

SHOHOLA BUSINESS CENTER, a multi-tenant building located in Pike County, PA

570-296-7332	Contact at: 209 East Harford Street, Milford, PA 18337 570-296-7332
570-296-2852 Fax	vp@pidco.com
ED_CONTACT	PIDCO
NAME	Rachel Hendricks
AVAILABILITY	Yes
RE_CONTACT	None
Property ADDRESS1	843 Rt. 6
ADDRESS2	
CITY	Shohola
STATE	PA
ZIP	18458
COMMUNITY_TYPE	Township
COUNTY	Pike
CROSS STREET	Frenchtown Road
ZONING	Commercial 1- Flex
LOCATION	On US Rt. 6
BUILDING_TYPE	Office/Warehouse/Mfg.
PREVIOUS_USE	office
INDUSTRIAL PARK	No
NUM BUILDING	1
MULTIPLE_TENANTS	Yes
OCCUPIED	Yes
NUM_FLOOR	1
FLOOR_TYPE	Concrete
LOT_SIZE	4.9 acres
RAIL_SPUR	No
YEAR_BUILT	2001
TOTAL_SQFT	16,800
AVAILABLE_SQFT	900
MANUFACTURING_SQFT	0
OFFICE_SQFT	900
CONSTRUCTION_TYPE	Masonry finish
ROOF_TYPE	Metal
MAX_CEILING_HGT	11.9
CEILING_HEIGHT	8-11.9
COLUMN_SPACING	Clear span
HEATING_TYPE	Forced hot air
HVAC_BUILDING	Yes
HVAC_OFFICE	Yes
SPRINKLERS	No
SPRINKLER_TYPE	N/A
COOLER_SPACE	No
FREEZER_SPACE	No
CRANES	No
MAX_CRANE_CAPACITY	n/a
NUM_DOCKS	0
NUM_DOCKS_RAILSIDE	0
NUM_DRIVE_IN_DOORS	1
DRIVE_IN_HEIGHT	10 ft.
DRIVE_IN_WIDTH	10 ft.
NUM_PARKING_SPACES	80 for complex
OUTDOOR_STORAGE	n/a
ENVIRONMENTAL_REPORTS	n/a
REMARKS	Other building tenants include Northampton County Community College, Pike County Childcare Information Services, Youth Advocate Program, Workforce Development Agency, CDE (computer and vocational training center), childrens play center and Tri-State Dog Obedience Club.
SALE	No
LEASE	Yes

570-296-7332	Contact at: 209 East Harford Street, Milford, PA 18337 570-296-7332
LEASE TERMS	Negotiable starting at \$11.90 sf. w/ CAMF (annual)
REAL ESTATE TAXES	No
COMMON AREA MAINTENANCE	Yes
NNN COST	No
DATE AVAILABLE	Currently
DISTANCE TO HIGHWAY	5 miles
HIGHWAY	I-84
DISTANCE TO AIRPORT	47 miles
AIRPORT	Stewart International Airport
AIRPORT TYPE	Commercial
DISTANCE TO RAIL	15
RAIL	Stourbridge to New York, Susquehanna & Western
PUBLIC TRANSPORTATION	No
NEAREST FIRE PROTECTOR	Shohola / Walker Lake Fire Department
DISTANCE TO FIRE	4
DISTANCE TO LANDFILL	30
ELECTRIC PROVIDER	PPL
PHASE	3
VOLTS	230
AMPS	200
GAS PROVIDER	N/A – Numerous LP providers are available in the area
GAS LINE SIZE	
GAS AVAILABLE	No
WATER COMPANY	N/A
WATER LINE SIZE	.75"
WATER CAPACITY GPD	
WATER DEMAND GPD	
SEWER PROVIDER	On site septic
SEWER CAPACITY GPD	
SEWER DEMAND GPD	
STORM SEWER	No
FIBER OPTIC	Yes
COGEN AVAILABLE	No
DATE ENTERED	5/17/05
ENTERED BY	RH
KOZ KOEZ	No
INDUST MAN	Yes
RETAIL	Yes
COMM OFF	Yes
BUS PARK	No
FLEX	Yes
Owner	Chris Barletto
Shohola Business Center	570-296-2850
REGIONAL ORGANIZATION	#1 – Penn's Northeast
BAY1 LENGTH	28 ft.
BAY1 WIDTH	12 ft.
SALE LEASE	Lease
LastUpdated	8/24/07