



## Rare 36+ Acres Redevelopment Opportunity in the Core of Northeast Pennsylvania's Strongest Industrial Market

Avision Young is pleased to offer 220 Lasley Avenue, Wilkes-Barre, PA for sale to qualified investors. Located in Luzerne County, the Property consists of 133,000 gross square feet and sits on 36.56 acres. Originally built in two phases in 1990 and 1992, the building is currently used as office space for Navient, the servicing side of Sallie Mae, but is zoned I-1, Industrial, allowing for redevelopment potential into a 400,000+ SF industrial building. The Property currently sits along Lasley Avenue, directly next to the Hanover Trade Center and Hanover Industrial Estates, where many institutional tenants call home; including Adidas, Chewy, Patagonia, and KraftHeinz.

### Get more information

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300 Barr Harbor Drive Suite 150 West Conshohocken, PA 19428



## Property Specifications

<b>Property Address</b>	■ 220 Lasley Avenue
<b>Business Unit</b>	■ Navient Solutions, LLC
<b># of Square Feet</b>	■ 133,000 SF
<b>Site Acreage</b>	■ 36.56 Acres
<b>Current # Employees (Feb 2022)</b>	■ 75 On-Site, Capacity 1350
<b>Current % Capacity Utilization</b>	■ 10%
<b># Floors in Building</b>	■ 2 (Partial 2nd Floor)
<b># of Work Cubes</b>	■ 1250
<b># of Offices</b>	■ 48
<b># of Meeting &amp; Training Rooms</b>	■ 14
<b># of Parking Spaces</b>	■ 1028
<b># of Rest Rooms &amp; Shower Rooms</b>	■ 13 Bathrooms (6 Mens, 7 Ladies) ■ 4 Shower Rooms
<b>Other // Remarks</b>	■ Building Generator (1000 KW) ■ Truck Height Loading Dock ■ On-Site Fitness Center ■ Full Service Kitchen / Cafeteria Area ■ Board Room ■ 4 Breakrooms ■ 3 Elevators
<b>Zoning</b>	■ I-1, Industrial
<b>Year of Construction</b>	■ 1990 / 1992
<b>Building Classification</b>	■ B
<b>Structural Frame</b>	■ Steel
<b>Exterior Finish</b>	■ Brick with Lime Stone

## Notable Neighbors



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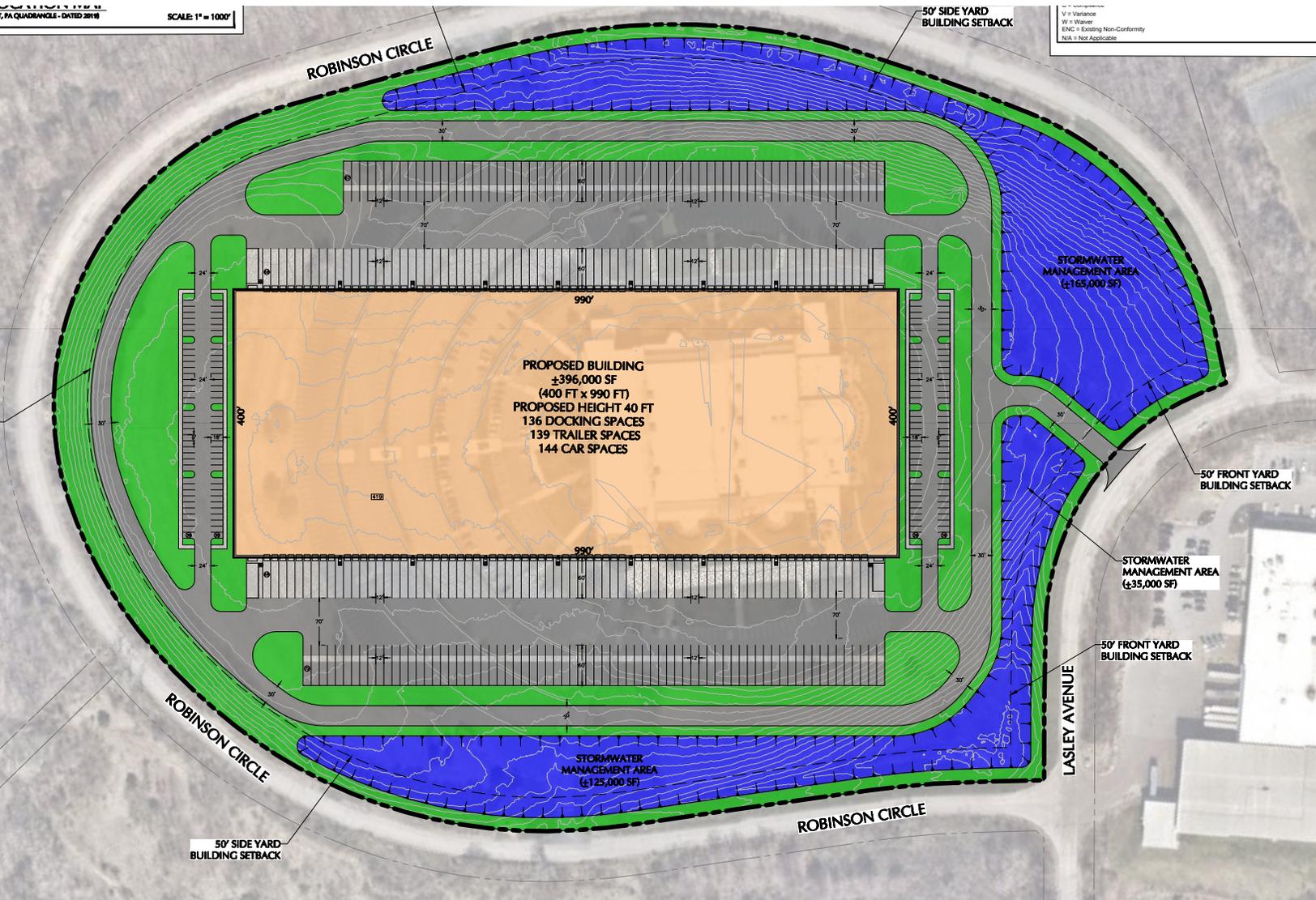
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**Proposed Site Plan - ± 400,000 SF**

*Modern, Cross Dock Facility*



**Get more  
information**

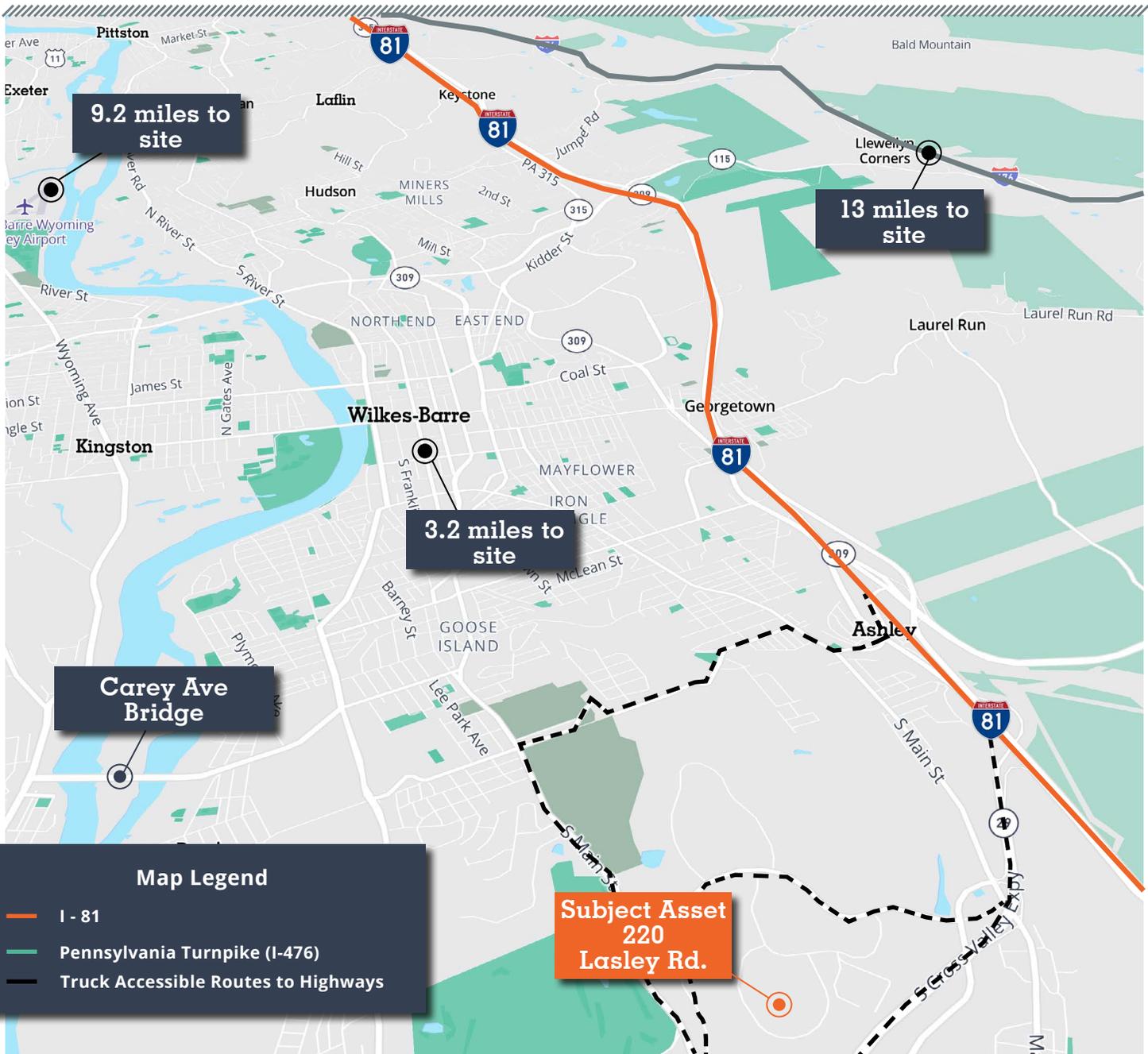
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## Truck Access to Major Highways



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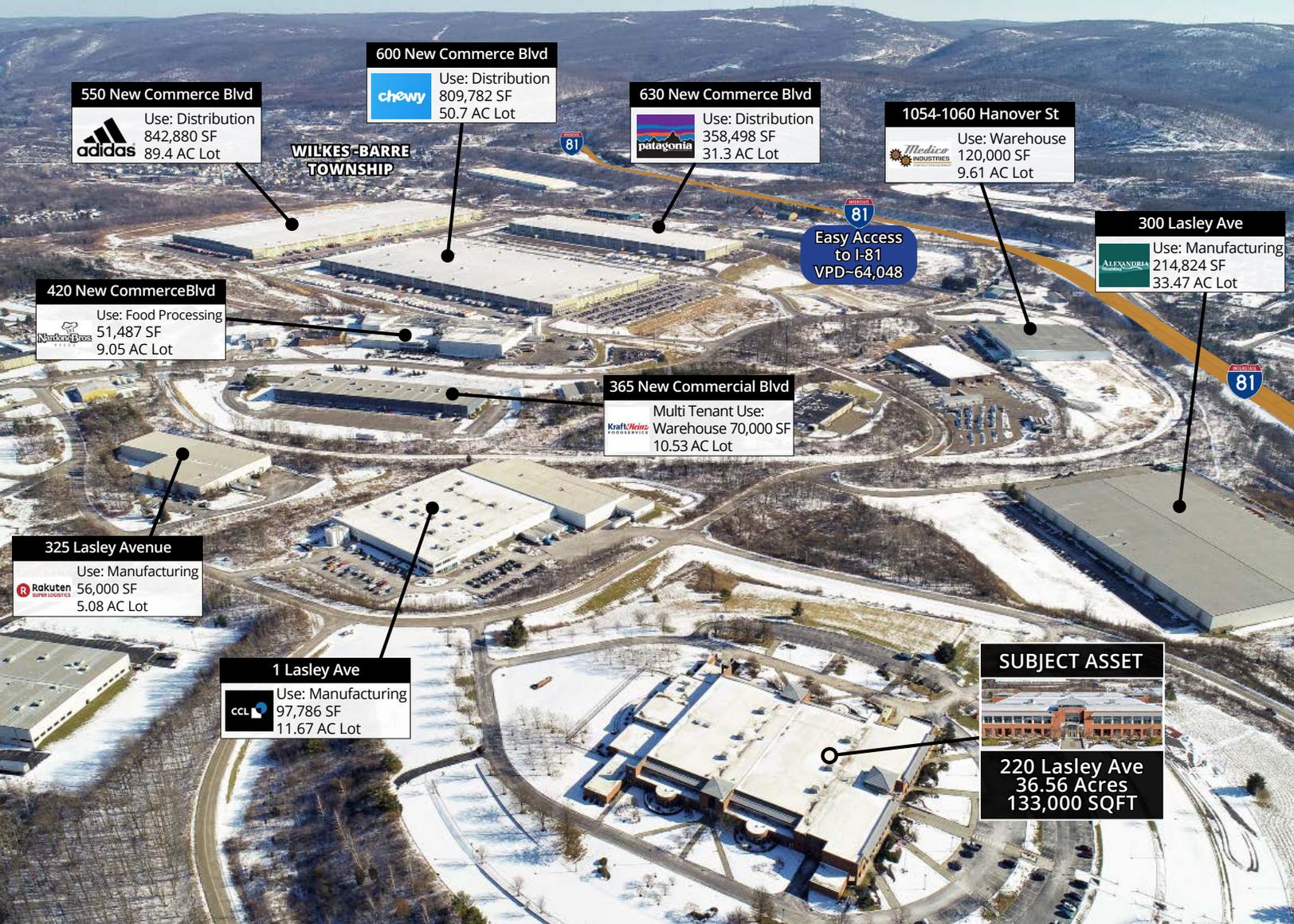
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## Notable Industrial Corridor



## Offering Price and Procedure

As exclusive agent, Avison Young is presenting 220 Lasley Avenue to select investors subject to a confidentiality agreement. **The sale is being offered on an "as-is" basis with a bid deadline on March 29, 2022 at 5:00 pm ET.**

Interested investors should address all communications, inquiries, and requests for information to Avison Young. All inspections must be arranged through Avison Young with appropriate notice. Investors intending to purchase the property should put their proposed terms in Letter of Intent format and deliver to Avison Young by email. Letters of Intent should include purchase price, due diligence and closing periods, earnest money deposit (including any non-refundable deposit placed at contract execution), source of funds to complete the transaction, and company's decision-making process. The seller will evaluate all offers based on factors such as economics, timing, terms, and the bidder's track record in closing similar transactions.

Neither seller, nor Avison Young, nor any of their respective employees, agents, or principals, has made any representation or warranties, expressed or implied, as to the accuracy or completeness of this offering memorandum or contents. The analysis and validation of the information contained in the offering memorandum is entirely the responsibility of each prospective investor.