



Call Listing Broker For Lease Rate Or Price Guidance

AVAILABLE FOR SALE OR LEASE

150 Jaycee Dr

West Hazleton, PA

92,044 SF Warehouse Property on 7 AC with
82,144 SF Available for Lessee or User-Buyer

Mark McGarrity

484 796 1076 📞
mmcgarrity@jacksoncross.com ✉

Overall Property Specifications



Property Aerial



NPC Global Exterior



NPC Global Newly Paved Truck Court Area

PUBLIC RECORD ADDRESS	150 Jaycee Dr, West Hazleton, PA 18202-1190
MUNICIPALITIES	West Hazleton Borough (to north) Hazle Township (to south), Luzerne County, PA
INDUSTRIAL PARK LOCATION	Valmont Industrial Park
LOT SIZE	6.98 AC
RENTABLE BUILDING AREA (RBA)	92,044 sf
YEAR BUILT	Two (2) stages - Front portion (± 60,000 sf) in 1968 Back portion (± 32,044 sf) in early 1970s
OCCUPANCY	10.76% - Autopart International, Inc.
CEILING CLEAR HEIGHTS	16' (front portion) 18'11" (back portion)
COLUMN SPACING	29'1" x 39'8" (front portion) 35'4" x 49'7" (back portion)
DOCK DOORS	Eight (8) with levelers (0.87 doors per 10,000 sf) Two (2) additional doors punched but not retrofit
DRIVE-IN DOORS	Zero (0)
FIRE PROTECTION	Wet sprinklers throughout
LIGHTING	LED lighting throughout
POWER SUPPLY	Heavy power; Multiple 600 amp/480v 3p breakers throughout
PARKING COUNT	63 spaces (0.68 spaces/1,000 sf)
TRUCK COURT DEPTH	87'-120' vacant side 95' on Autopart International side
UTILITIES	Public (electric [PPL Electric Utilities] and gas [UGI Utilities, Inc.]) - Not submetered
WATER	Hazleton City Water Authority & Greater Hazleton Joint Sewer Authority (GHJSA)
CONSTRUCTION TYPE	Masonry & steel-framed; metal paneling
PARCEL NUMBER	63-T7S7-001-025-000
2026 PROPERTY TAXES	\$124,966.65 (\$1.36/SF)
ZONING	West Hazleton Borough – General Manufacturing/Ind. (M-2); Hazle Township – Industrial (I)

Vacancy Specifications

NPC Global and their subsidiaries currently occupy $\pm 82,144$ sf at 150 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 150 Jaycee Drive or 10-12 Jaycee Drive and consolidate elsewhere, depending on offers.

USER-BUYER/LESSEE AVAILABILITY	82,144 sf (89.24%)
OFFICE SPACE	2,600 sf
CEILING CLEAR HEIGHTS	16' (front portion - $\pm 57,400$ sf) 18'11" (back portion - $\pm 22,144$ sf)
COLUMN SPACING	29'1" x 39'8" (front portion) 35'4" x 49'7" (back portion)
DOCK DOORS	Six (6) with levelers Two (2) additional doors punched but not retrofit
DRIVE-IN DOORS	Zero (0)
SPEED BAY	52' long
TRUCK COURT DEPTH	87'-120' vacant side
BATHROOMS	Six (6); Three (3) sets - office, front portion of warehouse, back portion of warehouse
NNNs	\$2.69/SF*

*Ownership is in the process of appealing \$1.44/SF in Real Estate Taxes.



NPC Global Conference Room



NPC Global Front WHSE - 16' Clear



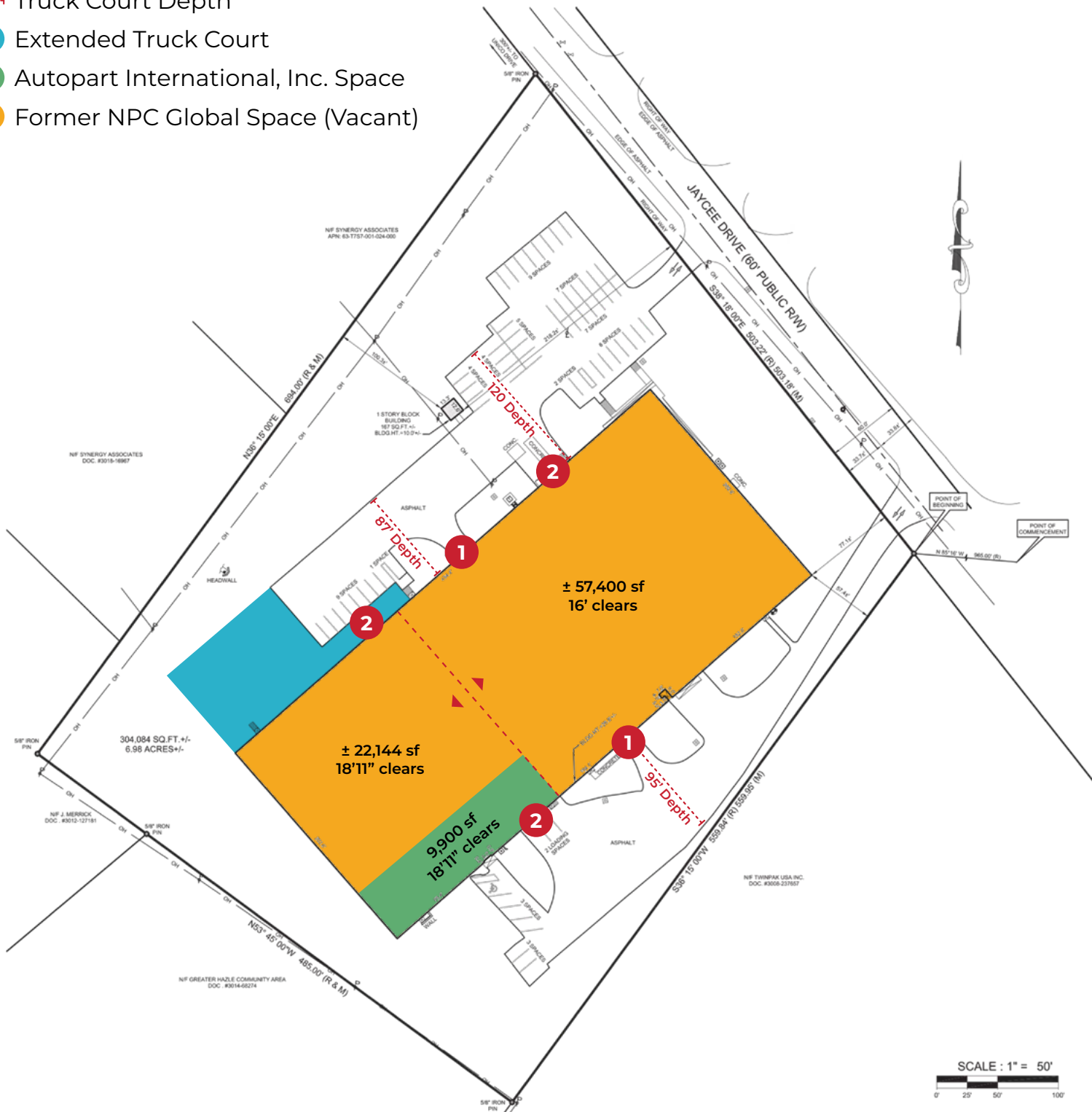
NPC Global Lobby Area



NPC Global Back WHSE - 18'11 Clear

Survey

- Dock Doors
- - - Truck Court Depth
- Extended Truck Court
- Autopart International, Inc. Space
- Former NPC Global Space (Vacant)



Location Map

