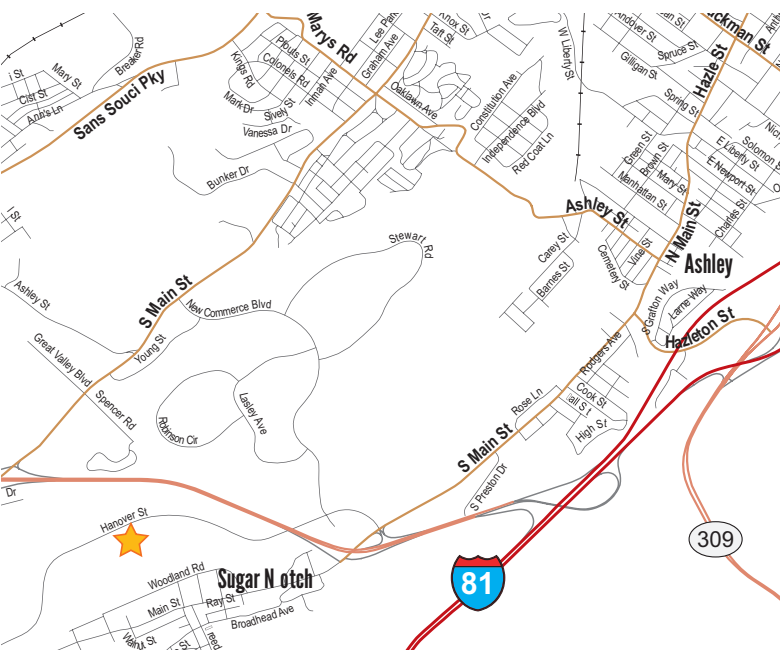


**31,250 SF**  
**AVAILABLE BUILD-TO-SUIT SITE** ON 4.77 ACRES

**1062 HANOVER STREET**  
HANOVER INDUSTRIAL ESTATES  
HANOVER TOWNSHIP, PA



**EXCEPTIONAL  
ACCESS TO I-81**



**DIRECTIONS TO 1050 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 1.15 miles and the property 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 1.15 miles and the property is on the left.

# PLANS AND SPECIFICATIONS

## SIZE

- Building proposed for 31,250 SF building (125' x 125').
- 2-story office building with 15,625 SF on each floor.
- Can be subdivided as small as 3,900 SF.
- Site contains approximately 4.77 acres.

## BUILDING CONSTRUCTION

- Steel structure building with masonry and glass exterior skin.
- 4" thick concrete floor slab reinforced with welded steel mats.
- Building roof shall be built-up rubber membrane roof.
- Exterior wall system constructed with architectural CMU and metal panels.
- Two main entries with canopy.
- Suspended acoustical ceiling system at 9'-0" above finished floor.
- 14'-0" floor to floor height.

## UTILITIES

- Heating system shall be rooftop packaged gas heat and electric cooling HVAC units.
- Electrical service shall be 1200 AMP, 120/208 volt, 3-phase service.
- 2' x 4' fluorescent lighting with parabolic lenses.
- Fire protection system shall be a light hazard wet sprinkler system.
- Provisions for domestic water and natural gas shall be provided.
- All utilities shall be separately metered.

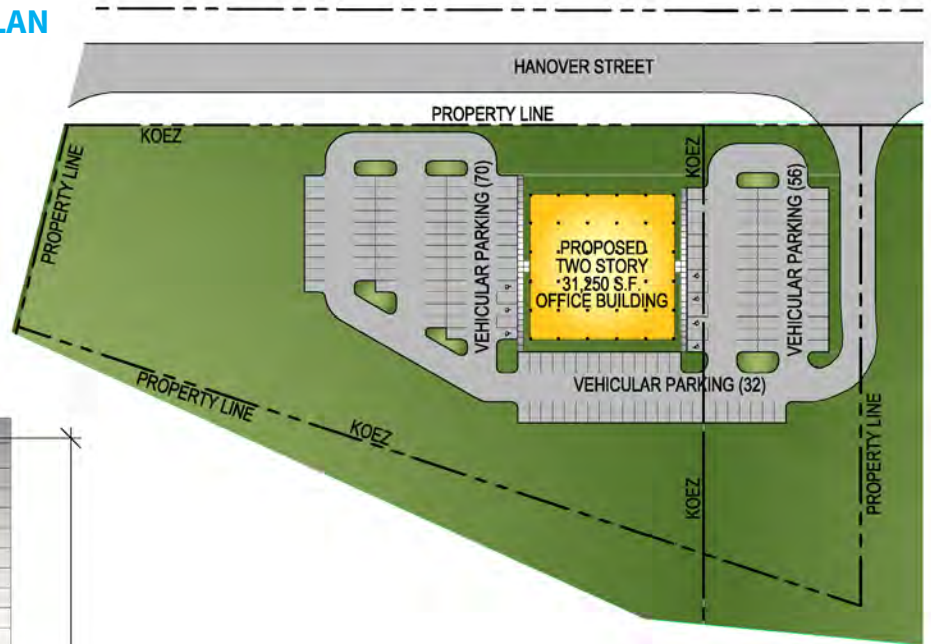
## PARKING

- On-site parking for approximately 158 vehicles.

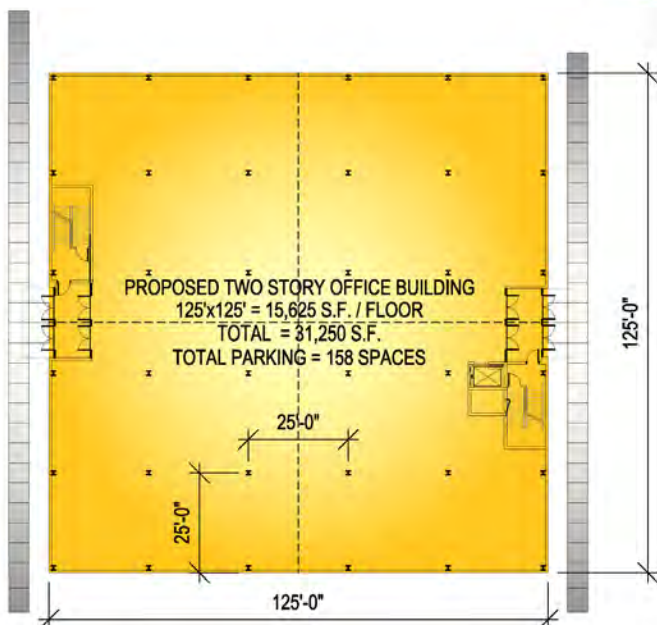
## LOCATION

- Located 5 minutes from I-81.

## SAMPLE SITE PLAN



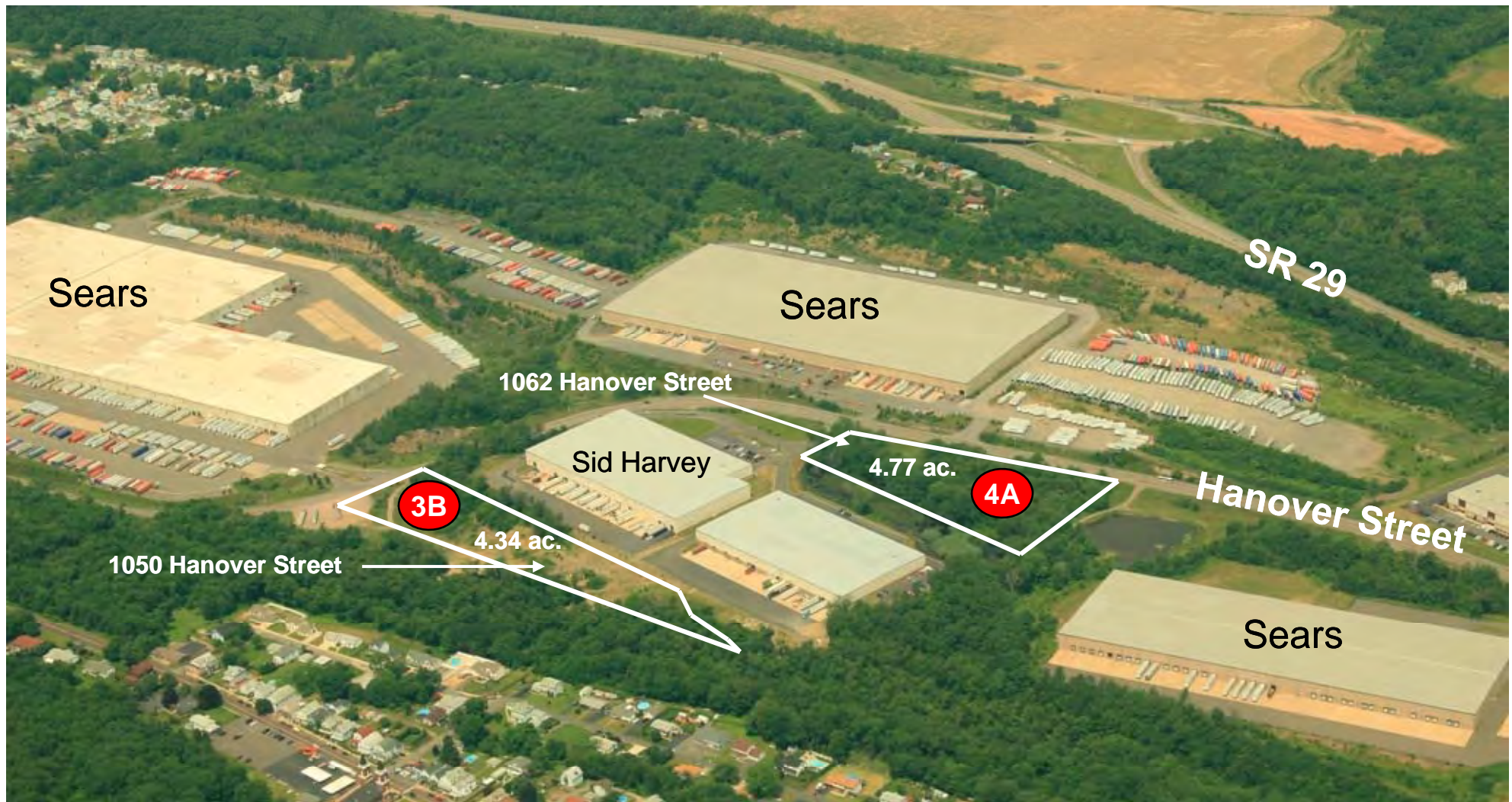
## SAMPLE FLOOR PLAN



*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*

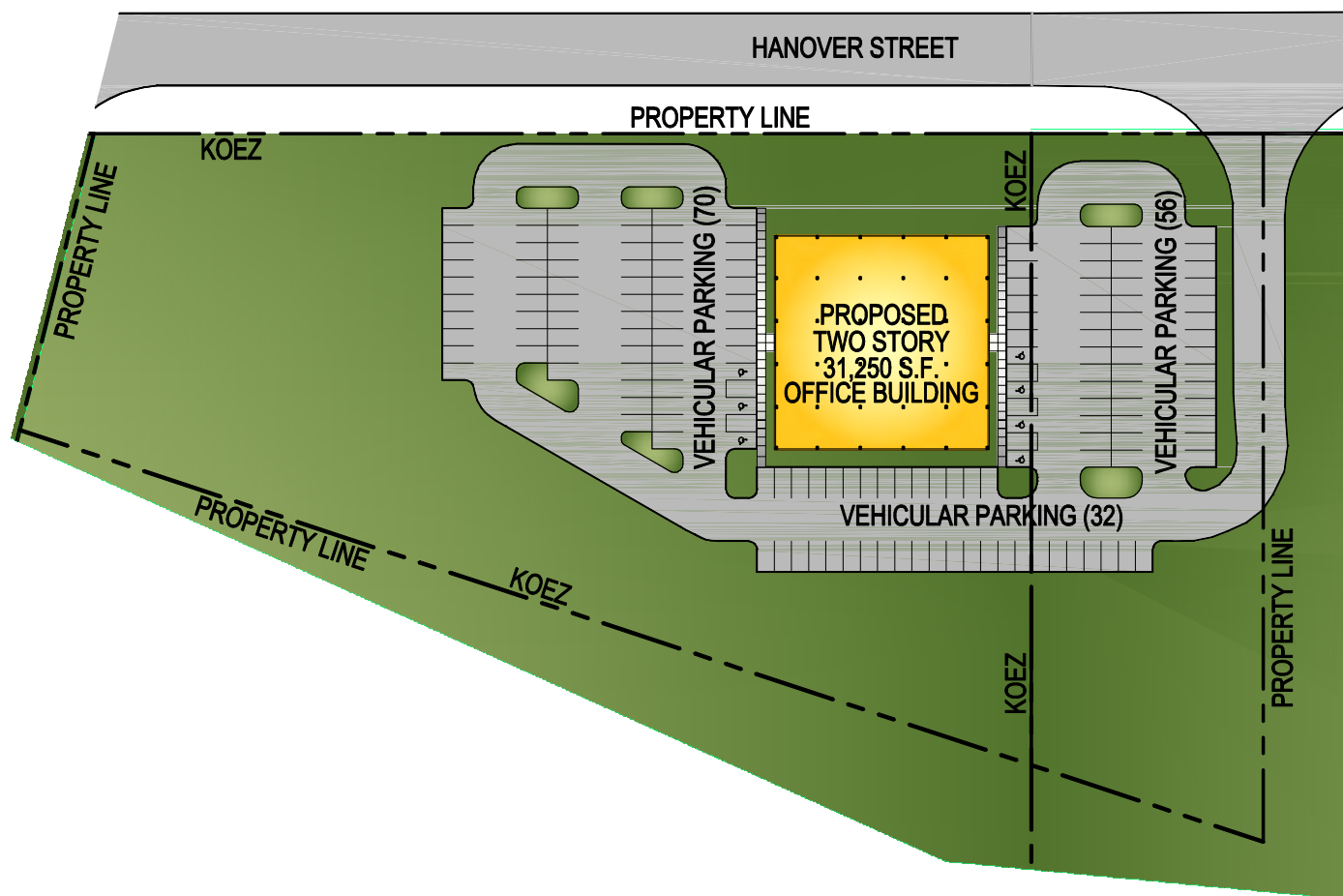


# Hanover Industrial Estates Parcels 3B and 4A



## PROPOSED TWO STORY 31,250 S.F. OFFICE BUILDING

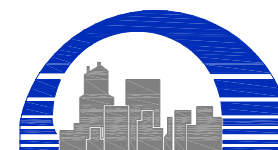
**PARCEL #4A  
HANOVER INDUSTRIAL ESTATES  
1062 HANOVER STREET  
HANOVER TOWNSHIP  
PENNSYLVANIA 18706**



AVAILABLE S.F.	31,250 S.F.
PARKING SPACES	158
TOTAL ACREAGE	4.7652 ACRES



**CONCEPTUAL  
SITE PLAN**



**MERICLE COMMERCIAL REAL ESTATE SERVICES**

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

Phone: 570.823.1100

Fax: 570.823.0300

Web site: [www.mericle.com](http://www.mericle.com)

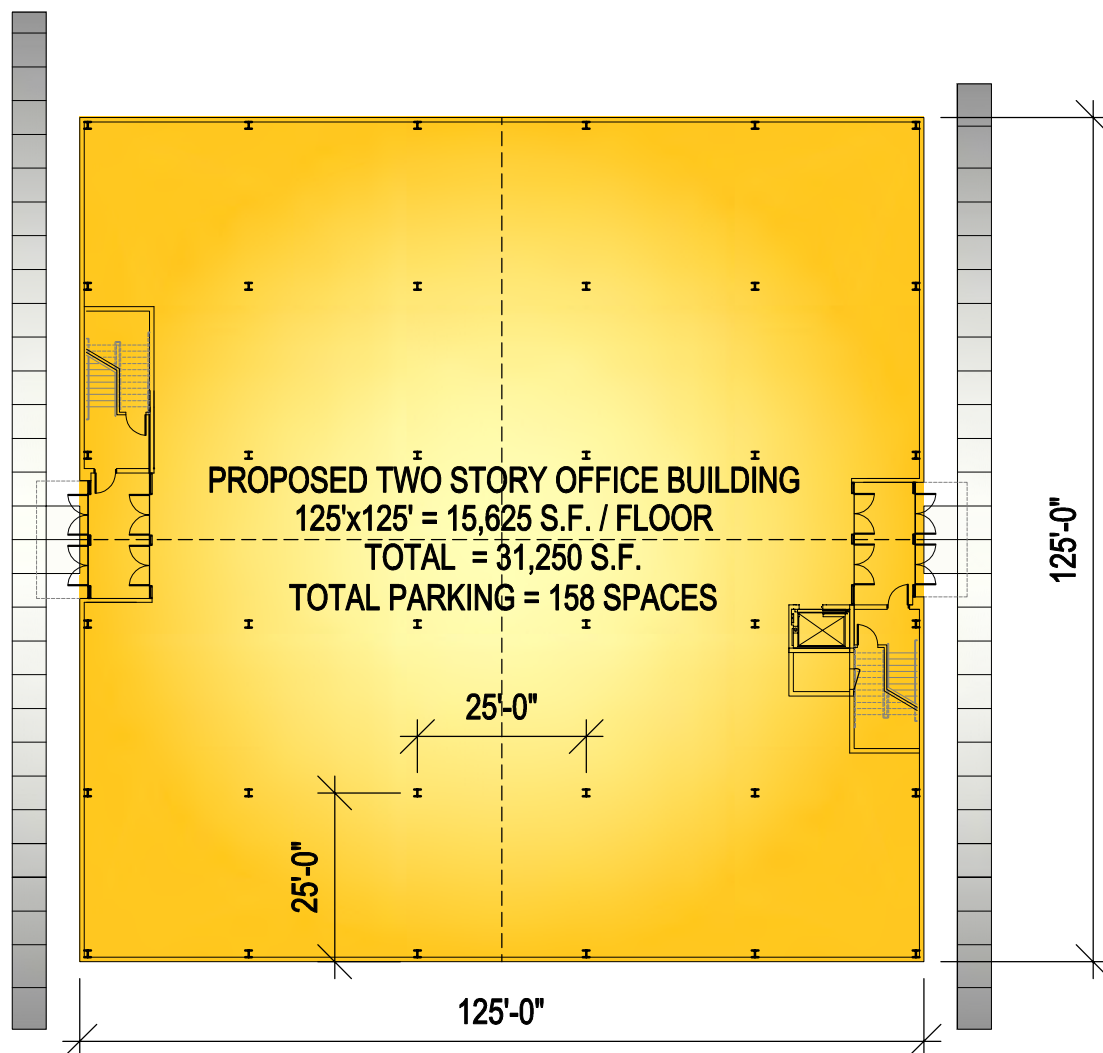
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## PROPOSED TWO STORY 31,250 S.F. OFFICE BUILDING

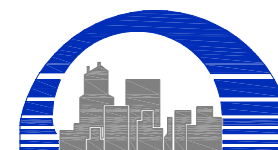
**PARCEL #4A  
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AVAILABLE S.F.	31,250 S.F.
PARKING SPACES	158
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**CONCEPTUAL  
BUILDING PLAN**



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## **SITE IMPROVEMENTS**

- SITE CONTAINS APPROXIMATELY 4.77 ACRES.
- ON-SITE PARKING FOR APPROXIMATELY 158 VEHICLES.
- PROFESSIONALLY PREPARED LANDSCAPE DESIGN.

## **PROPOSED TWO STORY 31,250 S.F. OFFICE BUILDING**

**PARCEL #4A  
HANOVER INDUSTRIAL ESTATES  
1062 HANOVER STREET  
HANOVER TOWNSHIP  
PENNSYLVANIA 18706**

## **BUILDING IMPROVEMENTS**

- BUILDING CONTAINS 31,250 SQUARE FEET.
- EACH FLOOR IS 15,625 SF.
- CAN BE SUBDIVIDED AS SMALL AS 3,900 SF
- BUILDING DIMENSIONS 125' (LENGTH) X 125' (WIDTH) X 2 -STORIES.
- STEEL STRUCTURE BUILDING WITH MASONRY AND GLASS EXTERIOR SKIN.
- 4" THICK REINFORCED CONCRETE FLOORS.  
BUILDING ROOF SHALL BE BUILT-UP RUBBER MEMBRANE ROOF.
- EXTERIOR WALL SYSTEM CONSTRUCTED WITH ARCHITECTURAL CMU AND METAL PANELS.
- TWO MAIN ENTRIES WITH CANOPY.
- SUSPENDED ACOUSTICAL CEILING SYSTEM AT 9'-0" ABOVE FINISH FLOOR.
- 14'-0" FLOOR TO FLOOR HEIGHT.



## **UTILITIES AND BUILDING SYSTEMS**

- HEATING SYSTEM SHALL BE ROOFTOP PACKAGED GAS HEAT AND ELECTRIC COOLING HVAC UNITS.
- ELECTRICAL SERVICE SHALL BE 1,200 AMP, 120 / 208 VOLT, 3 PHASE SERVICE.
- 2' X 4' FLOURESCENT LIGHTING WITH PARABOLIC LENSES.  
FIRE PROTECTION SYSTEM SHALL BE A LIGHT HAZARD WET SPRINKLER SYSTEM.
- PROVISIONS FOR DOMESTIC WATER AND NATURAL GAS SHALL BE PROVIDED.  
ALL UTILITIES SHALL BE SEPARATELY METERED.

## **BUILDING SPECIFICATIONS**

## **MERICLE COMMERCIAL REAL ESTATE SERVICES**

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**PROPOSED TWO STORY 31,250 S.F. OFFICE BUILDING**

**PARCEL #4A  
HANOVER INDUSTRIAL ESTATES  
1062 HANOVER STREET  
HANOVER TOWNSHIP  
PENNSYLVANIA 18706**



**CONCEPTUAL  
BUILDING ELEVATION**



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