



100 E Diamond Avenue
Out of Area, PA 18201
For Sale: \$9,625,000

Type:	Commercial
MLS#:	937965
Square Footage:	550,000
Taxes:	\$128,278

The Silk Building in Hazleton, Pennsylvania presents an extraordinary opportunity to acquire one of the region's largest multi-tenant industrial complexes—an expansive 550,000 square feet set across five highly functional floors with remarkable versatility and scale. Positioned moments from the I-81 corridor and within a 300-mile radius of 25 percent of the U.S. population, this asset delivers exceptional logistical reach to major metropolitan markets including Allentown, Philadelphia, New York City, Harrisburg, Baltimore, and beyond. Offering oversized floor plates of approximately 110,000 square feet, heavy power, generous loading capacity, excellent ceiling heights, and fully heated interiors with recent LED upgrades, the property is uniquely equipped to serve a wide range of high-demand uses. Current ownership has invested over \$1,000,000 in capital improvements, elevating the building to 60% occupancy while creating meaningful additional upside for the next investor. With in-place cash flow supported by established tenants and projected NNN rents of approximately \$3.00 per square foot on vacant units, new ownership can grow revenue substantially through traditional warehouse, manufacturing, flex, and distribution leasing—as well as by expanding into rapidly growing sectors such as AI infrastructure, robotics, data centers, call centers, self-storage, and other technology-forward operations. The property's structural characteristics and clear spans also make it an exceptional candidate for a future full or partial residential conversion, supported by Pennsylvania's Mixed-Use Housing Development Pilot Program. The complex sits on 9.51 acres and features 22 loading docks, 7 drive-ins, 12 exterior doors, two steel freight elevators, and robust heavy-duty power (400 amps, 120-240 volts). With strong demographics, a civilian labor force of over 343,000 within easy commuting distance, and the logistical advantage of proximity to Interstates 80, 81, 84, 380, and 476, The Silk Building is strategically positioned for long-term performance. As one of the largest industrial assets in its submarket, it offers powerful economies of scale, stable income, and a clear roadmap to significantly enhanced returns. This is a rare chance to acquire a high-capacity industrial hub with both immediate cash flow and substantial value-add potential.

Listing Details

Asking Price: \$9,625,000	Taxes: \$128,278	Status: Active
Type: Commercial	MLS ID: 937965	Last Update: 11/20/2025
Added: 28 Day(s) Ago		

Property Details

Address: 100 E Diamond Avenue	City: Out of Area	State: PA
Zip: 18201	County: Out of Area	Square Footage: 550,000
Total Bathrooms: 0	Siding: Other	

Location Details

Water Front: No	Water Access: No
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Heating, Cooling, & Utility Details

Heat Type: Other	Water Type: Public	Sewer Type: Public Sewer
Air Conditioning: Ductwork		