

10,046 SF

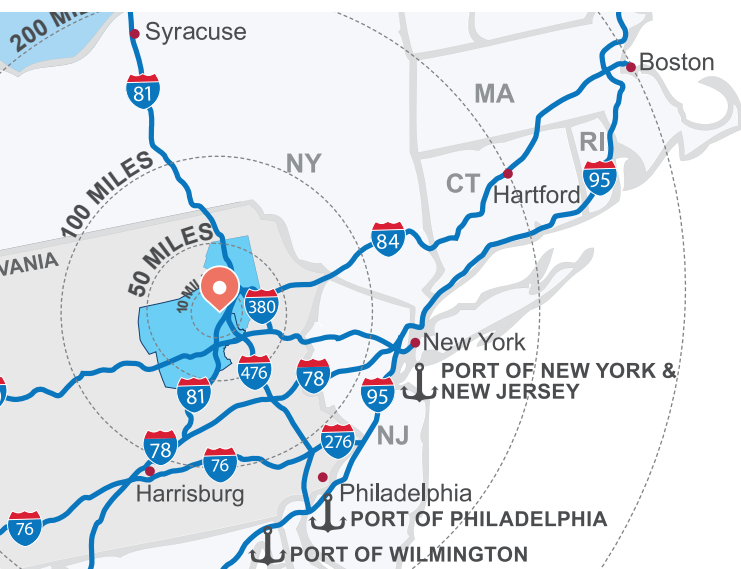
ON 15.74 ACRES AVAILABLE FOR LEASE

1110 HANOVER STREET

HANOVER INDUSTRIAL ESTATES
SUGAR NOTCH BOROUGH, PA



FLEX SPACE FIVE MINUTES TO I-81



DIRECTIONS TO 1110 HANOVER STREET:

Traveling North on I-81

Take exit 164 to PA-29 N toward Nanticoke/US-11. Then take exit 1 toward Sugar Notch/Ashley. Proceed straight off the exit ramp. At the stop sign continue straight on Hanover Street. Drive 0.25 miles and the building is on the left.

Traveling South on I-81

Take exit 164 to PA-29 N toward Nanticoke/US-11. Then take exit 1 toward Sugar Notch/Ashley. Proceed straight off the exit ramp. At the stop sign continue straight on Hanover Street. Drive 0.25 miles and the building is on the left.

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PLANS AND SPECIFICATIONS

SIZE

- **Available Space:** 10,046 SF expandable to 38,176 SF
- **Space Dimensions:** 50'-0" x 133'-8", 80'-0" x 41'-4"
- **Acreage:** 15.74 acres
- **Building Size:** 133,000 SF
- **Building Dimensions:** 760' x 175'
- **Office:** 6,703 SF

BUILDING CONSTRUCTION

- **Roof:** MR24 standing seam Butler Manufacturing™ roof system with insulation.
- **Exterior Walls:** Exterior wall system consisting of architectural masonry, aluminum/glazing entrance systems and insulated metal wall panels
- **Clear Ceiling Height:** 30' clear structural height at low eave and 33'-6" clear structural height at high eave. Existing office spaces have acoustical ceiling tiles at 9'-0" above finish floor.
- **Column Spacing:** 58'-4" x 40' typical
- **Floor:** 6" concrete floor slab reinforced with welded steel mats

LOADING

- **Dock Equipment:** Two (2) 8'-6" x 9'-6" vertical lift, insulated steel dock doors with 30,000 lb capacity mechanical levelers with Rite-Hite bumpers
- Trailer court is 130' deep with heavy duty asphalt

UTILITIES

- **HVAC:** Trane, energy-efficient, rooftop, packaged gas heat/electric cooling, individually controlled units; ducted supply and return system
- **Electrical Service:** 400 amp (expandable to 800 amp) 120/208 volts, 3-phase service
- **Lighting:** 400W metal halide high bay fixtures in warehouse, 2 x 4 fluorescent fixtures with prismatic lenses in office space. LED upgrade available.
- **Fire Protection:** Ordinary Hazard Class IV commodity wet sprinkler system
- **Utilities:** Separately Metered, Public Water, Sewer, Gas, and Electric

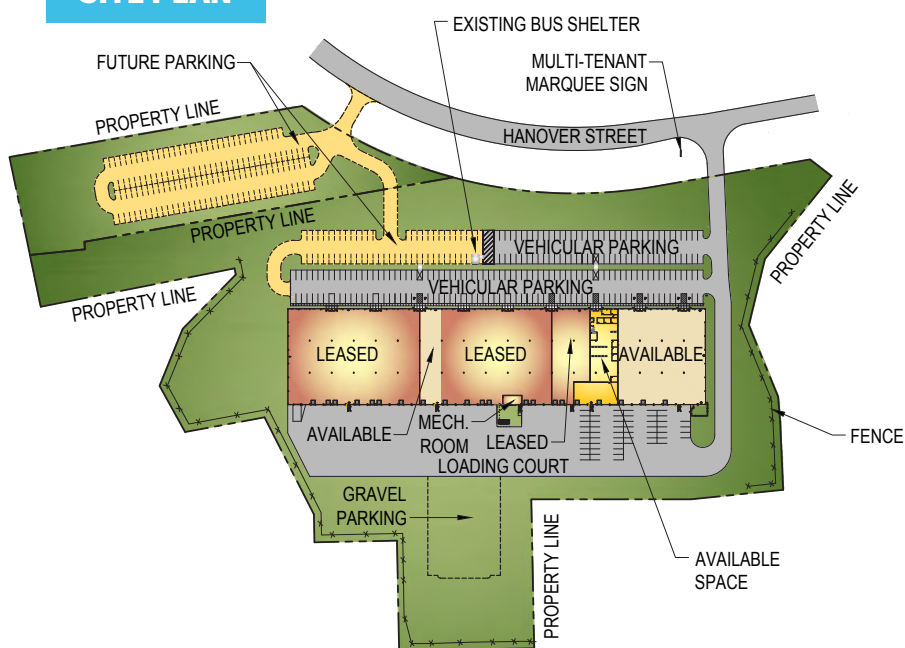
LOCATION

- Less than five minutes from I-81
- More than 404,000 live within 20 miles of the park

PARKING & AMENITIES

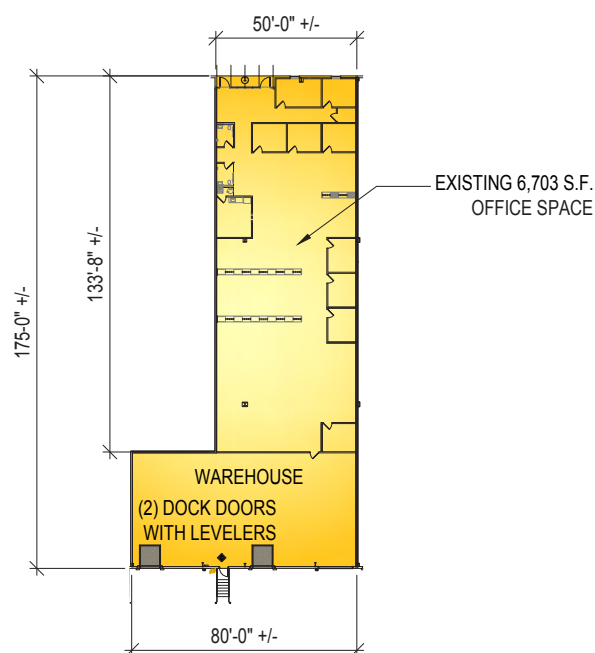
- **Vehicular Parking:** 17 vehicles with room on site for 195 more
- Multi-tenant marquee sign at site entrance.
- Professionally designed and maintained landscape design.
- On-site bus shelter

SITE PLAN



Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, prior sale/lease, withdrawal notice, or other conditions

FLOOR PLAN



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DEVELOPMENT DIVISION

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10,046 SF



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EXISTING SITE PLAN

AVAILABLE 10,046 S.F. AREA
WITHIN AN EXISTING 133,000 S.F. BUILDING

PARCEL #8
1110 HANOVER STREET
HANOVER INDUSTRIAL ESTATES
SUGAR NOTCH, PA 18706



AVAILABLE
10,046 S.F.

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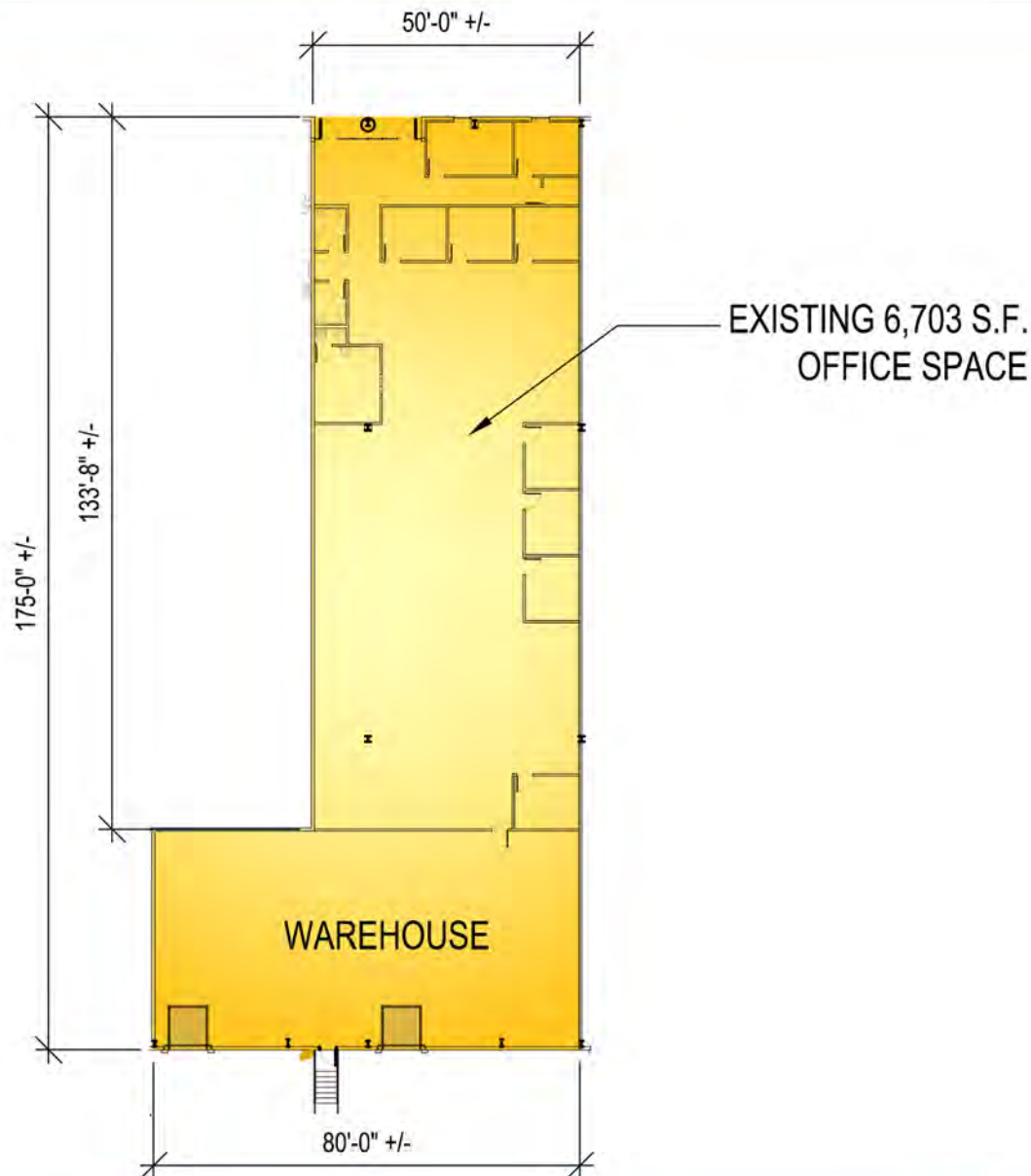
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EXISTING FLOOR PLAN

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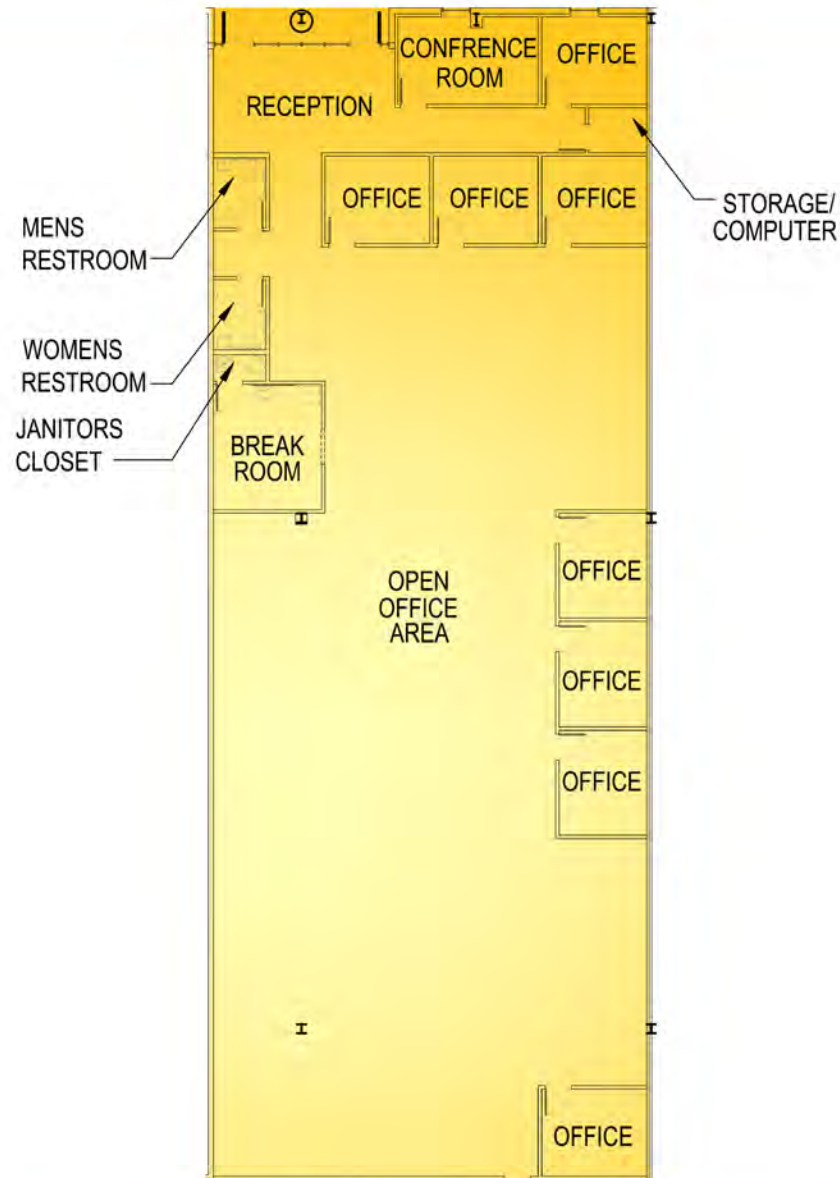
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EXISTING OFFICE PLAN

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SITE IMPROVEMENTS

- SITE CONTAINS APPROXIMATELY 15.64 ACRES
- ON-SITE PARKING FOR APPROXIMATELY 10 VEHICLES.
- PROFESSIONALLY PREPARED LANDSCAPE DESIGN.

**AVAILABLE 10,046 S.F. AREA
WITHIN AN EXISTING 133,000 S.F. BUILDING**

**PARCEL #8
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BUILDING IMPROVEMENTS

- AVAILABLE SPACE IS 10,046 SQUARE FEET.
- BUILDING DIMENSIONS 760' (LENGTH) X 175' (WIDTH).
- EXISTING OFFICE SPACE IS APPROX. 6,703 S.F.
- 30' CLEAR STRUCTURAL HEIGHT AT LOW EAVE.
- 33'-6" CLEAR STRUCTURAL HEIGHT AT HIGH EAVE.
- 6" THICK CONCRETE FLOOR SLAB REINFORCED WITH WELDED STEEL MATS.
- BUILDING ROOF IS PRECISION ROLL FORMED MR-24 PANELS.
- EXTERIOR WALL SYSTEM CONSTRUCTED WITH A COMBINATION OF ARCHITECTURAL BLOCK , ALUMINUM FRAME WINDOW SYSTEM AND METAL WALL PANELS.
- SPACE CONTAINS TWO (2) 8'-6"W x 9'-6"H VERTICAL LIFT, INSULATED STEEL DOCK DOORS WITH 30,000 LB CAPACITY MECHANICAL LEVELERS WITH BUMPERS.

UTILITIES AND BUILDING SYSTEMS

- FIRE PROTECTION SYSTEM IS AN ORDINARY HAZARD CLASS IV COMMODITY WET SPRINKLER SYSTEM.
- HEATING SYSTEM IS ENERGY EFFICIENT GAS FIRED UNIT HEATERS IN THE WAREHOUSE AREA.
- HEATING/COOLING SYSTEM IS PACKAGED GAS/ELECTRIC ROOF TOP UNIT(S) IN THE EXISTING OFFICE AREA.
- ELECTRICAL SERVICE IS A 200 AMP, 120/208 VOLT, 3-PHASE EXPANDABLE TO 400 AMPS.
- WAREHOUSE LIGHTING IS 400W METAL HALIDE HIGH BAY FIXTURES.
- OFFICE LIGHTING IS RECESSED 2 x 4 FLUORESCENT FIXTURES WITH PRISMATIC LENSES.
- PROVISIONS FOR DOMESTIC WATER AND NATURAL PROVIDED.
- ALL UTILITIES SHALL BE SEPARATELY METERED.

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