

28,130 SF

ON 15.64 ACRES AVAILABLE FOR LEASE

1110 HANOVER STREET

HANOVER INDUSTRIAL ESTATES
SUGAR NOTCH BOROUGH, PA



FLEX SPACE FIVE MINUTES TO I-81

FORMER DISASTER RECOVERY CENTER - EXPANDED ON-SITE DATA & TELECOM EQUIPMENT



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:** 28,773 SF can be subdivided to as small as 7,032 SF
- **Acreage:** 15.64 acres
- **Building Size:** 133,000 SF
- **Building Dimensions:** 760' x 175'
- **Office:** Former disaster recovery center. Includes large open area, six (6) partitioned training rooms, one (1) partitioned data room

BUILDING CONSTRUCTION

- **Roof:** Precision roll formed MR-24 panels
- **Exterior Walls:** Exterior wall system consisting of architectural masonry, aluminum/glazing entrance systems and insulated metal wall panels
- **Clear Ceiling Height:** 30' to 33'-6"
- **Column Spacing:** 58'-4" x 40' typical
- **Floor:** 6" concrete floor slab reinforced with welded steel mats

LOADING

- **Dock Equipment:** Three (3) 8'-6" x 9'-6" vertical lift, insulated steel dock doors with 30,000 lb. capacity mechanical levelers with bumpers

PARKING

- **Vehicular Parking:** Up to 150 vehicles

UTILITIES

- **HVAC:** Packaged gas/electric roof-top units
- **Electrical Service:** 800 amps 120/208 volts, 3-phase service
- **Lighting:** Fluorescent lighting provided
- **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 470,000 live within 20 miles of the park

EQUIPMENT

DATA CENTER EQUIPMENT

- (1) CATERPILLAR 500 KW diesel generator, powers entire 28,000 SF, includes automatic transfer switch
- (1) Telecommunications main grounding bus bar
- (2) 10 ton APC air conditioners w/expansion & ducting

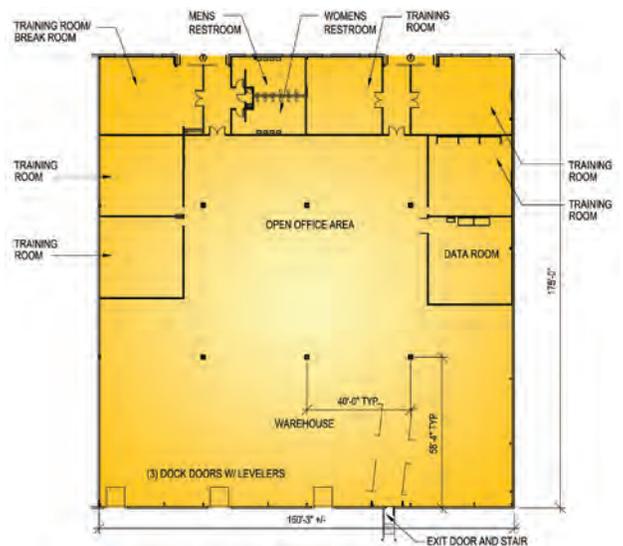
TELECOM CONNECTIONS

- (2) Verizon fiber entrances (to the building mechanical room), copper to 28,000 SF.
- (1) Frontier fiber entrance (to the building mechanical room), copper to 28,000 SF.
- (1) Frontier fiber entrance to 28,000 SF.
- (2) Redundant Zayo (PPL) Bandwidth entrances (to the building mechanical room)

SITE PLAN



FLOOR 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

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28,130 SF



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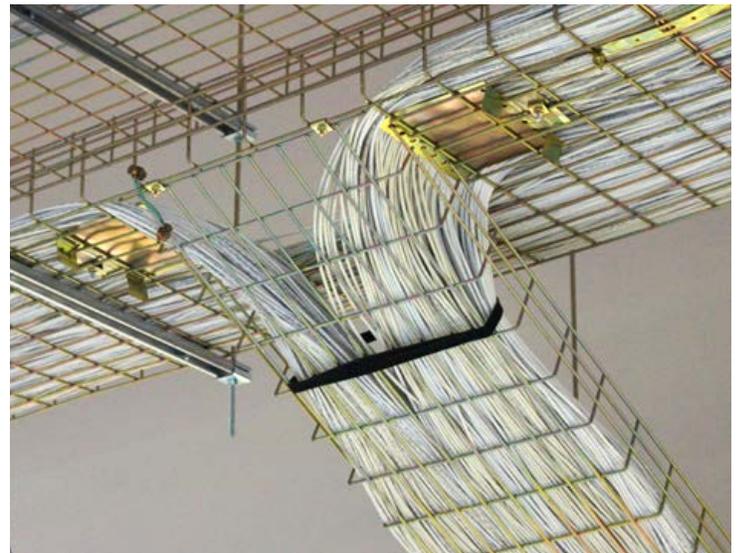
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Wilkes-Barre, PA 18702

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83,773 SF



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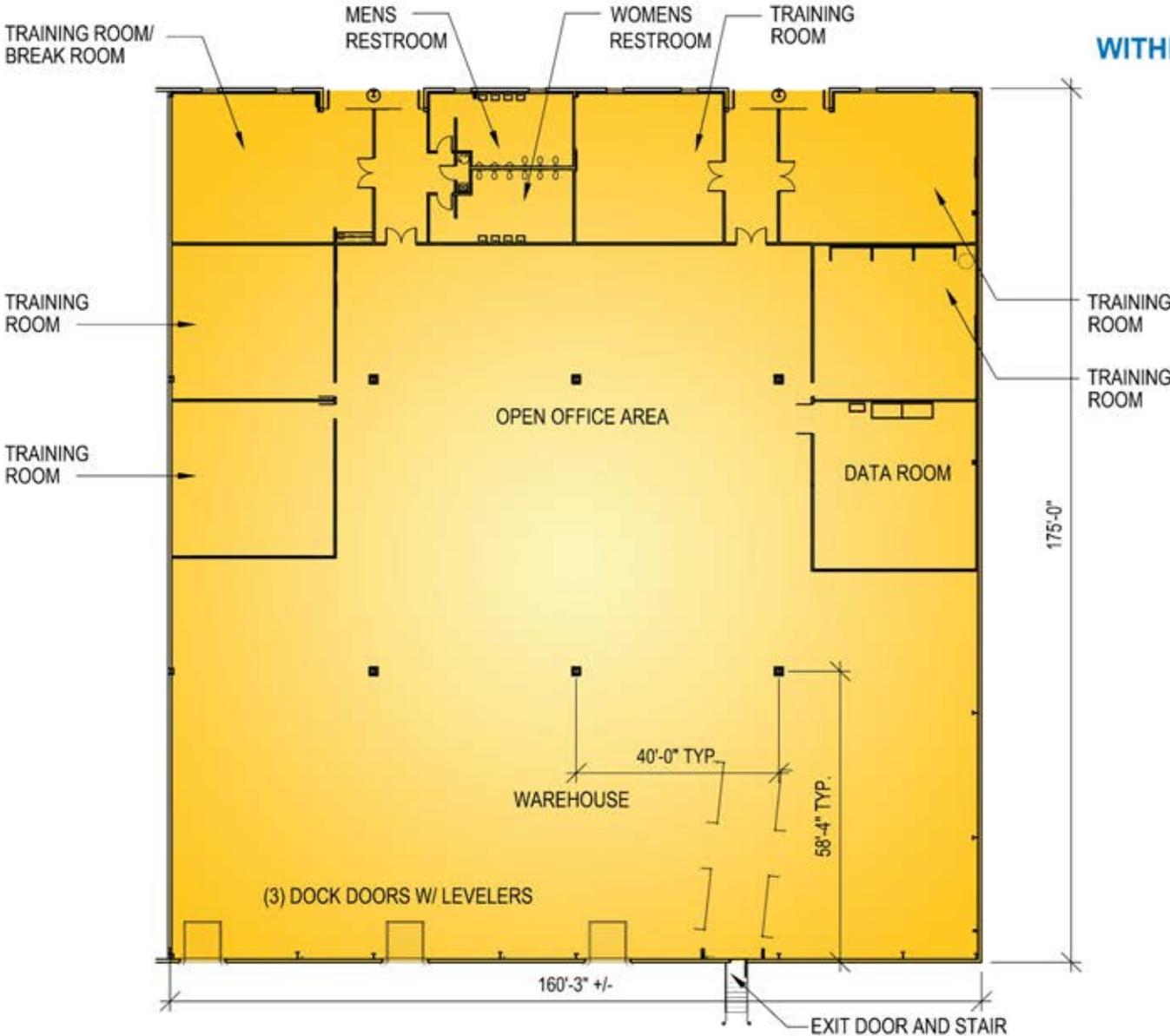
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EXISTING OFFICE PLAN

**AVAILABLE 28,130 S.F. AREA
WITHIN AN EXISTING 133,000 S.F. BUILDING**

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



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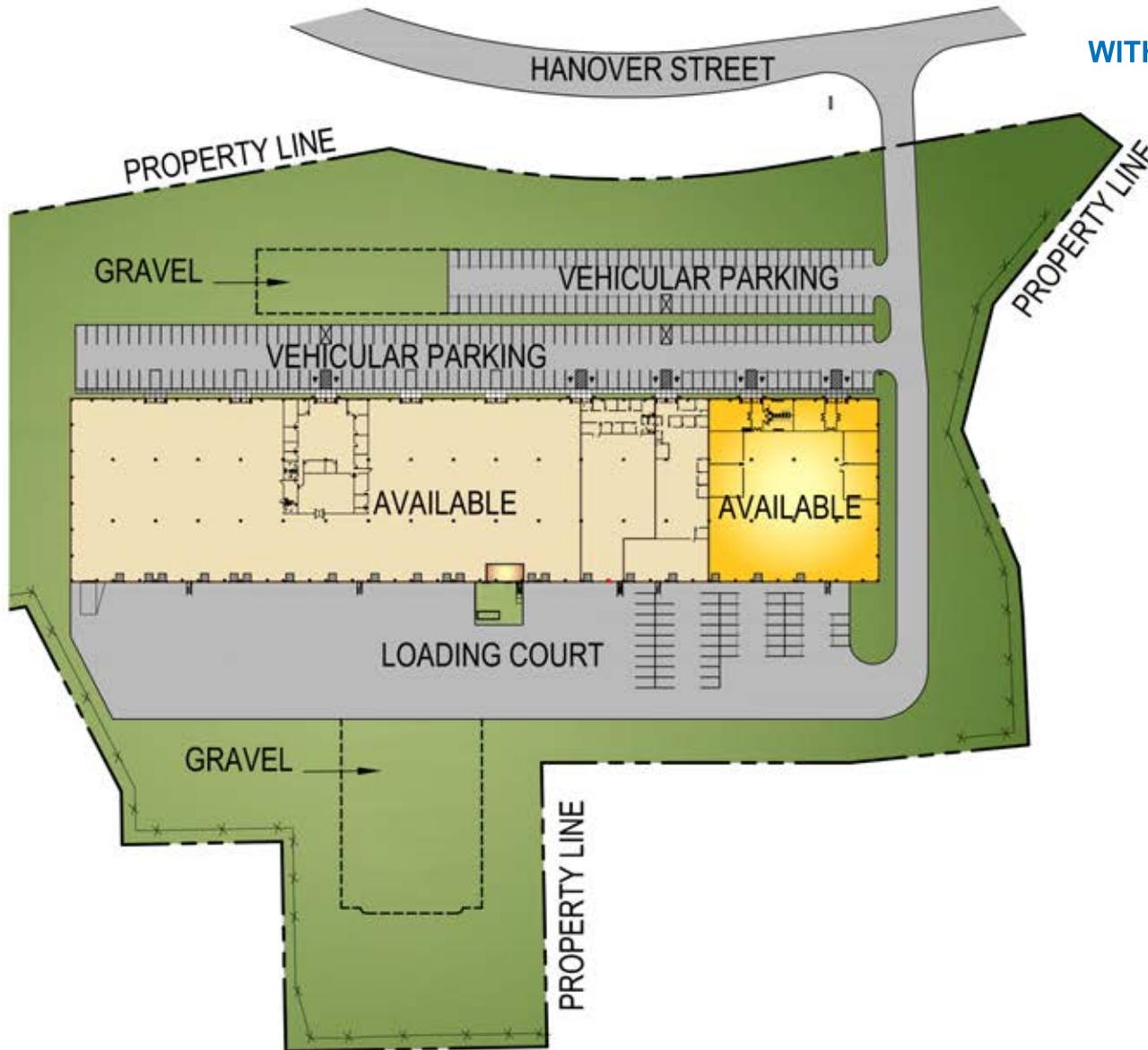
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EXISTING SITE PLAN

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SITE IMPROVEMENTS

- SITE CONTAINS APPROXIMATELY 15.64 ACRES
- ON-SITE PARKING FOR APPROXIMATELY 150 VEHICLES.
- PROFESSIONALLY PREPARED LANDSCAPE DESIGN.

BUILDING IMPROVEMENTS

- AVAILABLE SPACE IS 28,130 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 (3) 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

- HEATING SYSTEM IS PACKAGED GAS/ELECTRIC ROOF TOP UNIT(S).
- SPACE INCLUDES AN 800 AMP 120/ 208 VOLT, 3-PHASE SERVICE.
- FLUORESCENT LIGHTING PROVIDED.
- FIRE PROTECTION SYSTEM IS AN ORDINARY HAZARD CLASS IV COMMODITY WET SPRINKLER SYSTEM.
- PROVISIONS FOR DOMESTIC WATER AND NATURAL GAS SHALL BE PROVIDED.
- ALL UTILITIES SHALL BE SEPARATELY METERED.

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