

8,467 SF

ON 11.21 ACRES

1061 HANOVER STREET

HANOVER INDUSTRIAL ESTATES
HANOVER TOWNSHIP, PA



MODERN OFFICE SPACE - 5 MINUTES TO I-81



DIRECTIONS TO 1061 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 0.7 miles and the building in on the right.

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 0.7 miles and the building in on the right.

PLANS AND SPECIFICATIONS

SIZE

- Existing building is 108,000 square feet.
- Available space contains 8,467 square feet, entirely fit-out as office space.
- Site contains approximately 11.21 acres.

BUILDING CONSTRUCTION

- Exterior wall system is constructed with a combination of architectural masonry, aluminum frame entrance system, aluminum frame insulated glass fixed windows, and insulated metal wall panels.
- 6" thick reinforced concrete floor slab.
- Building roof is precision roll formed Butler MR-24 panels.
- Ceiling height in open office area is 14'-0" above finish floor, with 9'-0" above finish floor in the offices.
- Existing flooring is carpet tile throughout.

UTILITIES

- Electrical service shall be a 200 AMP, 120/208 volt, 3-phase service.
- Existing open office area lighting is indirect, suspended linear fluorescent fixtures.

- Existing offices have 2 x 4 fluorescent lighting fixtures with parabolic lenses.
- The heating/cooling system is gas/electric packaged roof top units.
- Provisions for domestic water and natural gas are provided.
- All utilities shall be separately metered.
- Fire protection system is a Light Hazard, sprinkler system.

PARKING AND AMENITIES

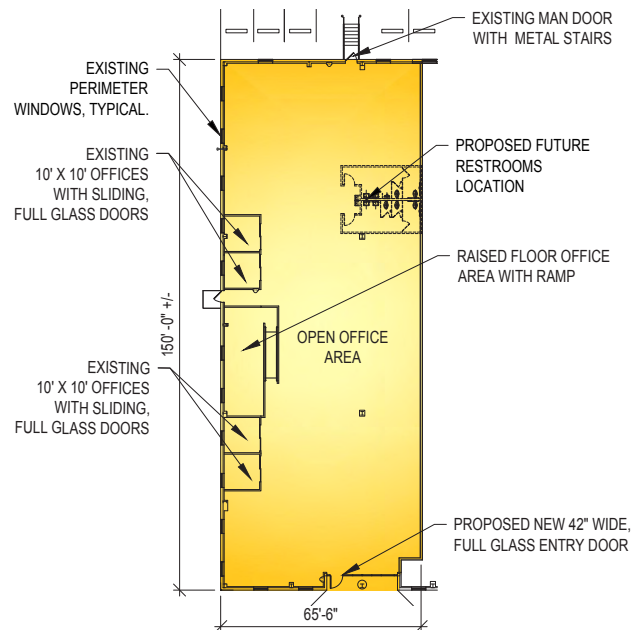
- On-site parking available for 33 vehicles.
- Asphalt paved parking lot, including heavy-duty pave in truck areas.
- Site has professionally maintained landscaping.
- Marquee sign at entrance to site.

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

SITE PLAN



FLOOR PLAN



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