

53,040 SF
ON 6.00 ACRES

400 STEWART ROAD
HANOVER INDUSTRIAL ESTATES
HANOVER TOWNSHIP, PA



MODERN OFFICE AND LIGHT INDUSTRIAL SPACE

GREAT CALL CENTER SPACE WITH PARKING FOR 238 VEHICLES PLUS EXPANSION AVAILABLE



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| 570.823.1100

SPECIFICATIONS

SIZE

- Building size is 53,040 SF (275' x 150') on approximately 6.00 acres. Additional areage is available to the rear of the building. Building can be expanded to 68,040 SF.
- 41,790 SF first floor with 3,775 SF break room and 11,250 SF mezzanine
- 44,680 SF is office, 8,360 SF is high-ceiling

BUILDING CONSTRUCTION

- **Building Walls:** Exterior front wall features a Dryvit exterior insulation finish system. Side walls are Butler Shadowrib insulated metal panels and split-face CMU block to a height of 4'
- **Insulation:** Walls: R-13; Roof: R-19
- **Ceiling Height:** The nominal eave height of the warehouse is 24'. The ceiling height in the office area is 8' to 9'
- **Roof:** MR-24 standing seam roof furnished by Butler Manufacturing™; insulated
- **Column Spacing:** 25' x 50'
- **Floor:** 11,250 SF mezzanine - 4" reinforced concrete, 11,250 SF area below mezzanine - 4" reinforced concrete, remaining building area - 6" reinforced concrete

LOADING

- Two (2), 10' x 12' electric overhead doors

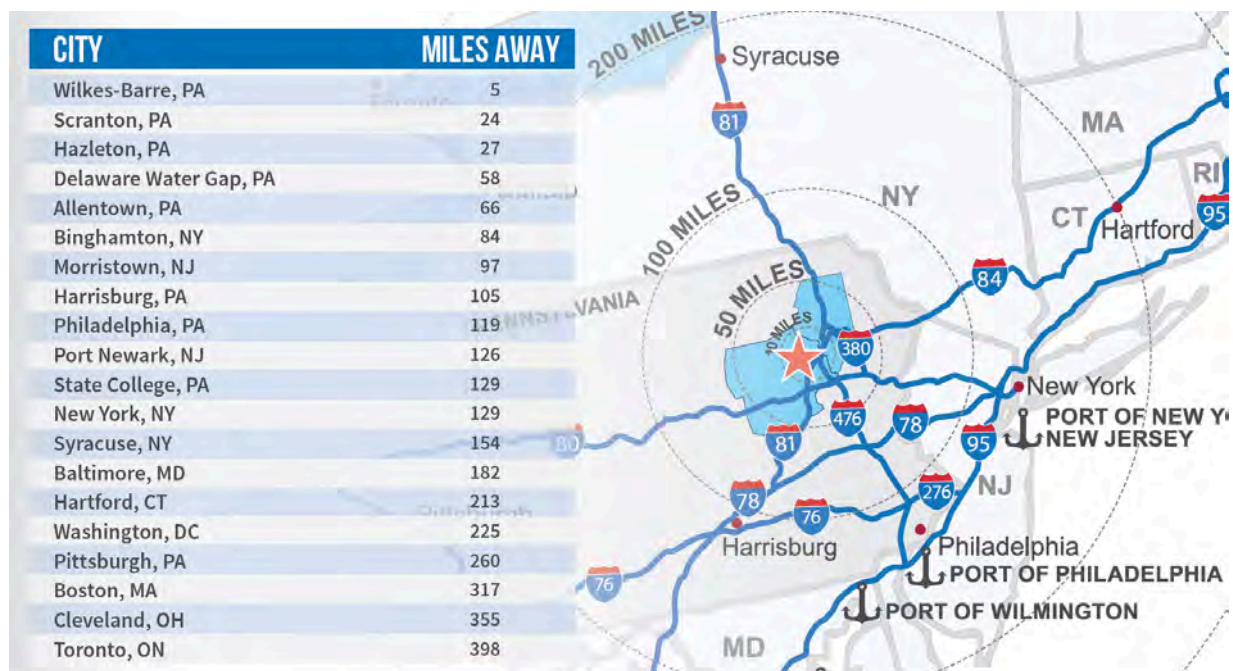
PARKING

- Paved, well-lit lot features 238 spaces. Parking can be expanded significantly. Room for an additional 299 spaces.

UTILITIES

- **Electrical Service:** Main service is 1,000 AMP, 277/480 volt, 3-phase. Circuit breaker panels are located throughout the facility. There is a UPS system and 350KW Cummins/Onan diesel powered generator
- **Telecommunications:** Copper and fiber lines serve the building. Multiple telecom providers serve the park
- **Fire Protection System:** 100% sprinkler coverage with an ordinary hazard Class III Commodity system
- **Lighting:** 2' x 4' fluorescent fixtures in the office and 400-watt metal halide fixtures in the warehouse. LED upgrade available.
- **HVAC:** RTUs and suspended gas fired, high efficiency unit heaters. The computer room is cooled by a Liebert chilled water air-conditioning system with an additional back-up A/C system

HANOVER INDUSTRIAL ESTATES IS AN EASY DRIVE FROM MANY KEY CITIES

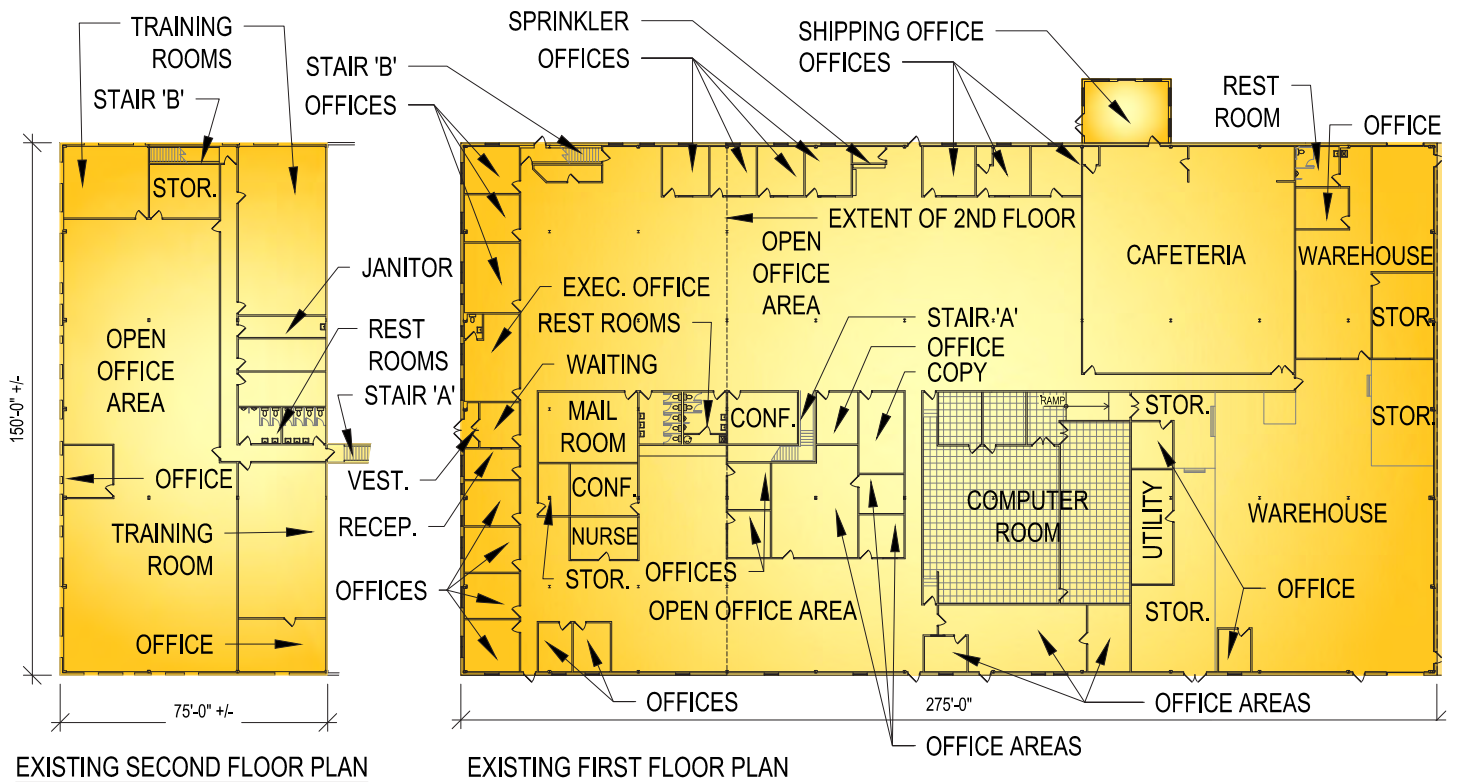


PLANS

SITE PLAN



FLOOR PLAN



400 STEWART ROAD

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HANOVER TOWNSHIP, PA

53,040 SF

ON 6.00 ACRES



ROOM TO GROW

Property includes this
additional land for building
and/or parking expansion



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EAST MOUNTAIN CORPORATE CENTER
100 BALTIMORE DRIVE, WILKES-BARRE, PA 18702

DEVELOPMENT DIVISION
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400 STEWART RD.

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53,040 SF



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CONCEPTUAL SITE PLAN

AVAILABLE 53,040 S.F. BUILDING
WITH PROPOSED 15,000 S.F. EXPANSION

400 STEWART ROAD
HANOVER INDUSTRIAL ESTATES
HANOVER TOWNSHIP, PA 18706

EXISTING VEHICULAR PARKING	235
PROPOSED NEW VEHICULAR PARKING	188
PROPOSED FUTURE PARKING	111



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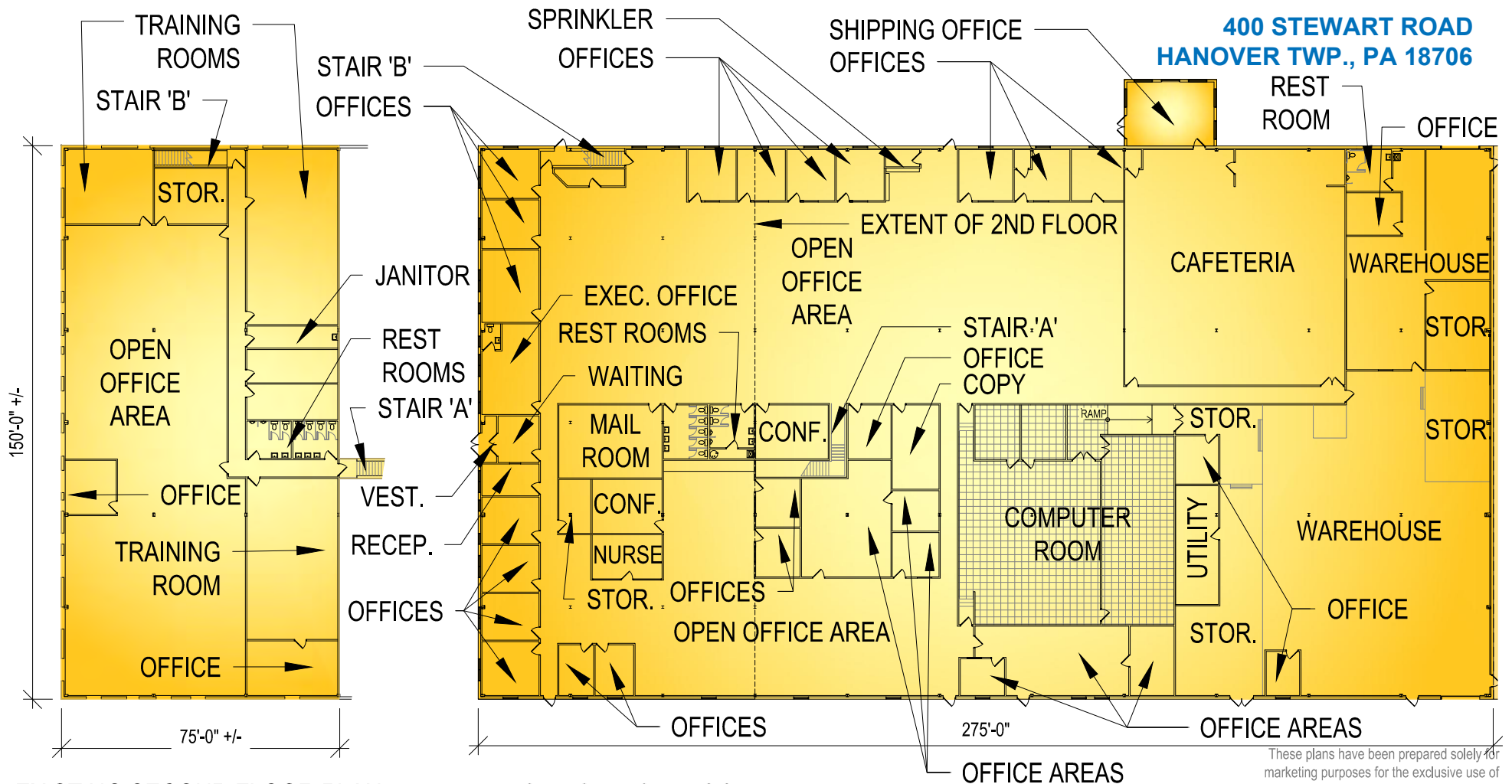


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EXISTING FLOOR PLANS

AVAILABLE 53,040 S.F. BUILDING
WITH PROPOSED 15,000 S.F. EXPANSION
HANOVER INDUSTRIAL PARK



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SPECIFICATIONS

SITE IMPROVEMENTS

- On-site parking for approximately 235 vehicles with future parking for up to 534 vehicles.
- Site contains approximately 23.91 acres.
- Professionally designed landscape and maintenance.
- Marquee sign at site entrance.

**AVAILABLE 53,040 S.F. BUILDING
WITH PROPOSED 15,000 S.F. EXPANSION
HANOVER INDUSTRIAL PARK**

**400 STEWART ROAD
HANOVER TWP., PA 18706**

BUILDING IMPROVEMENTS

- Building contains 41,790 S.F. on the ground floor level with a 11,250 S.F. second floor level.
- Building dimensions are 275'-0" (length) x 150'-0" (depth). Expansion dimensions are 100'-0" (length) x 150'-0" (depth).
- 50'-0" x 50'-0" typical bay spacing with 25'-0" x 25'-0" bay spacing beneath second story.
- The building contains an existing, approximately 3,380 S.F., raised-access flooring Computer Center with dedicated HVAC.
- The existing subfloor is 6" concrete floor slab reinforced with welded steel mats.
- Roof is MR24 standing seam roof system with insulation.
- Exterior wall systems consists of architectural masonry, aluminum frame window systems, metal wall panels with insulation, and e.i.f.s. at entrance facade.
- The building contains two (2) 10' x 12' drive-in doors at grade.

UTILITIES AND BUILDING SYSTEMS

- The warehouse heating system is gas-fired, suspended unit heaters.
- The office space is heated and conditioned by multiple roof top packaged HVAC units.
- Available electrical service includes (2) 400 amp, 480/277 volt 3 phase services and a 600 amp, 480/277 volt 3 phase service.
- The building is served by an onsite generator for life safety systems and standby power.
- Existing Fire Protection System is an Ordinary Hazard Class III.

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