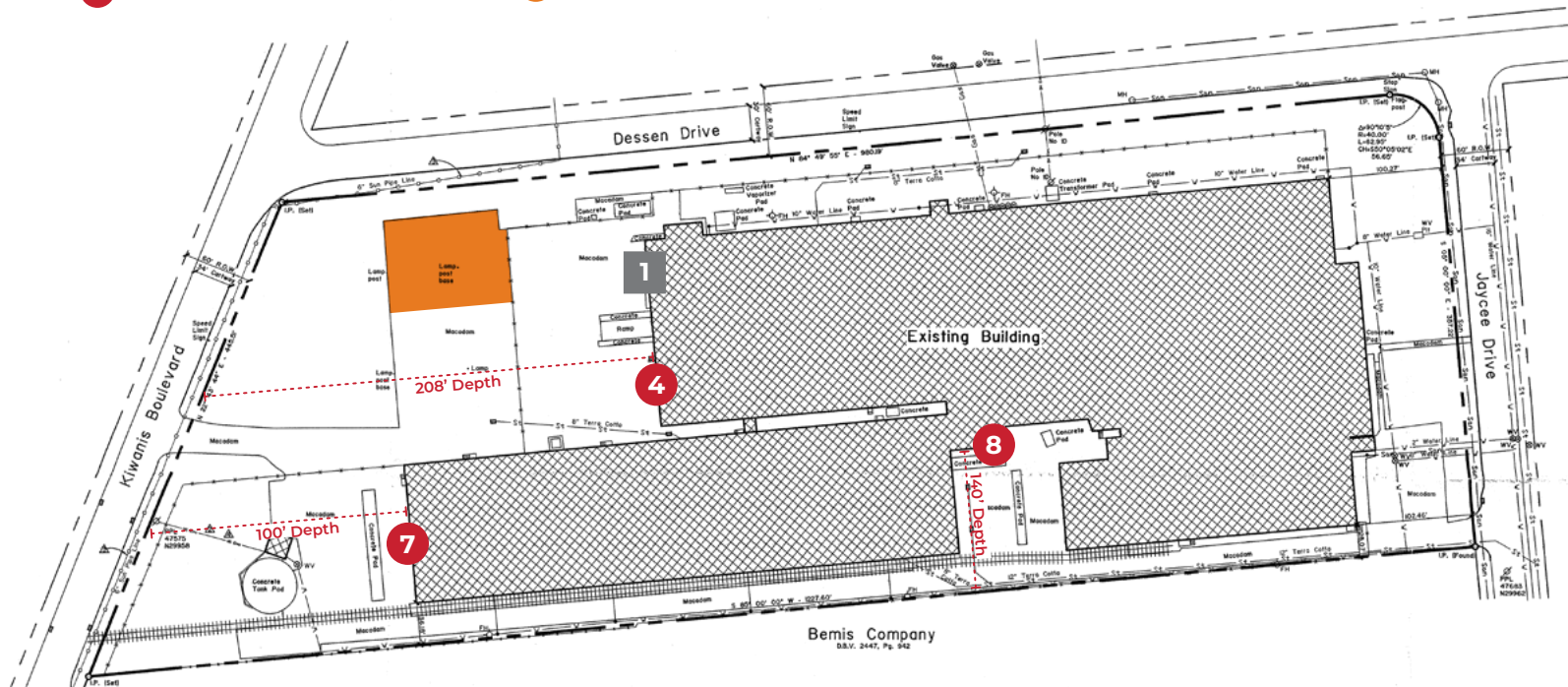
NPC Global Office



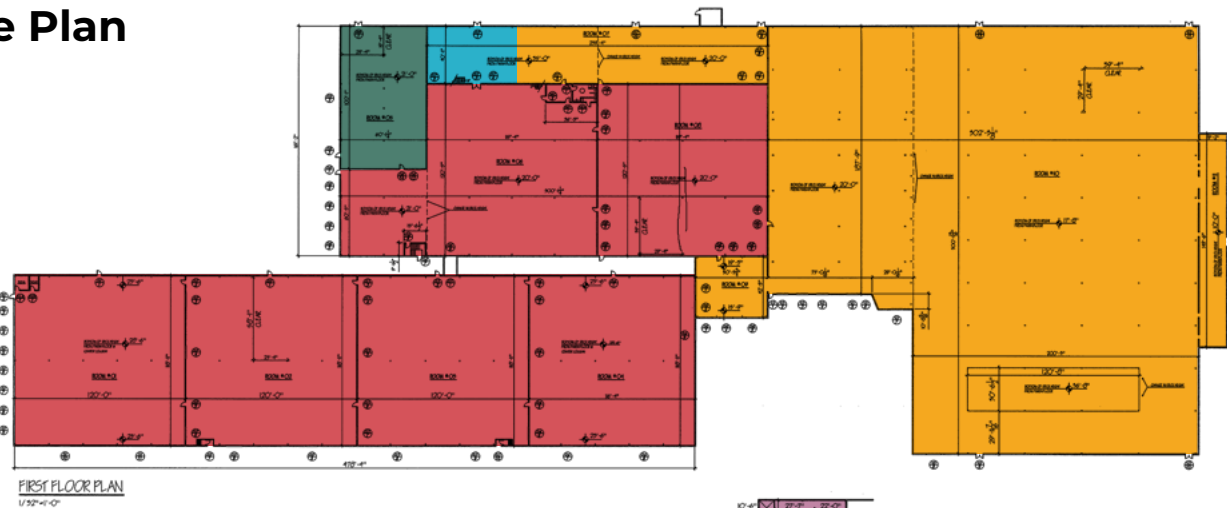
NPC Global Exterior Parking & Office

Survey

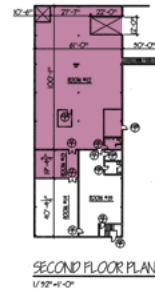
- Oversized Drive-In Door
- Dock Doors with Levelers
- Fenced Industrial Outdoor Storage (IOS)
- - - Truck Court Depth



Lease Plan



- Karchner Logistics
- NPC Global (to be vacant)
- Vicon Construction
- Piping Rock Health Products
- Anna Marie School of Dance



10-12 Jaycee Dr
WEST HAZLETON, PA

10-12 Jaycee Dr
Interstate 80
10 min (6.3 mi)
via I-81

10-12 Jaycee Dr
Interstate 81
4 min (1.1 mi)
via Jaycee Dr and PA-93

