



1000 N South Road, Scranton, PA

Keystone Valley Industrial Space

AVAILABLE FOR LEASE

20,000 - 270,000 SF | Immediate Occupancy



1 EXECUTIVE SUMMARY

270,000 SF of Industrial Space | Scranton, PA | Immediate Occupancy

Strategically located in Scranton, PA, 1000 N. South Road offers access to major logistics corridors with direct rail service, proximity to I-81, and a 20-minute drive to the regional airport. Situated within a one-day drive of 60% of the U.S. and 40% of Canada's population, this location is ideal for national distribution and manufacturing operations. The property benefits from Scranton's growing industrial base, home to operators like FedEx and Amazon, and is further supported by adjacent expansion potential and low-congestion access to key markets.

MODERN SYSTEMS

Sprinklers, motion lights,
60-kW generator

TURNKEY READY

27 docks, mezzanine,
12'-22' clear, 120' truck court

SITE SPECS

30' x 40' columns,
masonry, full utilities, fiber

FLEXIBLE LAYOUT

270,000 SF, divisible,
130,000 SF expansion (40' clear)

STRATEGIC REACH

1-day drive to 60% U.S.,
40% Canada

LOGISTICS ACCESS

Rail on-site, 2 mi to I-81,
20 mins to airport

POWER INVESTMENT

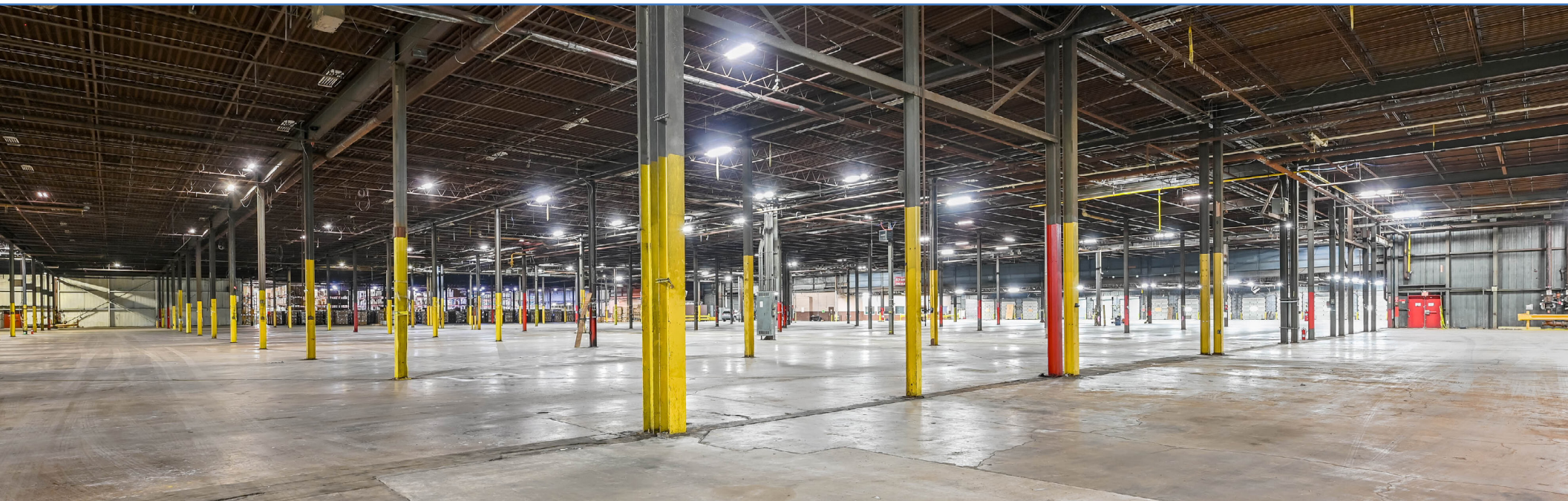
\$1.5M+ upgrades for
heavy-load use

ROBUST POWER

4,000 amps, 3 transformers,
800 amps expansion

FUTURE FLEXIBILITY

Land for parking, storage,
or build-out



2 BUILDING SPECIFICATIONS

PROPERTY SUMMARY

- Zoning MI-Industrial
- Site Area 21.36 Acres
- Column Spacing 30' x 40'
- Total Building Size 270,000 SF
- Clear Height 12'-22' (with 40' expansion)
- Flooring Reinforced concrete, 4,000 PSI load
- Construction Type Masonry with steel framing
- Year Built / Renovated 1964 / Fully Renovated in 2019

MECHANICS/ ELECTRICS

- Heating Gas-fired unit heaters
- Lighting Energy-efficient motion-sensor LEDs
- Backup Generator 60 kW emergency generator
- Power 4,000 amps via three 333 kVA transformers
- Sprinkler System Full coverage (specify wet or ESFR)
- HVAC Warehouse ventilated? Office climate-controlled

LOADING / ACCESS

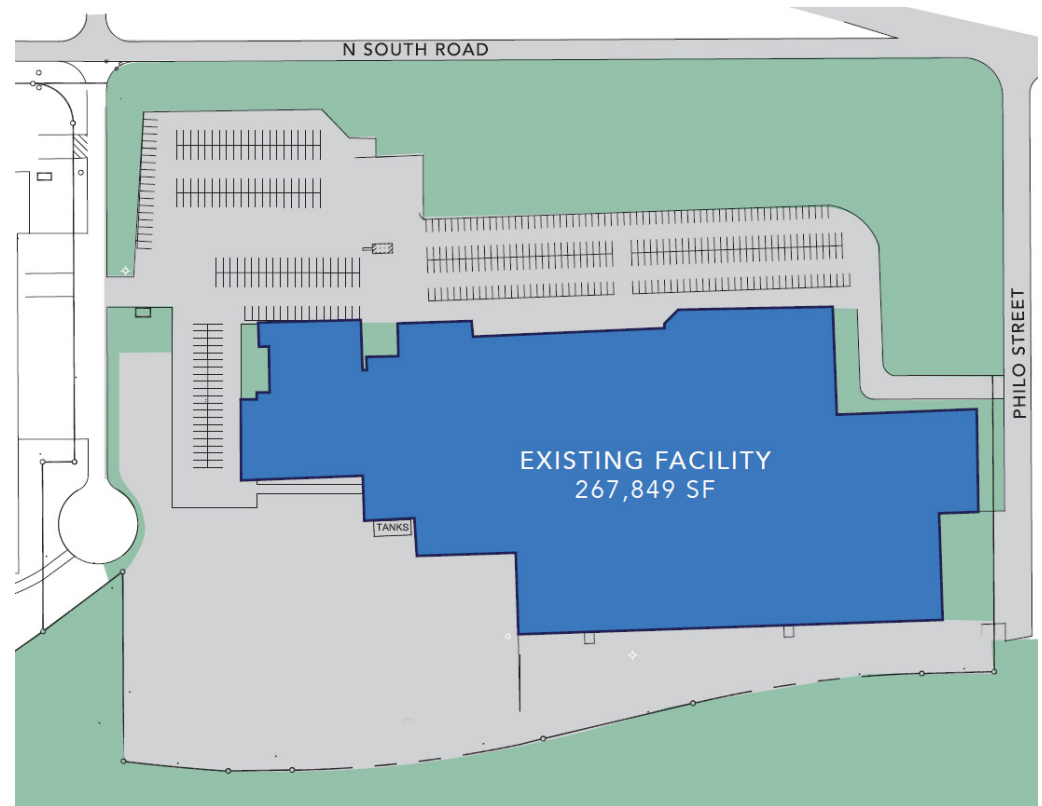
- Drive-In Doors
- Truck Court Depth 120 ft
- Dock Doors 27 dock-high doors
- Rail Access Direct onsite via Reading and Northern

UTILITIES

- Parking 127 spaces (0.47/1,000 SF)
- Telecom Fiber connectivity available
- Water/Sewer Municipal (city of Scranton)

OTHER FEATURES

- Roof Age / Type
- Sustainability Motion-sensor lighting
- Security Gated Access, Cameras, etc.
- Expansion Potential 130,000 SF w/ 40' clear height



3 LOCATION

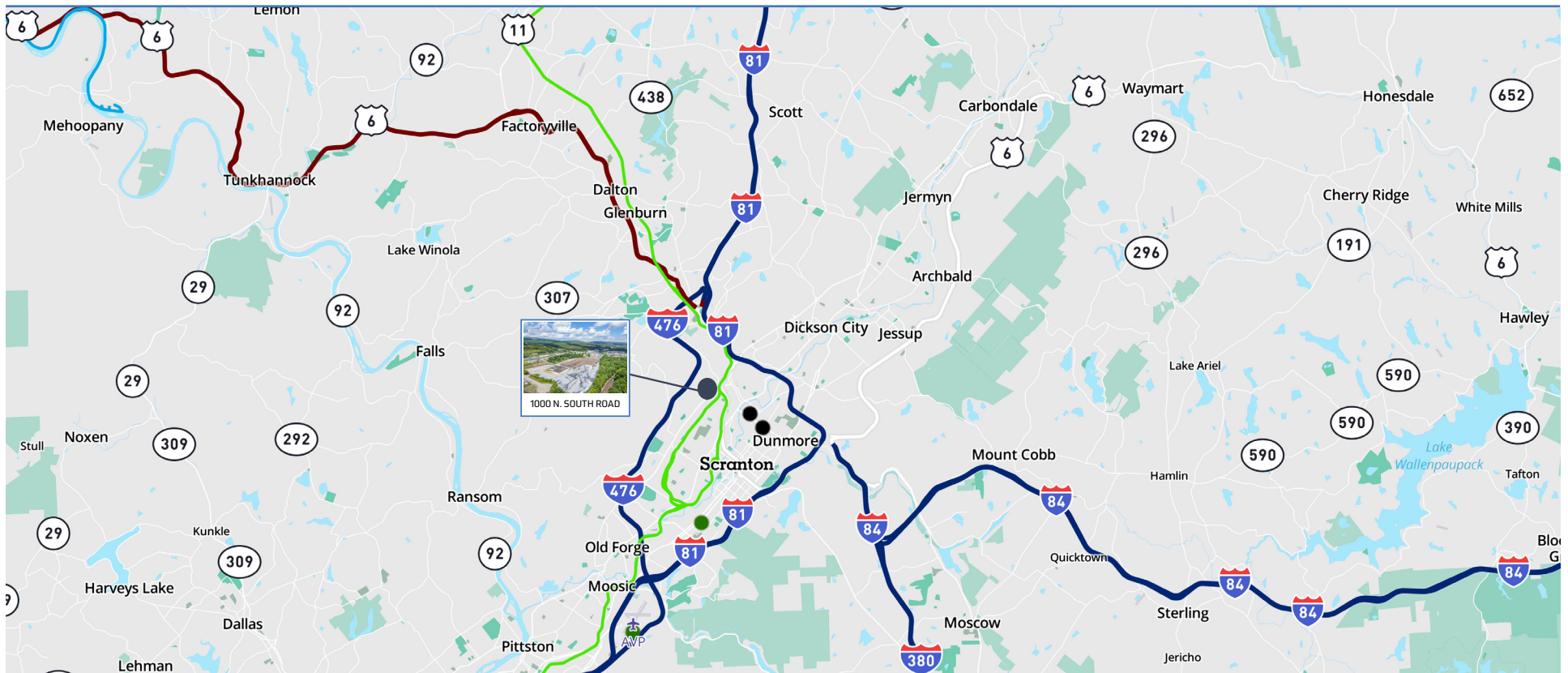
STRATEGIC ACCESS | NATIONAL REACH | RAIL-CONNECTED

Located at 1000 North South Road in Scranton, PA, this facility offers exceptional access to major transportation infrastructure, making it ideal for manufacturing and distribution users seeking reach and reliability.

- 1 mile to Central Scranton Expressway
- 2 miles to I-81 (North-South freight corridor)
- Direct on-site rail access via Reading & Northern Railroad
- 20 minutes to Wilkes-Barre/Scranton International Airport (AVP)

STRATEGIC HIGHLIGHTS

- Rail, road, and air access within minutes
- Supports regional and national distribution models
- Room for additional trailer or employee parking on-site
- Ideal for e-commerce, 3PL, and manufacturing tenants



4 LABOR DENSITY

3 Miles

74,900

Total current population

4.7%

Unemployment rate

\$52,132

Median household income

5 Miles

132,313

Total current population

4.4%

Unemployment rate

\$63,146

Median household income

10 Miles

213,789

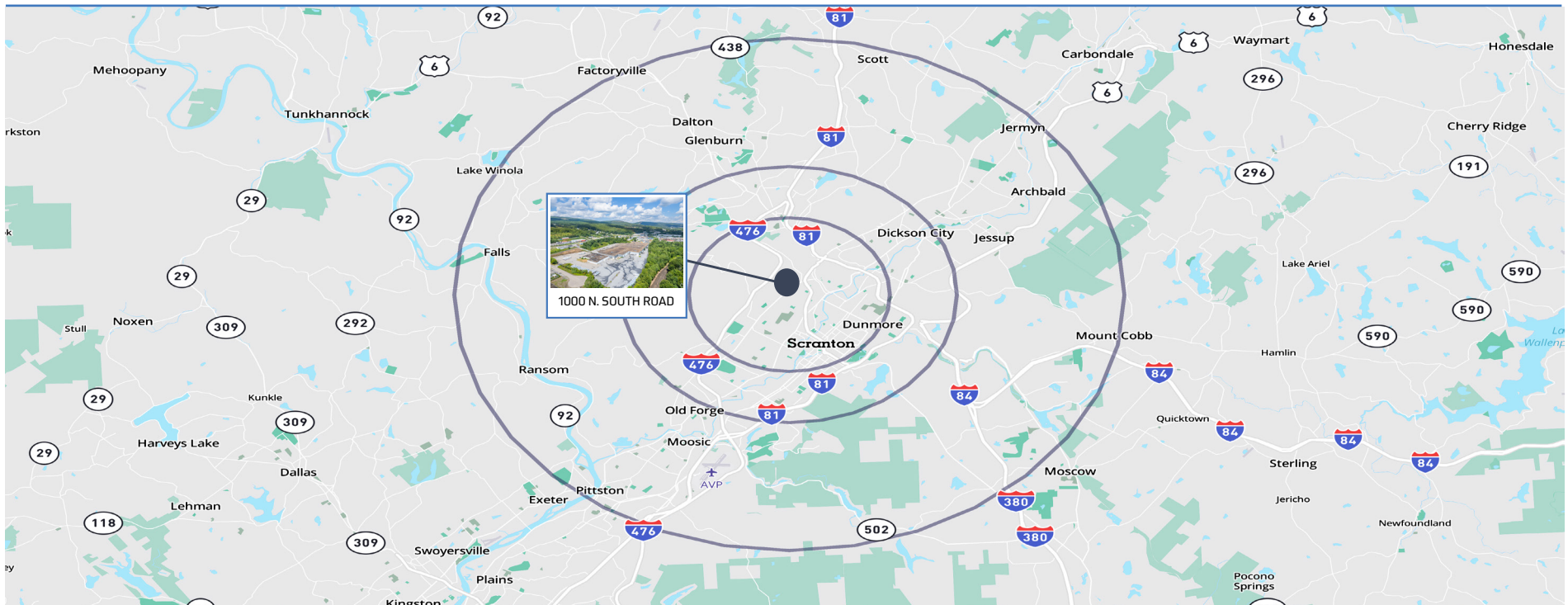
Total current population

3.9%

Unemployment rate

\$67,814

Median household income



5 LABOR DEMOGRAPHICS

3 Miles

2,628

Jobs (2024)

\$20.76

Average hourly earnings

\$19.14

Median hourly earnings

5 Miles

7,213

Jobs (2024)

\$21.06

Average hourly earnings

\$19.59

Median hourly earnings

10 Miles

12,183

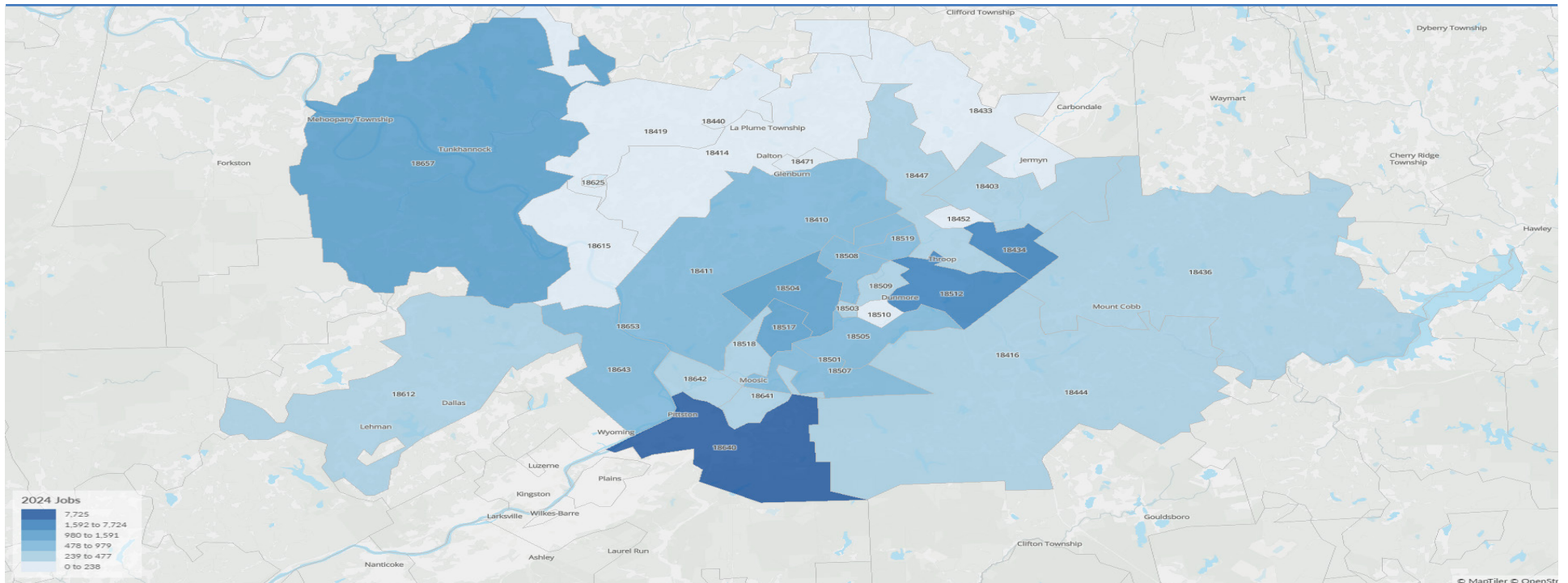
Jobs (2024)

\$21.45

Average hourly earnings

\$19.93

Median hourly earnings



6 COMPANY PROFILES



SimpleCITI Companies transitioned from a traditional family office in 2019, evolving into a sophisticated institutional asset and investment management platform. This transformation was propelled by the sale of USN, a manufacturing business whose successful exit provided the capital and momentum to launch a broader, more diversified investment strategy. The shift allowed SimpleCITI to retain the responsiveness and long-term perspective of a family-led enterprise while embracing the governance, discipline, and operational scale of an institutional platform—remaining grounded in its core objective: preserving and growing multi-generational wealth.

Today SimpleCITI operates through a network of vertically integrated subsidiaries, each focused on distinct investment verticals that reflect the firm's forward-looking strategy. At the heart of this platform is SimpleADVISORY, a Registered Investment Adviser (RIA), which works in tandem with SimpleCITI to guide and oversee its investment strategies. Together, they serve as the foundational pillars of the firm's fiduciary and capital deployment of the firm's fiduciary and capital deployment framework - combining regulatory oversight with direct investment execution.

The Avison Young logo consists of the words "AVISON" and "YOUNG" stacked vertically in a bold, black, sans-serif font. The text is centered between two thick, horizontal black bars.

Avison Young creates economic, social and environmental value as a global real estate advisor, powered by people.

At Avison Young, we believe in creating positive impact wherever we go.

There is a vital role for commercial real estate to create healthy, productive workplaces for employees, cities that are centers of prosperity for its citizens, and built spaces and places that create a net benefit to the economy, the environment and the community.

Our nimble, agile team has global insight, local market expertise and access to some of the smartest technology in the commercial real estate industry – all at the ready to work on creating your competitive advantage. As a private company, you will collaborate with an empowered partner who is invested in your success as much as you are.

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Keystone Valley Industrial Space



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