



**HAWLEY REALTY, INC.**  
COMMERCIAL AND INDUSTRIAL REAL ESTATE

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**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:** \$5.45 per sq. ft. Net (3)
- Sale Price:** \$745,000.00

**INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED**

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