

# 9,849 SF

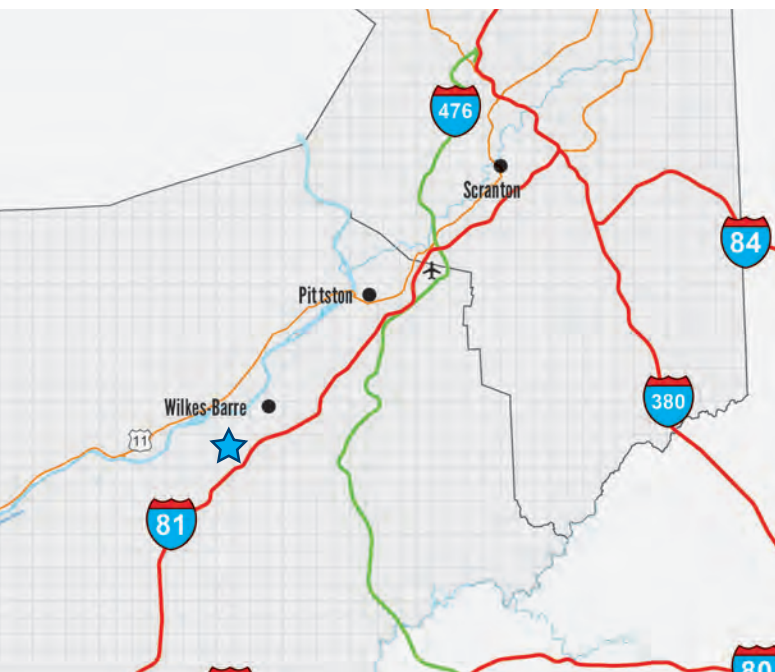
ON 11.21 ACRES

**1065 HANOVER STREET**

HANOVER INDUSTRIAL ESTATES  
HANOVER TOWNSHIP, PA



## EXCEPTIONAL ACCESS TO I-81



### **DIRECTIONS TO 1065 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 is 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 is on the right.

# PLANS AND SPECIFICATIONS

## SIZE

- **Available Space:** 9,849 square feet
- **Space Dimensions:** 65'-6" x 150'-0"
- **Office Area:** Includes 1,133 SF of office space
- **Acreage:** 11.21
- **Building Size:** 108,000 SF
- **Dimensions:** 720'-0" x 150'-0"

## BUILDING CONSTRUCTION

- **Floor:** 6" thick concrete floor slab
- **Roof:** Building roof is precision roll formed Butler MR-24 panels
- **Column Spacing:** Typically 40' x 50'
- **Exterior Walls:** Masonry; Butler Shadowwall metal wall panel system with insulation
- **Ceiling Clear Height:** 26'-5" to 29'-6"

## LOADING

- **Dock Equipment:** Existing Warehouse A has one (1) 8'-6" x 9'-6" vertical lift dock door with 30,000 lb capacity leveler with bumpers and one (1) 8'-0" x 8'-0" interior vertical lift door into Warehouse B area.
- Asphalt paving with heavy duty pave in truck areas

## UTILITIES

- **Electrical Service:** 200 AMP, 3-phase, 120/ 208 volt
- **Warehouse/Office HVAC:** Trane, energy-efficient, rooftop, packaged gas heat/electric cooling, individually controlled units
- **Warehouse Lighting:** 400 watt metal halide high-bay light fixtures designed to 18 - 22 fcs average. LED upgrade available.
- **Office Lighting:** 2 x 4 florescent lighting fixtures with prismatic lenses
- **Fire Protection:** Light Hazard classification, wet pipe sprinkler system
- **Utilities:** Provisions for domestic water and natural gas are provided, all utilities shall be separately metered
- **Telecommunications:** Level 3, Service Electric, Verizon

## PARKING & LANDSCAPING

- **Vehicular Parking:** 29 vehicles
- Marquee sign with masonry base at site entrance
- Professionally prepared landscape design

## LOCATION

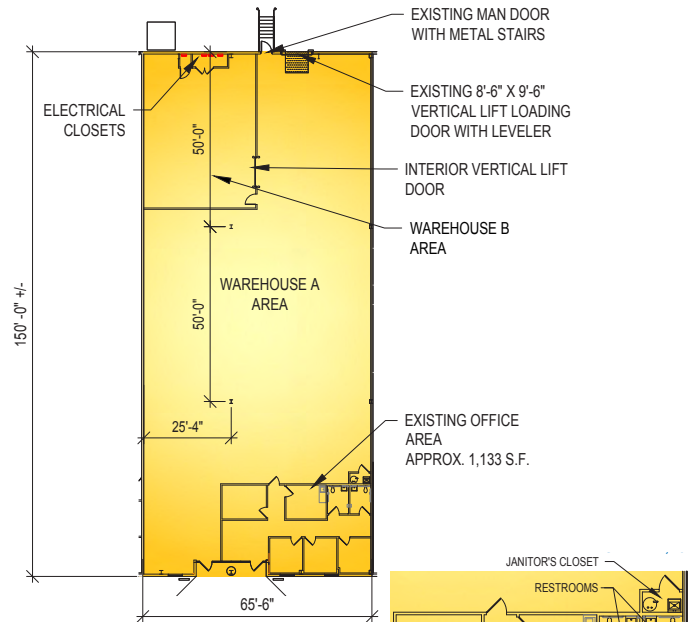
- More than 712,000 people live within 30 miles of Hanover Industrial Estates
- Less than 5 minutes from I-81 via S.R. 309

### SITE PLAN

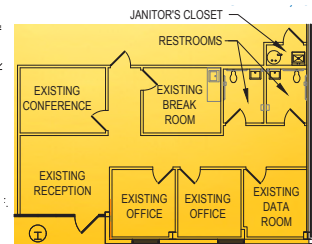


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### FLOOR PLAN



### OFFICE PLAN





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## 9,8' " SF



**570.823.1100**  
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East Mountain Corporate Center  
100 Baltimore Drive  
Wilkes-Barre, PA 18702

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## EXISTING SITE PLAN

**AVAILABLE 9,849 S.F. SPACE WITHIN AN  
EXISTING 108,000 S.F. BUILDING**

**1065 HANOVER STREET  
SUITE 101  
HANOVER INDUSTRIAL ESTATES  
HANOVER TOWNSHIP  
PENNSYLVANIA, 18706**



AVAILABLE S.F.	9,849 S.F.
PARKING SPACES	29
LOADING DOORS	1
ACREAGE	11.21

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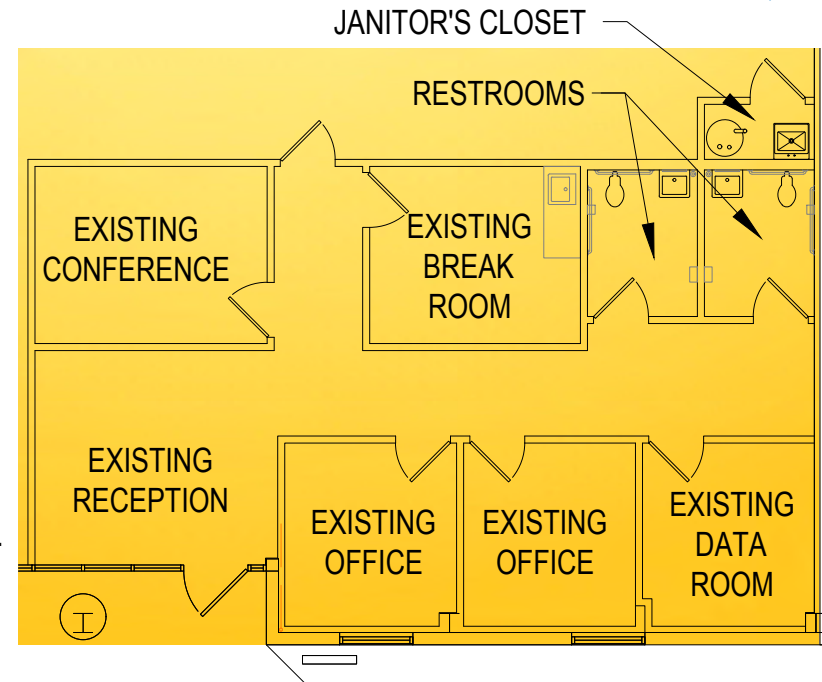
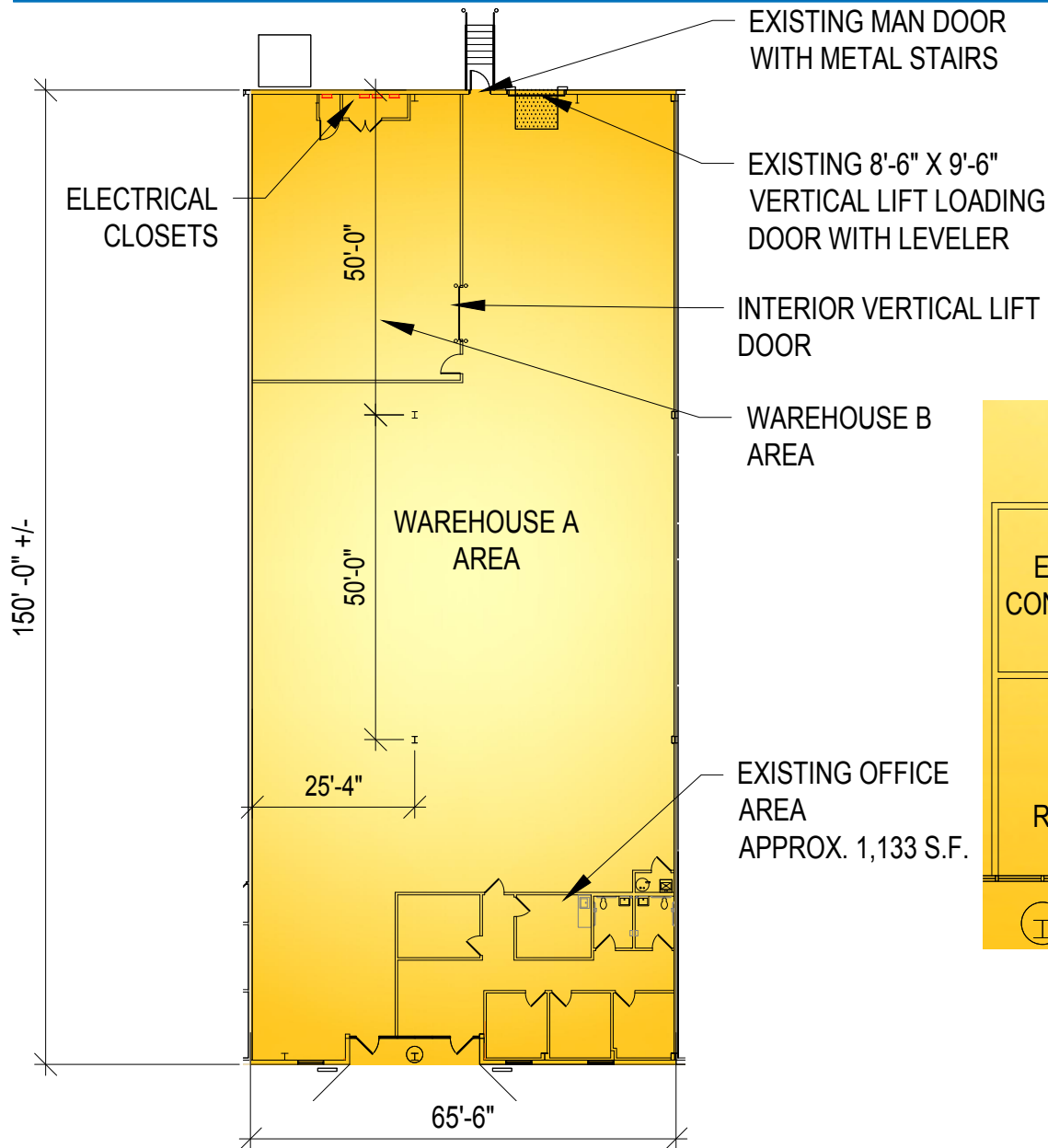
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## EXISTING FLOOR PLAN

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PENNSYLVANIA, 18706**



ENLARGED OFFICE PLAN

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## SPECIFICATIONS

### SITE IMPROVEMENTS

- Site contains approximately 11.21 acres
- On-site parking for approximately 29 vehicles.
- Asphalt paving with heavy duty pave in truck areas.
- Marquee sign with masonry base at site entrance.
- Professionally prepared landscape design.

### BUILDING IMPROVEMENTS

- Existing Building is 108,000 square feet.
- Available space contains 9,849 square feet.
- 6" thick reinforced concrete floor slab .
- Building roof is precision roll formed Butler MR-24 panels.
- Exterior wall system is constructed with a combination of architectural masonry, aluminum frame entrance system, and insulated metal wall panels.
- Existing office area is approx. 1,133 S.F.
- Existing Warehouse A has one (1) 8'-6" x 9'-6" vertical lift dock door with 30,000 lb capacity leveler with bumpers.
- Existing Warehouse has one (1) 8'-0" X 8'-0" interior vertical lift door into Warehouse B area.
- 26'-5" clear structural height at low eave.
- 29'-6" clear structural height at high eave.

### UTILITIES AND BUILDING SYSTEMS

- Existing electrical service is a 200 AMP, 120/208 volt, 3- phase service.
- Existing warehouse lighting is 400 watt metal halide high-bay light fixtures designed to 18 - 22 foot candles average.
- Existing office area lightings is 2 x 4 florescent lighting fixtures with prismatic lenses.
- The heating/ cooling system in the Office Area and Warehouse is packaged, gas/electric roof top units.
- Provisions for domestic water and natural gas are provided.
- All utilities shall be separately metered.
- Fire Protection System is an Ordinary Hazard, Class III, wet sprinkler system.

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