



HAWLEY REALTY, INC.
COMMERCIAL AND INDUSTRIAL REAL ESTATE

944 Marcon Blvd. • Suite 120 • Allentown, PA 18109
Phone: 610.398.4000 www.hawleyrealty.com

**Pocono Business Park
10 Industrial Park Drive
Coolbaugh Township
Mt. Pocono, Monroe County, PA**



Building Size:	9,738 sq. ft.
Lot Size:	3.68 acres
Description:	Single story, redwood façade built 1987, 2 separate entrances, two small kitchen areas, operable windows, concrete slab, 14' at peak ceiling, 12' at eaves, propane heat suspended blowers, 8,000 sq. ft. shop/warehouse, corrugated wall, 3 truck dock doors with padded dock seals and manual levelers, 2 – 12' high drive in doors, ceiling fans, insulated ceiling, sealed concrete floors, small parts room, 2 sets of lavatories, DSL line serves park, public utilities, 25 car parking, well maintained.
Location:	Off of Route 940 within 1 mile of I-380 Exit
Lease Rate:	\$5.25 per sq. ft. Net (3)
Sale Price:	\$715,500.00

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

THIS DOCUMENT SHALL NOT BE DEEMED TO BE AN OFFER TO SELL OR LEASE, NOR IS IT INTENDED TO EMPLOY ANY OUTSIDE BROKER WITHOUT SUCH BROKER ENTERING INTO A WRITTEN BROKERAGE COMMISSION AGREEMENT ACCEPTABLE TO THE OWNER OR LESSOR AND ITS COUNSEL. ALTHOUGH ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, SUCH INFORMATION HAS NOT BEEN VERIFIED AND NO EXPRESS REPRESENTATION IS MADE NOR IS ANY TO BE IMPLIED AS TO THE ACCURACY THEREOF AND IT IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE IN PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL, WITHOUT NOTICE.