

133,000 SF

ON 15.64 ACRES

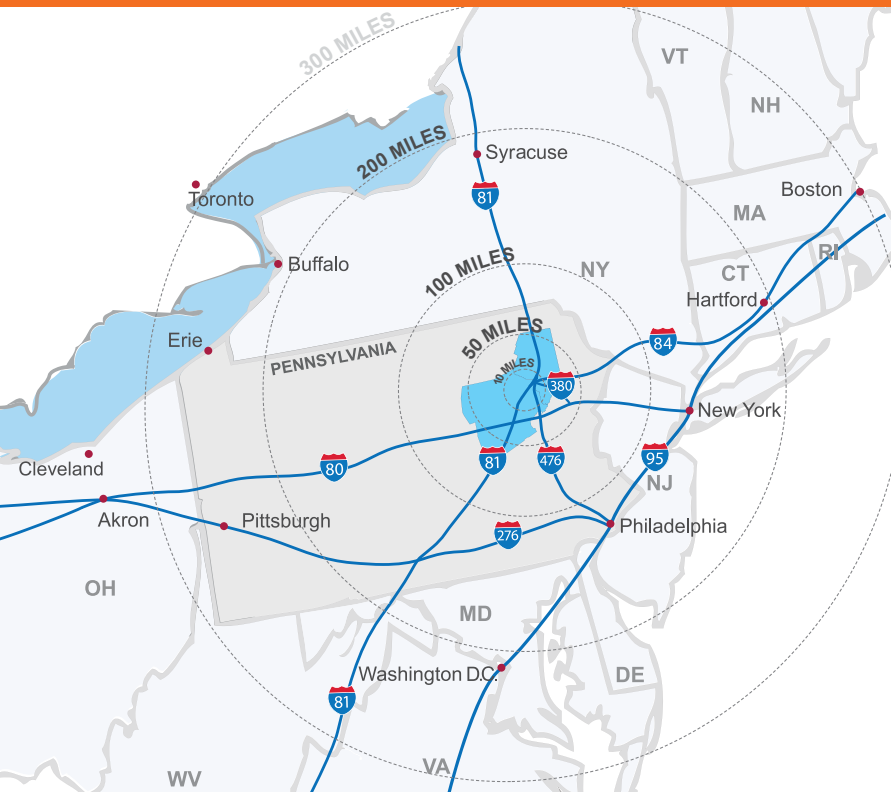
1110 HANOVER STREET

HANOVER INDUSTRIAL ESTATES
HANOVER TOWNSHIP, PA



133,000 SF FLEX BUILDING. 10,046 SF to 133,000 SF

LOCATED IMMEDIATELY OFF ROUTE 29, JUST FIVE MINUTES FROM I-81



MILES TO KEY CITIES FROM HANOVER INDUSTRIAL ESTATES

Wilkes-Barre	5
Scranton	24
Hazleton	27
Delaware Water Gap	58
Binghamton	84
Allentown	85
Morristown, NJ	97
Harrisburg	105
Philadelphia	119
Port of Newark	128
Syracuse	162
Baltimore	182
Washington D.C.	225
Pittsburgh	260
Boston	317
Cleveland	355

570.823.1100
mericle.com

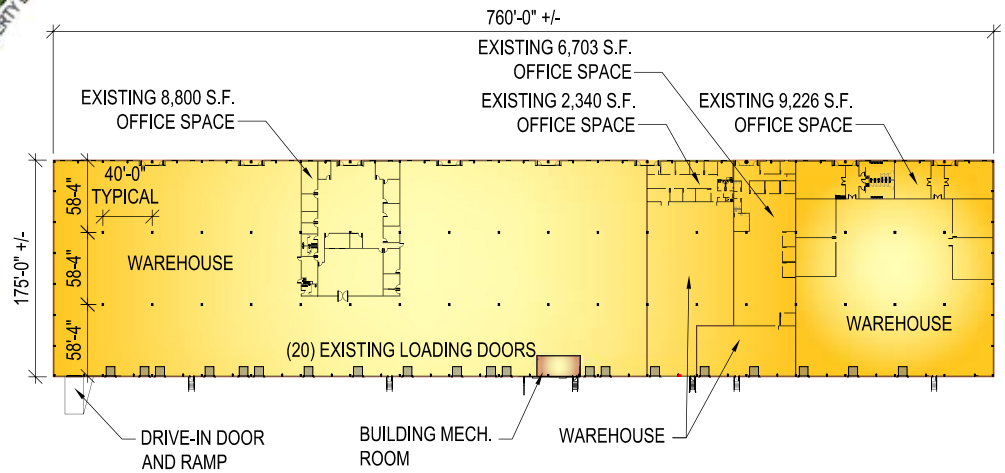
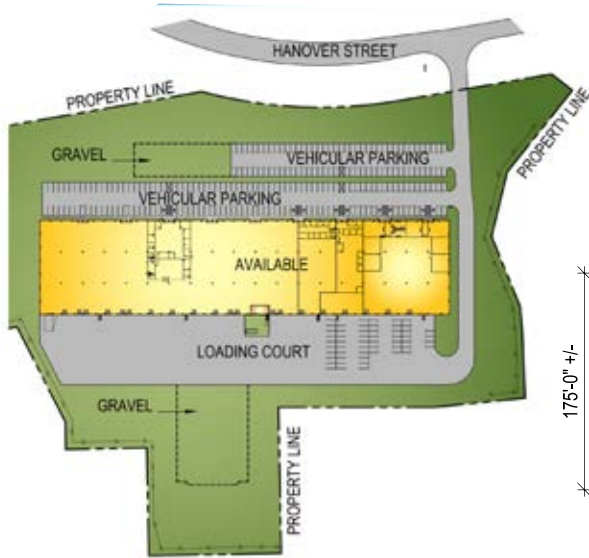


East Mountain Corporate Center
100 Baltimore Drive
Wilkes-Barre, PA 18702

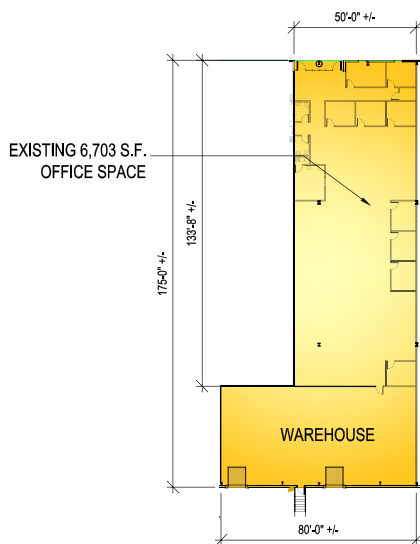
Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

PLANS AND SPECIFICATIONS

133,000 SF



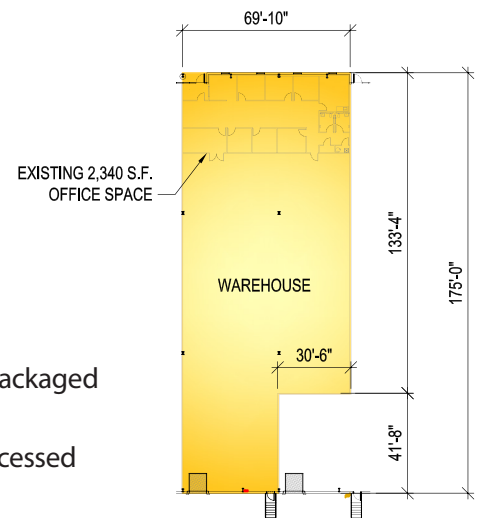
10,046 SF

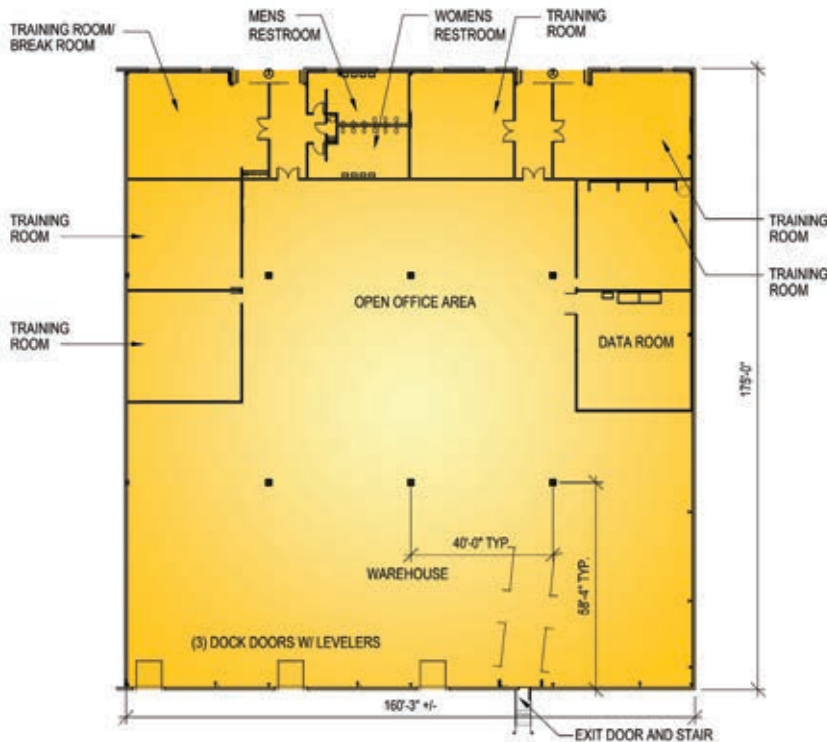


- Existing office fit-out is approx. 6,703 SF
- 30' to 33'6" ceiling clear height
- 6" reinforced concrete floor
- (2) 8'6"w x 9'6"h vertical-lift, insulated steel loading doors with 30,000 lb. mechanical levelers with bumpers
- Ordinary Hazard Class IV Commodity wet sprinkler system
- 200 amp (expandable to 800 amp), 120/208 volt, 3-phase electrical service
- Energy-efficient, gas-fired unit heaters in warehouse; heating/cooling system is packaged gas/electric roof top units in the existing office area
- Warehouse lighting is 400 watt metal halide high bay fixtures; office lighting is 2 x 4 fluorescent fixtures with prismatic lenses

11,051 SF

- Existing office fit-out is approx. 2,340 SF
- 30' to 33'6" ceiling clear height
- 6" reinforced concrete floor
- (1) 8'6"w x 9'6"h vertical-lift, insulated steel loading door with 30,000 lb. mechanical leveler with bumper
- Ordinary Hazard Class IV Commodity wet sprinkler system
- 200 amp (expandable to 400 amp), 120/208 volt, 3-phase electrical service
- Energy-efficient, gas-fired unit heaters in warehouse; heating/cooling system is packaged gas/electric roof top units in the existing office area
- Warehouse lighting is 400 watt metal halide high bay fixtures; office lighting is recessed 2 x 4 fluorescent fixtures with prismatic lenses



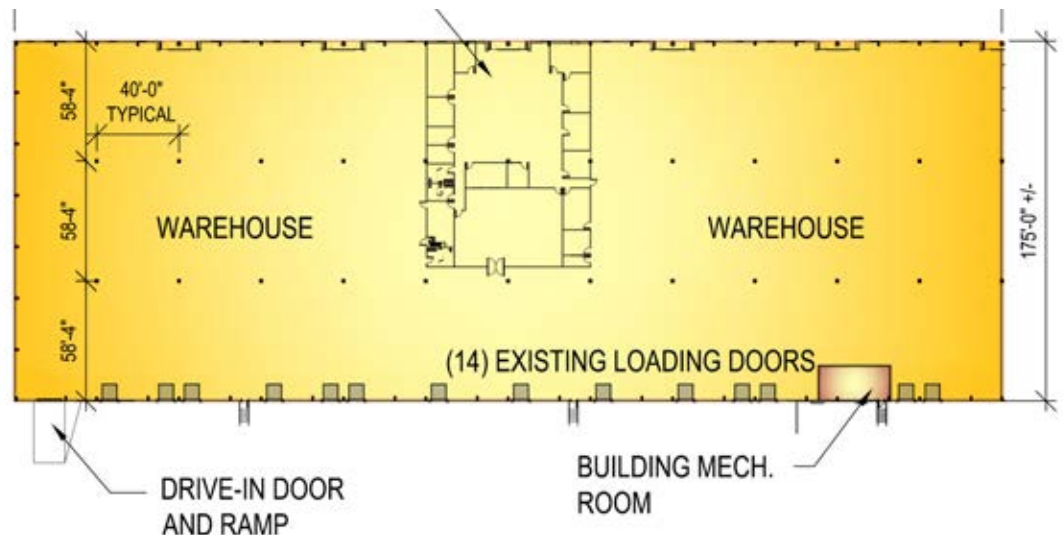


28,130 SF

- 28,130 SF in a 133,000 SF building on approximately 15.64 acres. (Space is expandable)
- Former disaster recovery center
- Includes large open area, six (6) partitioned training rooms, one (1) partitioned data room
- Abundant parking
- 800 amp, 480/277 volt, 3-phase power
- Ordinary Hazard Class IV Commodity wet sprinkler system and FM-200 in the data center
- Includes storage area with 30' ceiling clear height
- Ceilings in the training rooms are suspended at a nominal height of 9' above the finished floor.
- Three (3) 8'6" w x 9'6" h vertical lift, insulated steel loading doors with 30,000 lb. mechanical levelers with bumpers
- 6" reinforced concrete floor
- Roof covered with precision roll formed MR-24 panels

83,773 SF

- Existing office fit-out is approx. 8,800 SF
- 30' to 33'6" ceiling clear height
- 6" reinforced concrete floor
- (14) 8'6" w x 9'6" h vertical-lift, insulated steel loading doors with 30,000 lb. mechanical levelers with bumpers
- (1) 12' w x 14' h vertical-lift drive-in door with ramp
- Ordinary Hazard Class IV Commodity wet sprinkler system
- 800 amp (expandable to 1600 amp), 120/208 volt, 3-phase electrical service
- Energy-efficient, gas-fired unit heaters in warehouse; heating/cooling system is packaged gas/electric roof top units in the existing office area
- Warehouse lighting is 400 watt metal halide high bay fixtures



10,046 SF to 133,000 SF

ON 15.64 ACRES

1110 HANOVER STREET

HANOVER INDUSTRIAL ESTATES
HANOVER TOWNSHIP, PA

Hanover Industrial Estates is located within 5 minutes of Interstate 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.

570.823.1100
mericle.com



East Mountain Corporate Center
100 Baltimore Drive
Wilkes-Barre, PA 18702

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

PHOTO COLLAGE

1110 HANOVER STREET
HANOVER INDUSTRIAL ESTATES
HANOVER TOWNSHIP, PA



570.823.1100
mericle.com



East Mountain Corporate Center
100 Baltimore Drive
Wilkes-Barre, PA 18702

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

PHOTO COLLAGE

1110 HANOVER STREET
HANOVER INDUSTRIAL ESTATES
HANOVER TOWNSHIP, PA



570.823.1100
mericle.com



East Mountain Corporate Center
100 Baltimore Drive
Wilkes-Barre, PA 18702

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

PHOTO COLLAGE

1110 HANOVER STREET
HANOVER INDUSTRIAL ESTATES
HANOVER TOWNSHIP, PA



570.823.1100
mericle.com

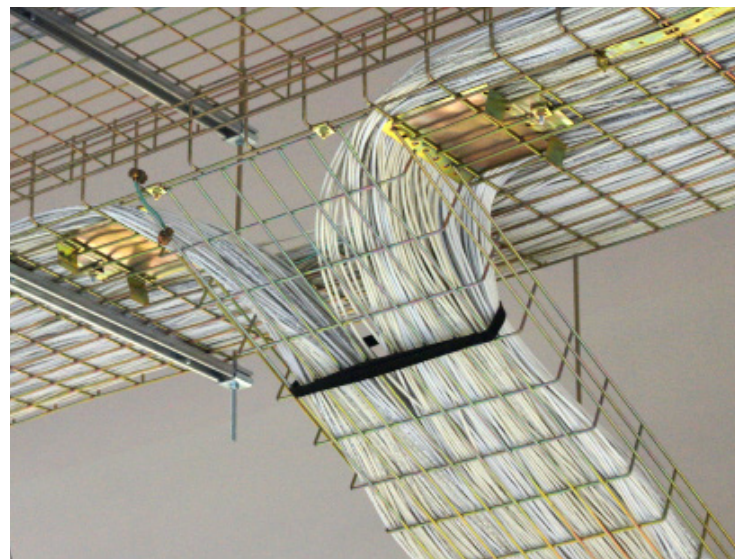
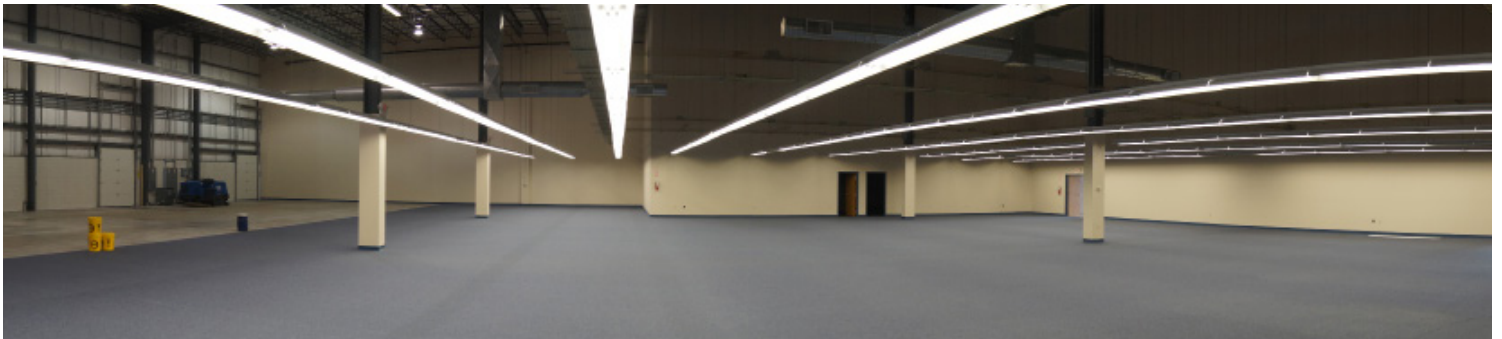
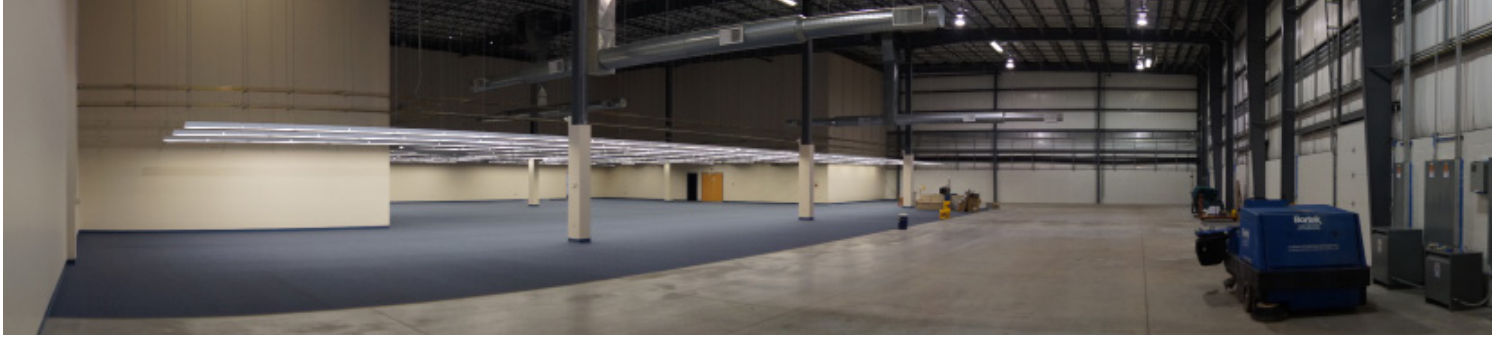


East Mountain Corporate Center
100 Baltimore Drive
Wilkes-Barre, PA 18702

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

PHOTO COLLAGE

1110 HANOVER STREET
HANOVER INDUSTRIAL ESTATES
HANOVER TOWNSHIP, PA



570.823.1100
mericle.com



East Mountain Corporate Center
100 Baltimore Drive
Wilkes-Barre, PA 18702

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

PHOTO COLLAGE

1110 HANOVER STREET
HANOVER INDUSTRIAL ESTATES
HANOVER TOWNSHIP, PA



570.823.1100
mericle.com



East Mountain Corporate Center
100 Baltimore Drive
Wilkes-Barre, PA 18702

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

PHOTO COLLAGE

1110 HANOVER STREET
HANOVER INDUSTRIAL ESTATES
HANOVER TOWNSHIP, PA



570.823.1100
mericle.com



East Mountain Corporate Center
100 Baltimore Drive
Wilkes-Barre, PA 18702

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

PHOTO COLLAGE

1110 HANOVER STREET
HANOVER INDUSTRIAL ESTATES
HANOVER TOWNSHIP, PA



570.823.1100
mericle.com



East Mountain Corporate Center
100 Baltimore Drive
Wilkes-Barre, PA 18702

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

PHOTO COLLAGE

1110 HANOVER STREET
HANOVER INDUSTRIAL ESTATES
HANOVER TOWNSHIP, PA



570.823.1100
mericle.com

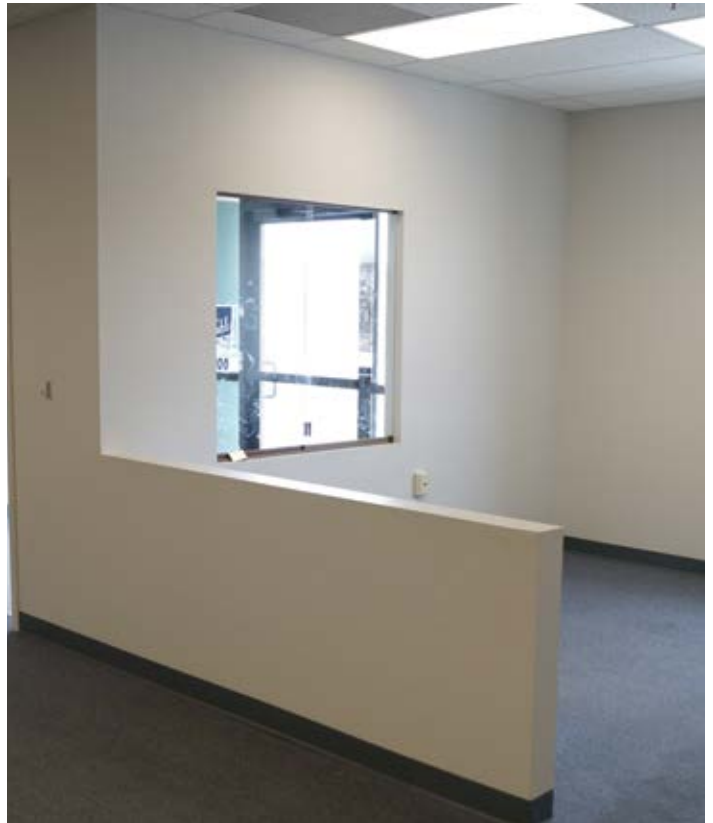


East Mountain Corporate Center
100 Baltimore Drive
Wilkes-Barre, PA 18702

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

PHOTO COLLAGE

1110 HANOVER STREET
HANOVER INDUSTRIAL ESTATES
HANOVER TOWNSHIP, PA



570.823.1100
mericle.com



East Mountain Corporate Center
100 Baltimore Drive
Wilkes-Barre, PA 18702

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

PHOTO COLLAGE

1110 HANOVER STREET
HANOVER INDUSTRIAL ESTATES
HANOVER TOWNSHIP, PA



570.823.1100
mericle.com



East Mountain Corporate Center
100 Baltimore Drive
Wilkes-Barre, PA 18702

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

PHOTO COLLAGE

1110 HANOVER STREET
HANOVER INDUSTRIAL ESTATES
HANOVER TOWNSHIP, PA



570.823.1100
mericle.com



East Mountain Corporate Center
100 Baltimore Drive
Wilkes-Barre, PA 18702

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

PHOTO COLLAGE

1110 HANOVER STREET
HANOVER INDUSTRIAL ESTATES
HANOVER TOWNSHIP, PA



570.823.1100
mericle.com



East Mountain Corporate Center
100 Baltimore Drive
Wilkes-Barre, PA 18702

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

PHOTO COLLAGE

1110 HANOVER STREET
HANOVER INDUSTRIAL ESTATES
HANOVER TOWNSHIP, PA



570.823.1100
mericle.com



East Mountain Corporate Center
100 Baltimore Drive
Wilkes-Barre, PA 18702

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

PHOTO COLLAGE

1110 HANOVER STREET
HANOVER INDUSTRIAL ESTATES
HANOVER TOWNSHIP, PA



570.823.1100
mericle.com



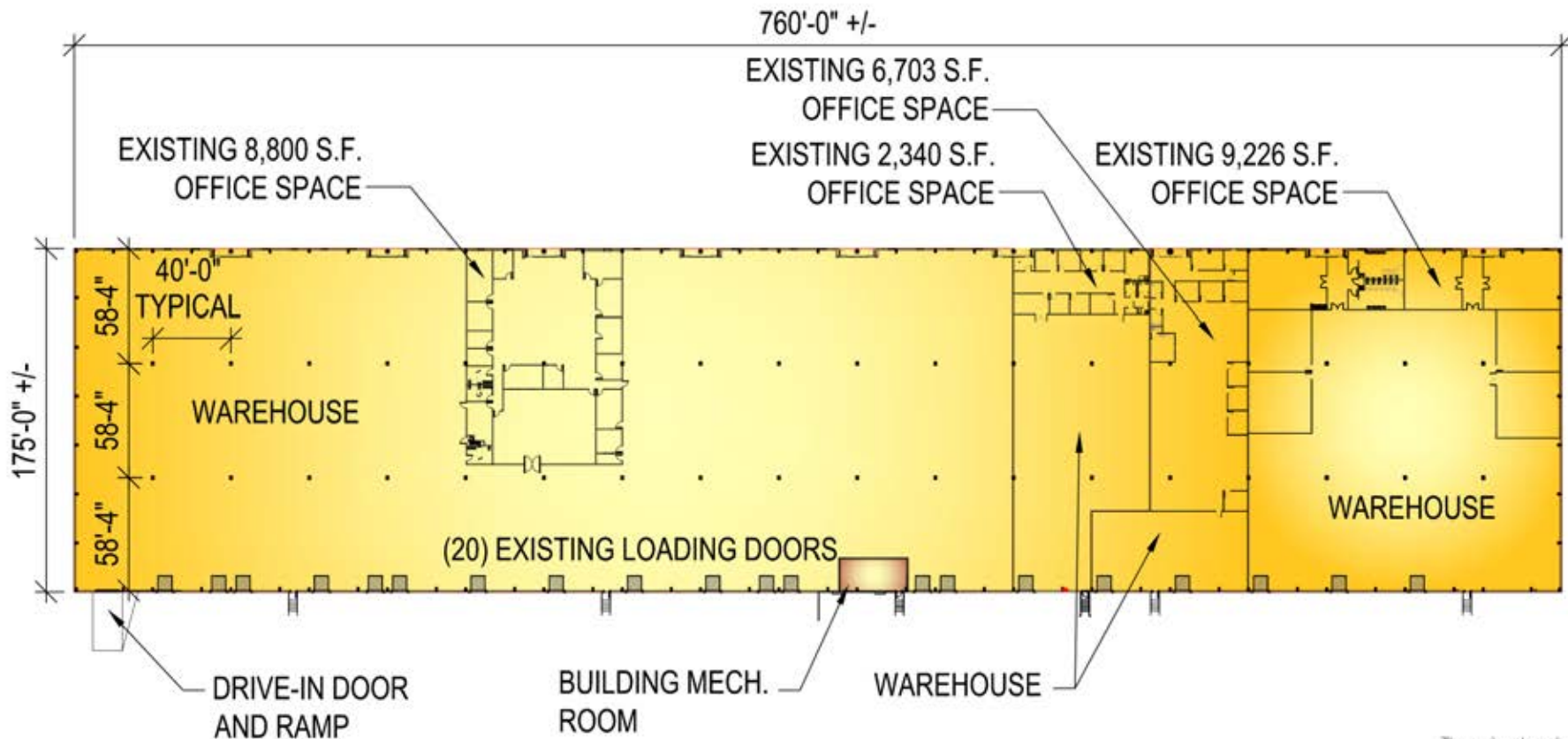
East Mountain Corporate Center
100 Baltimore Drive
Wilkes-Barre, PA 18702

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

FLOOR PLAN

AVAILABLE 133,000 S.F. EXISTING BUILDING

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



These plans have been prepared solely for marketing purposes for the exclusive use of
- Mericle Commercial Real Estate Services

F:\Job\2728\mcd\DWG-SPEC\Concepts\2728-PARCEL 8 JESSUP (10-11-13).dwg MP

570.823.1100
mericle.com



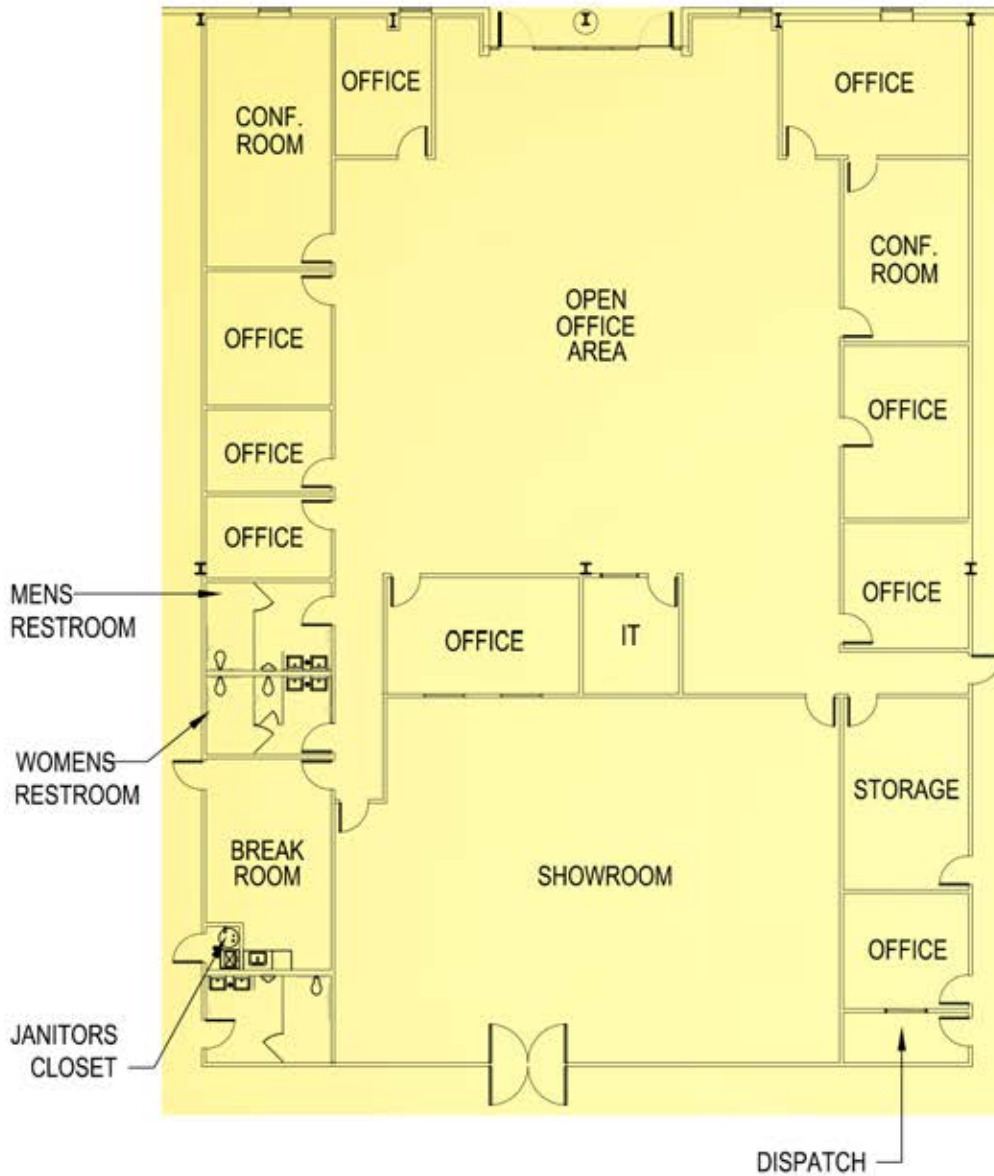
East Mountain Corporate Center
100 Baltimore Drive
Wilkes-Barre, PA 18702

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

OFFICE PLAN

AVAILABLE 133,000 S.F. EXISTING BUILDING

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



These plans have been prepared solely for marketing purposes for the exclusive use of
- Mericle Commercial Real Estate Services

F:\Job\2728\mcd\DWG-SPEC\Concepts\2728-PARCEL 8 JESSUP (10-11-13).dwg MP

570.823.1100
mericle.com



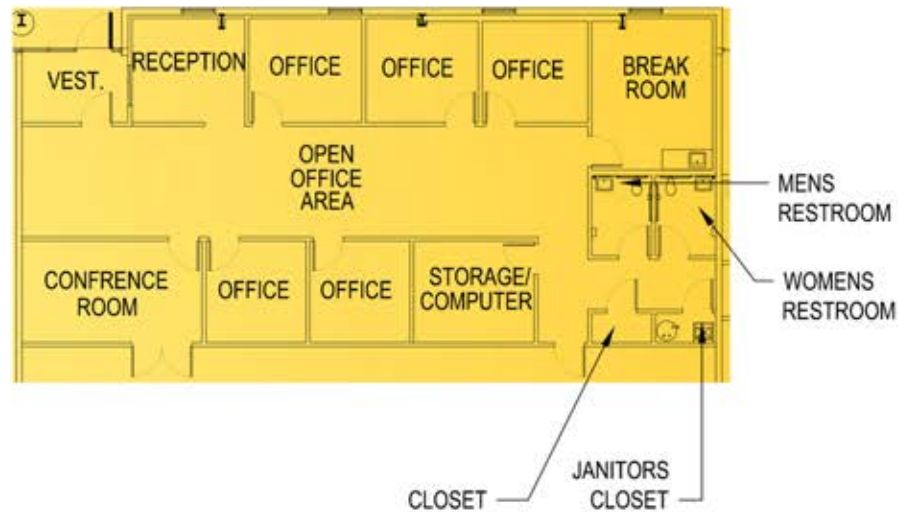
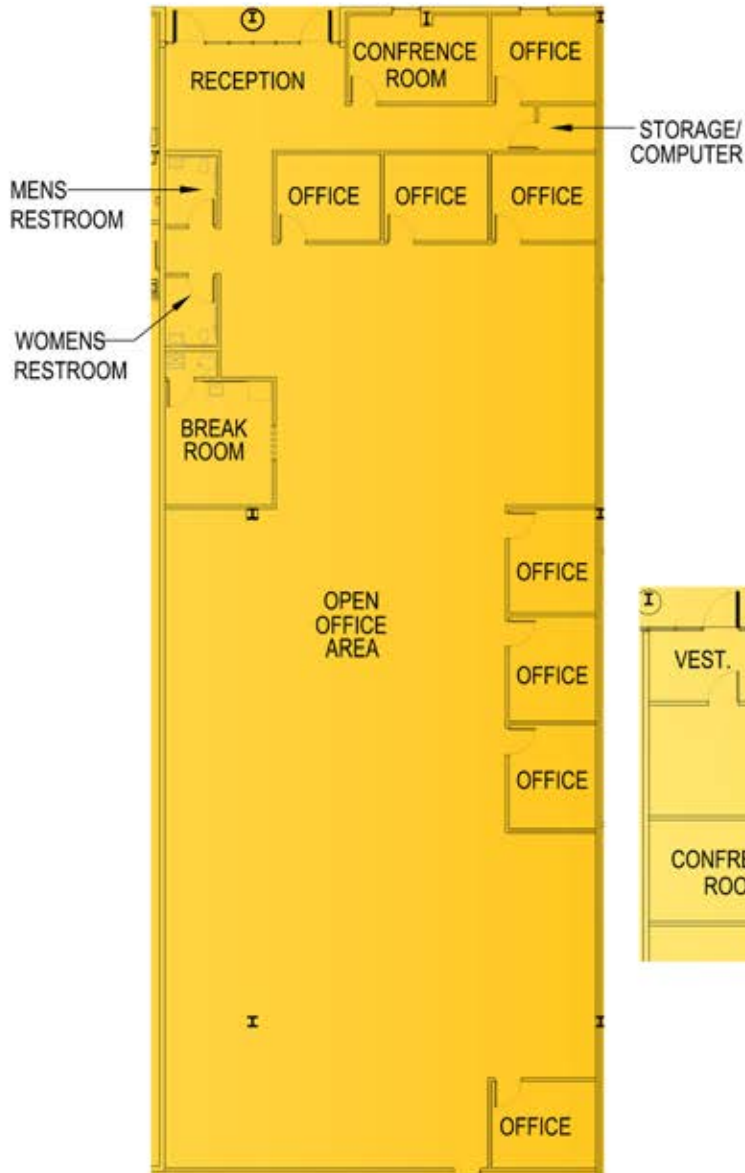
East Mountain Corporate Center
100 Baltimore Drive
Wilkes-Barre, PA 18702

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

OFFICE PLAN

AVAILABLE 133,000 S.F. EXISTING BUILDING

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



These plans have been prepared solely for marketing purposes for the exclusive use of
— Mericle Commercial Real Estate Services

F:\Job\2728\mcd\DWG-SPEC\Concepts\J2728-PARCEL 8 JESSUP (10-11-13).dwg MP

570.823.1100
mericle.com

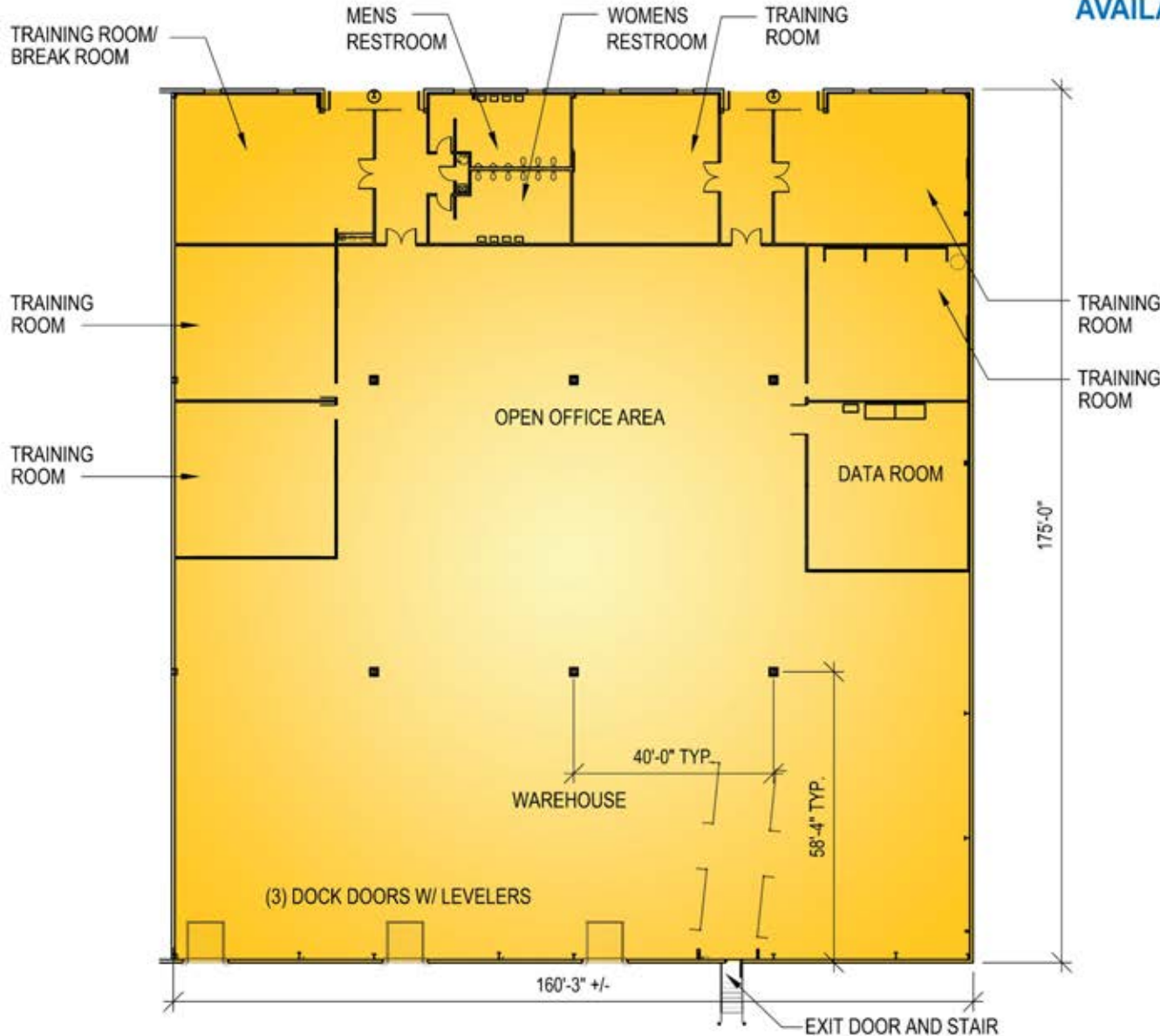


East Mountain Corporate Center
100 Baltimore Drive
Wilkes-Barre, PA 18702

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

AVAILABLE 133,000 S.F. EXISTING BUILDING

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



These plans have been prepared solely for marketing purposes for the exclusive use of
- Mericle Commercial Real Estate Services

F:\Job\2728\mcd\DWG-SPEC\Concepts\2728-PARCEL 8 JESSUP (10-11-13).dwg MP

570.823.1100
mericle.com



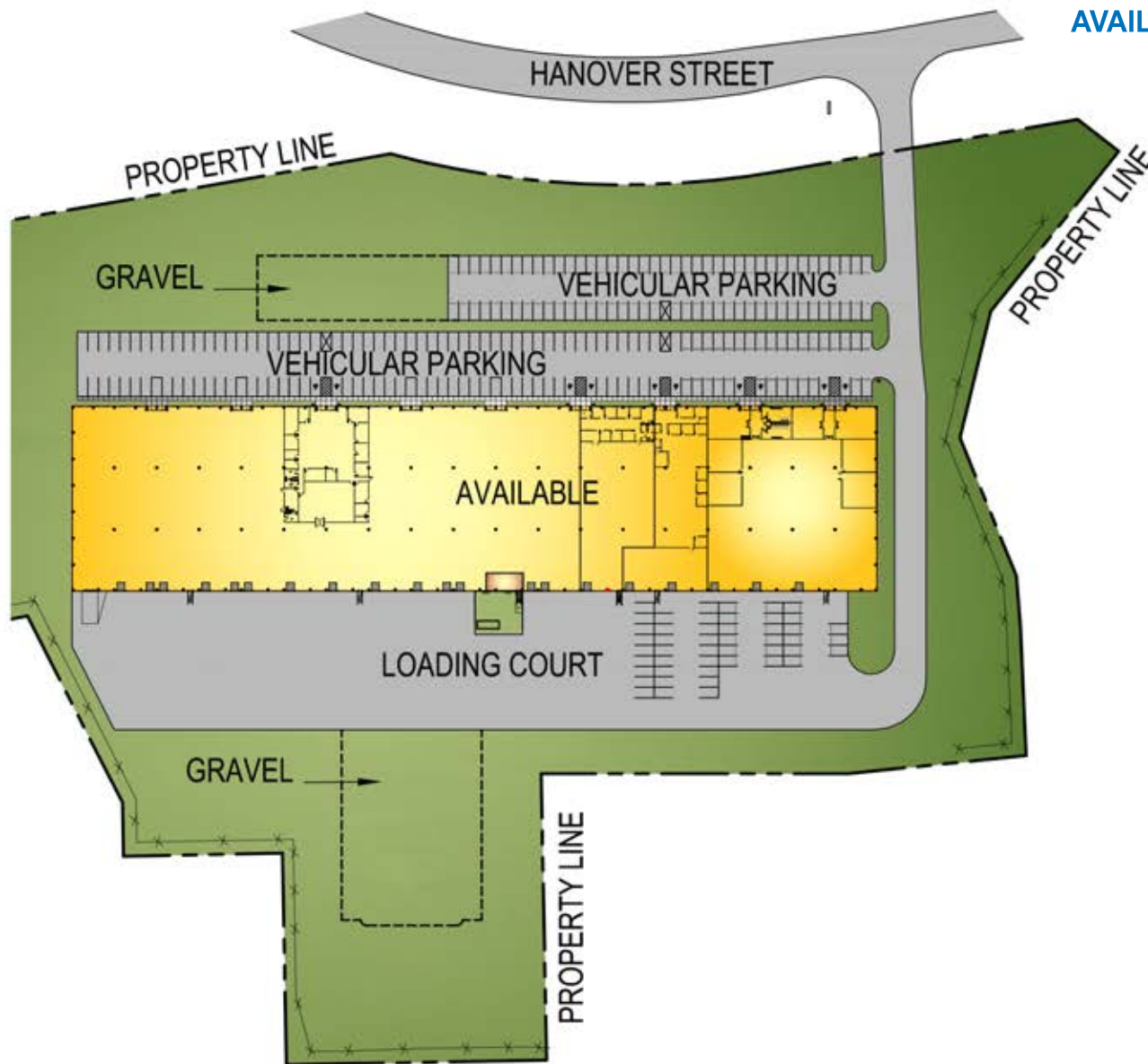
East Mountain Corporate Center
100 Baltimore Drive
Wilkes-Barre, PA 18702

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

SITE PLAN

AVAILABLE 133,000 S.F. EXISTING BUILDING

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



These plans have been prepared solely for marketing purposes for the exclusive use of
- Mericle Commercial Real Estate Services

F:\Job\2728\mcd\DWG-SPEC\Concepts\2728-PARCEL 8 JESSUP (10-11-13).dwg MP

570.823.1100
mericle.com



East Mountain Corporate Center
100 Baltimore Drive
Wilkes-Barre, PA 18702

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

AVAILABLE 133,000 S.F. EXISTING BUILDING

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

SITE IMPROVEMENTS

- SITE CONTAINS APPROXIMATELY 15.64 ACRES
- ON-SITE PARKING FOR APPROXIMATELY 265 VEHICLES.
- PROFESSIONALLY PREPARED LANDSCAPE DESIGN.

BUILDING IMPROVEMENTS

- OVERALL AVAILABLE SPACE IS 133,000 SQUARE FEET.
- SPACE CAN BE SUB-DIVIDED FROM 7,032 S.F
- BUILDING DIMENSIONS 760' (LENGTH) X 175' (WIDTH).
- 30' CLEAR STRUCTURAL HEIGHT AT LOW EAVE.
- 33'-6" CLEAR STRUCTURAL HEIGHT AT HIGH EAVE.
- COLUMN SPACING IS 58'-4" X 40'-0" TYPICAL.
- 6" THICK CONCRETE FLOOR SLAB REINFORCED WITH WELDED STEEL MATS.
- BUILDING ROOF CONTAINS PRECISION ROLL FORMED MR-24 PANELS.
- EXTERIOR WALL SYSTEM CONSTRUCTED WITH A COMBINATION OF ARCHITECTURAL MASONRY, ALUMINUM/GLAZING ENTRANCE SYSTEMS AND INSULATED METAL WALL PANELS.
- SPACE CONTAINS (20) 8'-6"W x 9'-6"H VERTICAL LIFT, INSULATED STEEL DOCK DOORS WITH 30,000 LB CAPACITY MECHANICAL LEVELERS WITH BUMPERS.
- SPACE CONTAINS (1) 12' X 14' VERTICAL LIFT STEEL DRIVE-IN DOOR WITH RAMP.
- SPACE CONTAINS A 2,340 S.F. OFFICE SPACE, A 6,703 S.F. OFFICE SPACE , AN 8,800 S.F. OFFICE SPACE, AND A 9,226 S.F. OFFICE SPACE.

UTILITIES AND BUILDING SYSTEMS

- HEATING SYSTEM IS ENERGY EFFICIENT MODINE GAS FIRED UNIT HEATERS IN THE WAREHOUSE AND PACKAGED GAS/ELECTRIC ROOF TOP UNITS IN THE EXISTING OFFICE AREAS.
- SPACE INCLUDES A (2) 800 AMP 120/ 208 VOLT, 3-PHASE SERVICES, EXPANDABLE TO 1600 AMPS AND (2) 200 AMP 120/ 208 VOLT, 3-PHASE SERVICES, EXPANDABLE TO 800 AMPS
- WAREHOUSE LIGHTING IS 400 W METAL HALIDE HIGH BAY FIXTURES.
- FIRE PROTECTION SYSTEM IS AN ORDINARY HAZARD CLASS IV COMMODITY WET SPRINKLER SYSTEM.
- PROVISIONS FOR DOMESTIC WATER AND NATURAL GAS ARE PROVIDED.
- ALL UTILITIES CAN BE SEPARATELY METERED.

These plans have been prepared solely for marketing purposes for the exclusive use of
- Mericle Commercial Real Estate Services

F:\Job\2728\mcd\DWG-SPEC\Concepts\2728-PARCEL 8 JESSUP (10-11-13).dwg MP

570.823.1100
mericle.com



East Mountain Corporate Center
100 Baltimore Drive
Wilkes-Barre, PA 18702

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985