

60K SF OF INDUSTRIAL SPACE IN DALLAS

\$3.50M
PRICE

555 Country Club Road

Dallas, PA 18612



Matthew Nelson

Realtor

(570) 614-9694 (Direct)

matthewdotnelson@gmail.com

Jonathan J. Nelson Real Estate

9 N. Main Street
Suite #9, Pittston, PA 18640
(570) 212-9583
www.jjnre.com

**JONATHAN J.
NELSON**
REAL ESTATE
WWW.JJNRE.COM

60K SF OF INDUSTRIAL SPACE IN DALLAS

555 Country Club Road
Dallas, PA 18612

PRICE
\$3,500,000

CONTENTS

- | | | | |
|---|-----------------------|----|-----------------|
| 3 | Executive Summary | 7 | Market Overview |
| 4 | Investment Highlights | 8 | Demographics |
| 5 | Location Highlights | 15 | Closing |

PRESENTED BY



Matthew Nelson

Realtor
(570) 614-9694
matthewdotnelson@gmail.com
Lic # RS372694

Jonathan J. Nelson Real Estate

9 N. Main Street
Suite #9, Pittston, PA 18640
(570) 212-9583
www.jjnre.com



Executive Summary

555 Country Club Road · Dallas, PA 18612



ASKING PRICE

\$3,500,000

This offering presents an industrial asset in the Back Mountain comprised of approximately 60K SF (+/-) of warehouse & office space on ten acres. The property supports manufacturing, distribution, & storage while featuring multiple loading docks, overhead doors, (30'–40') clear heights, (29'–39') column spacing, mezzanine space, and built-out office components including private offices, a lunchroom, and restrooms.

Positioned just off SR-309, the asset offers efficient regional connectivity with direct access to I-81 via Memorial Highway and the Cross Valley Expressway which links to Wilkes-Barre & Scranton. Additional access via PA-118 & PA-415 enhances east to west movement while avoiding congestion in denser industrial corridors.

The ten-acre site allows for industrial outdoor storage, trailer parking, or future expansion. The surrounding market is anchored by major operators including Amazon, Chewy, Home Depot, and American Eagle.

With access to nearly (50M) people within a four-hour drive and over (100M) within a one-day truck route, the property benefits from strong logistics fundamentals. Transportation & warehousing account for over (11%) of local employment, with continued growth across e-commerce, food processing, cold storage, advanced manufacturing, and 3PL sectors supporting long-term demand.

PROPERTY DATA

Building Square Feet	60K (+/-)
Ceiling Height	30' – 40'
Column Spacing	29' – 39'
# of Dock Doors	2
# of Drive-in Doors	1
Zoning	Industrial
Industrial Acreage	7
Residential Acreage	3

Investment Highlights

- Limited industrial inventory in Dallas Township and the surrounding Back Mountain area positions the asset to capture demand with minimal direct competition.
- Proximity to Wilkes-Barre & Scranton provides access to an established labor pool & infrastructure without the congestion of core industrial parks.
- (30'–40') clear heights and (29'–39') column spacing support modern racking, vertical storage, and efficient warehouse throughput.
- Suitable for manufacturing, warehousing, distribution, contractor operations, as well as hybrid office & industrial users.
- Ten-acre footprint allows for building expansion, yard improvements, or additional structures.
- Immediate access to SR-309 and connectivity to I-81 supports both last-mile delivery and regional logistics strategies.
- Ability to attract tenants priced out of more competitive corridors while maintaining strong functionality and access.
- The region continues to see institutional investment driven by major users including Amazon, Lowes, Chewy, etc.
- Redundant routing via PA-118 & PA-415 improves reliability for transportation & distribution operations.
- Combination of warehouse volume, office space, and land supports both stabilized income strategies and owner-user acquisition scenarios.

KEY METRICS



Asking Price

\$3,500,000

Location Highlights

- Northeastern Pennsylvania sits within a four-hour drive of nearly (50M) people, making it a powerful logistics hub for direct-to-consumer, retail restocking, and regional distribution operations.
- The site sits within a one-day truck drive to six of the top ten metropolitan areas, giving occupiers access to more than (100M) consumers without needing secondary hubs.
- In the Scranton, Wilkes-Barre, & Hazleton area, transportation & warehousing accounts for (11%) of employment which is well above the U.S. average.
- NEPA serves as the “Northeast’s Interstate Hub,” with six major highways ; I-80, I-81, I-84, I-380, I-476, and I-78, all intersecting in the region. This network ensures seamless connections to markets from Maine to Virginia and even westward toward Ohio.
- Luzerne County’s economy has shifted from historical coal & manufacturing to logistics & warehousing – sectors now driving moderate growth & stability across the region.
- Wilkes-Barre / Scranton International Airport provides daily cargo and passenger service, supplementing the highway network and ensuring quick air freight access.
- National users such as Amazon, Home Depot, Chewy, and American Eagle operate large distribution centers in the Scranton / Wilkes-Barre corridor.
- Beyond big-box distribution, NEPA has attracted food processing, advanced manufacturing, cold storage, and e-commerce tenants.



LOCATION

Address	555 Country Club Road
City	Dallas
State	Pennsylvania
Zip Code	18612
County	Luzerne
Coordinates	41.351833,-75.975258

TRANSIT

Misericordia	0.5 mi
Center Hill & Church	0.9 mi

AIRPORTS

Wilkes-Barre / Scranton International	13.1 mi
---------------------------------------	---------

HIGHWAYS

Tunkhannock Highway	0.7 mi
PA-309	1.7 mi
Memorial Highway	1.8 mi
North Memorial Highway	0.7 mi

60K SF OF INDUSTRIAL SPACE IN DALLAS

41.3513°N, 75.9747°W

Market Overview

Market Overview of Dallas, Pennsylvania

Dallas Township is a key component of the Back Mountain submarket in Luzerne County, positioned as a stable, low-density alternative to the more heavily industrialized corridors of Wilkes-Barre & Scranton. The area benefits from its proximity to these population centers while maintaining a less congested, more accessible operating environment.

Connectivity is a primary driver of the market. Dallas Township sits along SR-309, providing direct linkage to I-81, the backbone of Northeast Pennsylvania’s logistics network. This infrastructure enables efficient access to major Mid-Atlantic & Northeast markets, placing the region within a one-day drive of New York City, Philadelphia, and New Jersey distribution hubs. Additional corridors such as PA-118 and PA-415 enhance east to west mobility and offer alternatives to more congested routes.

The broader Northeast Pennsylvania region has solidified its position as a national distribution hub, driven by population proximity and relative cost advantages compared to primary markets. Transportation and warehousing play an outsized role in the local economy, supported by a deep labor pool across Luzerne and Lackawanna Counties. Major occupiers, which includes Amazon, Chewy, Home Depot, and American Eagle Outfitters, have established large-scale operations in the region.



KEY FACTS

Population	2,557
Area	0.9 sq mi
Elevation	4,078 ft
Time Zone	UTC-04:00
County	Luzerne County
Incorporated	April 21, 1879
State	Pennsylvania

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	3,488	Population	15,296	Population	27,252
Median HH Income	\$77,738	Median HH Income	\$92,443	Median HH Income	\$92,186
Households	1,182	Households	6,172	Households	11,261

Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,100	14,489	26,515
2010 Population	3,522	15,470	27,665
2025 Population	3,488	15,296	27,252
2030 Population	3,491	15,247	27,120
2025–2030 Growth Rate	0.02 %	–0.06 %	–0.10 %
2025 Daytime Population	4,669	16,084	25,322
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	979	5,439	10,112
2010 Total Households	1,139	6,010	10,926
2025 Total Households	1,182	6,172	11,261
2030 Total Households	1,190	6,183	11,280
2025 Avg. Household Size	2.06	2.29	2.31
2025 Owner Occupied Housing	689	4,895	9,301
2030 Owner Occupied Housing	721	4,973	9,422
2025 Renter Occupied Housing	493	1,277	1,960
2030 Renter Occupied Housing	468	1,210	1,857
2025 Vacant Housing	122	582	1,142
2025 Total Housing	1,304	6,754	12,403
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	144	626	836
\$15,000–\$24,999	81	301	581
\$25,000–\$34,999	58	280	800
\$35,000–\$49,999	93	458	1,001
\$50,000–\$74,999	194	961	1,603
\$75,000–\$99,999	140	617	1,098
\$100,000–\$149,999	147	1,134	2,137
\$150,000–\$199,999	123	760	1,428
\$200,000 or greater	201	1,035	1,776
Median HH Income	\$77,738	\$92,443	\$92,186
Average HH Income	\$112,702	\$122,998	\$123,654

\$77,738
MEDIAN HH INCOME

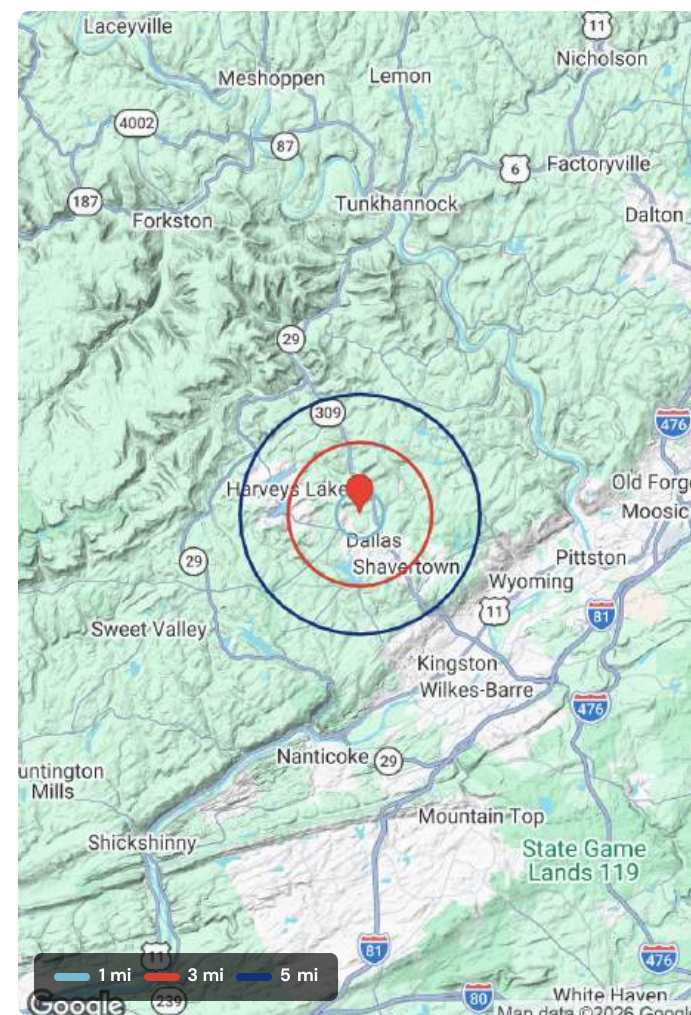
\$112,702
AVG HH INCOME

58.3%
OWNER OCCUPIED

41.7%
RENTER OCCUPIED

9.4%
VACANCY RATE

0.02 %
2025–2030 GROWTH



Source: ESRI / ArcGIS Business Analyst













60K SF OF INDUSTRIAL SPACE IN DALLAS

555 Country Club Road, Dallas, PA, 18612



FOR MORE INFORMATION



Matthew Nelson

Realtor

(570) 614-9694

matthewdotnelson@gmail.com

Lic# RS372694

Jonathan J. Nelson Real Estate

9 N. Main Street

Suite #9, Pittston, PA 18640

(570) 212-9583 www.jjnre.com

DISCLAIMER

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is intended solely for the use of the party to whom it has been delivered by Jonathan J. Nelson Real Estate and may not be disclosed, distributed, or made available to any other person or entity without the prior written consent of Jonathan J. Nelson Real Estate.

By accepting this Offering Memorandum, the recipient agrees to hold and treat all information contained herein in the strictest confidence. The recipient further agrees not to reproduce, duplicate, or distribute this material, in whole or in part. In the event the recipient has no interest in the subject property, this Offering Memorandum shall be promptly returned to Jonathan J. Nelson Real Estate.

This Offering Memorandum has been prepared for informational purposes only and is intended to provide a preliminary overview of the subject property. It contains select financial and physical information, which has not been independently verified and is not intended as a substitute for a thorough due diligence investigation. Jonathan J. Nelson Real Estate makes no representations or warranties, express or implied, regarding the accuracy or completeness of the information contained herein.

No representation or warranty is made as to the condition of the property, compliance with applicable laws and regulations, the presence or absence of hazardous substances, the accuracy of square footage, or the financial performance of the asset. All prospective purchasers are advised to conduct their own independent investigations and analyses and shall be responsible for all costs and expenses incurred in evaluating the property.

All property tours and inspections are strictly by appointment only. For additional information or to schedule a showing, please contact Matthew Nelson of Jonathan J. Nelson Real Estate.