

15,146 SF
ON 11.6 ACRES

137-139 STEWART ROAD
HANOVER INDUSTRIAL ESTATES
HANOVER TOWNSHIP, PA



AVAILABLE FLEX SPACE



mericlereadytogo.com/155StewartRoad

| 570.823.1100

SPECIFICATIONS

SIZE

- **Available Space:** 15,146 SF - divisible by as small as 5,160 SF
- **Space Dimensions:** 120'-4" (length) x 125'-8" (depth)
- **Office Area:** Includes 4,120 SF of office space
- **Acreage:** 11.6
- **Building Size:** 83,026 SF
- **Building Dimensions:** 660'-8" (length) x 125'-8" (depth)

BUILDING CONSTRUCTION

- **Floor:** 6" thick concrete floor slab reinforced with welded steel mats
- **Roof:** MR24 standing seam metal roof system with insulation
- **Exterior Walls:** Architectural masonry, aluminum glazing entrance systems and metal wall panels with insulation
- **Ceiling Clear Height:** 20'-6 1/2" low eave to 23'-1" high eave

LOADING

- **Column Spacing:** 40' x 40' with a 45' staging bay
- **Dock Equipment:** Two (2) 8' x 9' vertical-lift, dock doors with mechanical levelers and bumpers, one (1) 8'-6" x 9'-6" vertical-lift, dock door with mechanical leveler and bumpers
- **Drive-in Doors:** One (1) 8' w x 10' h vertical-lift insulated steel drive-in door with a 10' wide x 30'-0" long precast ramp

UTILITIES

- **Warehouse Heating:** High-efficiency, suspended gas-fired unit heaters
- **Warehouse Lighting:** Energy-efficient fluorescent T-bay fixtures
- **Office Lighting:** 2 x 4 drop-in, fluorescent troffers with prismatic lenses
- **Electrical Service:** One (1) 400 AMP, 120/208 volt, 3-phase and one (1) 200 AMP, 120/ 208 volt, 3-phase
- **Fire Protection:** Ordinary Class III system
- **Utilities:** Separately Metered, Public Water, Sewer, Natural Gas, and Electric

PARKING

- **Vehicular Parking:** 30, Expansion possible
- **Trailer Parking:** 4, Expansion possible

LOCATION

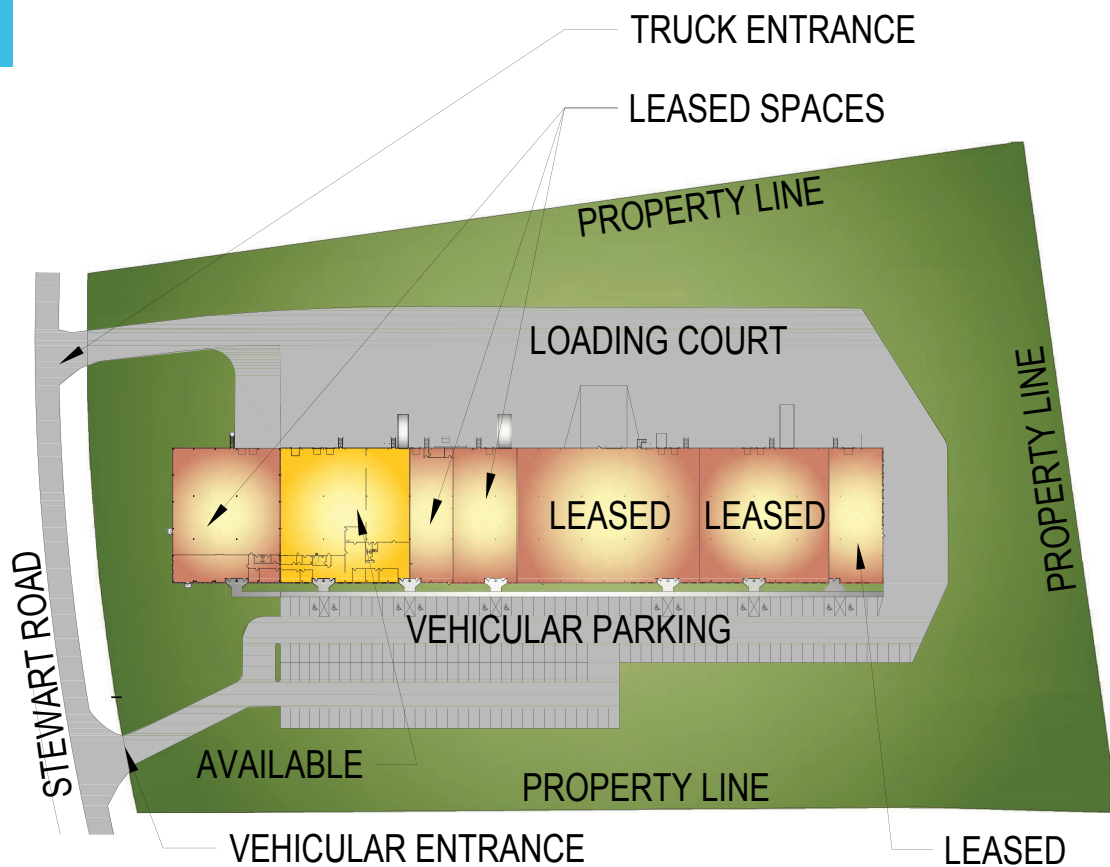
- More than 712,000 people live within 30 miles of Hanover Industrial Estates
- Less than 5 minutes from I-81 via S.R. 309

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.

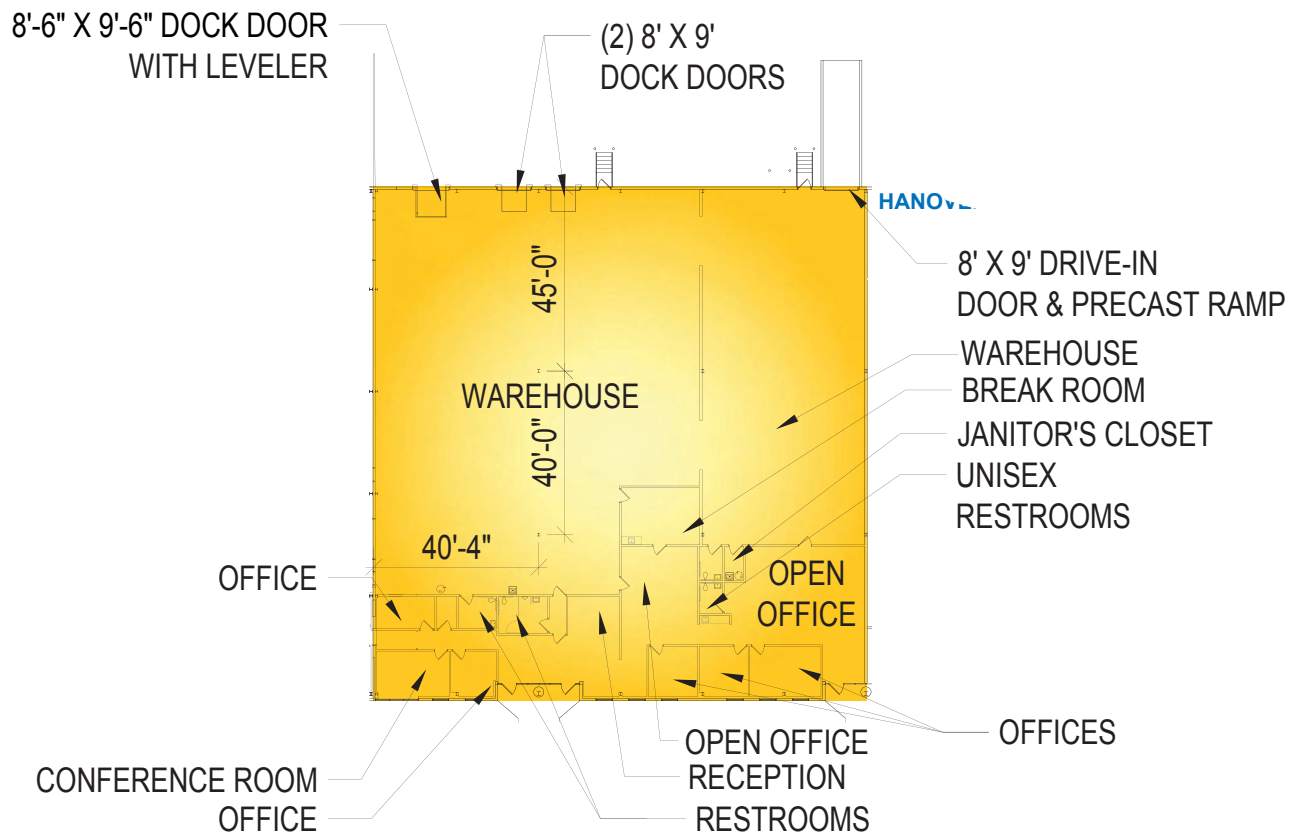


PLANS

SITE PLAN



FLOOR PLAN

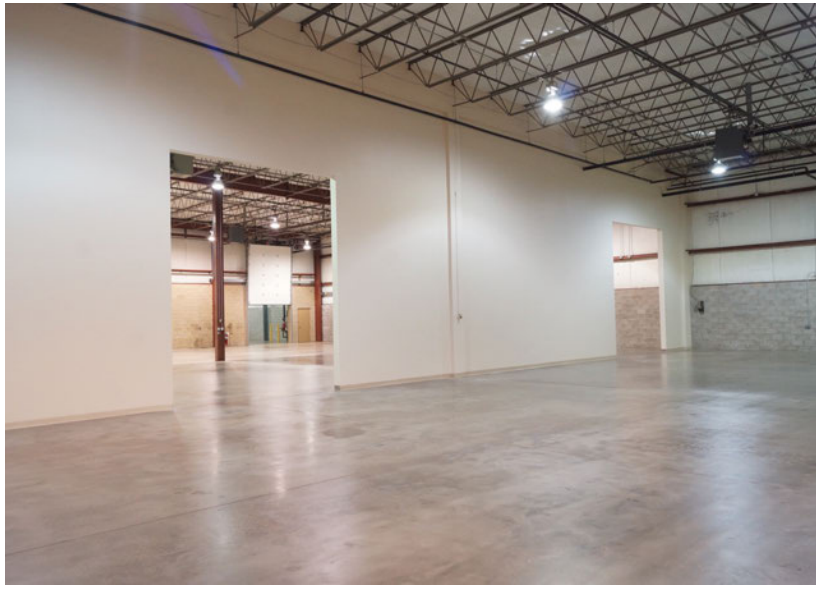


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HANOVER INDUSTRIAL ESTATES
HANOVER TOWNSHIP, PA

15,146 SF

ON 11.6 ACRES



MERICLE
COMMERCIAL REAL ESTATE SERVICES

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

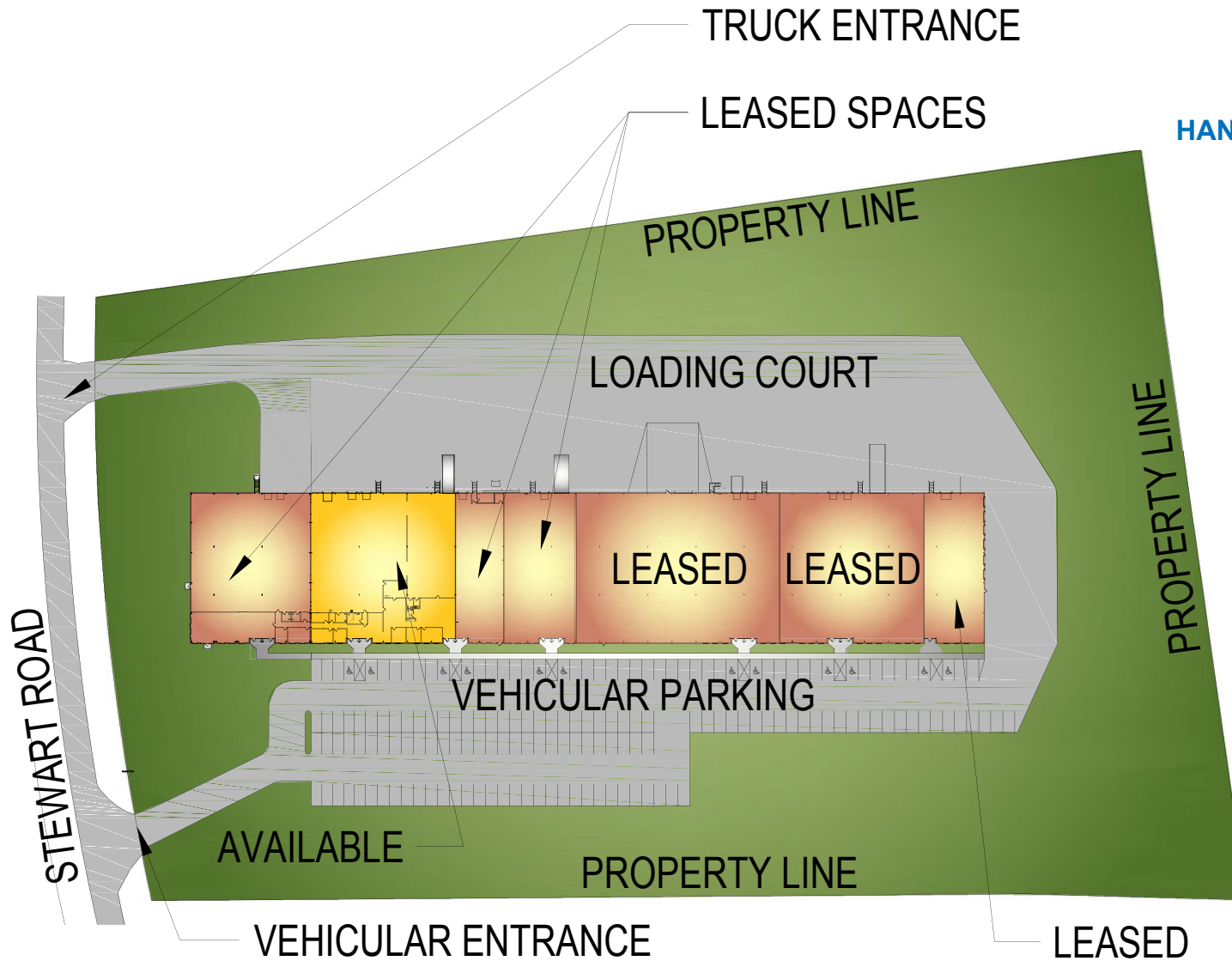
DEVELOPMENT DIVISION
570.823.1100

EXISTING SITE PLAN

AVAILABLE 15,146 S.F. SPACE WITHIN AN
EXISTING 83,026 S.F. BUILDING

137-139 STEWART ROAD
HANOVER INDUSTRIAL ESTATES
HANOVER TOWNSHIP
PENNSYLVANIA

PARKING SPACES	30
DRIVE-IN DOORS	1
DOCK DOORS	3
ACRES	11.6



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FLOOR PLAN

8'-6" X 9'-6" DOCK DOOR
WITH LEVELER

(2) 8' X 9'
DOCK DOORS

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8' X 9' DRIVE-IN
DOOR & PRECAST RAMP

WAREHOUSE
BREAK ROOM

JANITOR'S CLOSET
UNISEX
RESTROOMS

WAREHOUSE

45'-0"

40'-0"

40'-4"

OFFICE

OPEN
OFFICE

CONFERENCE ROOM
OFFICE

OPEN OFFICE
RECEPTION
RESTROOMS

OFFICES

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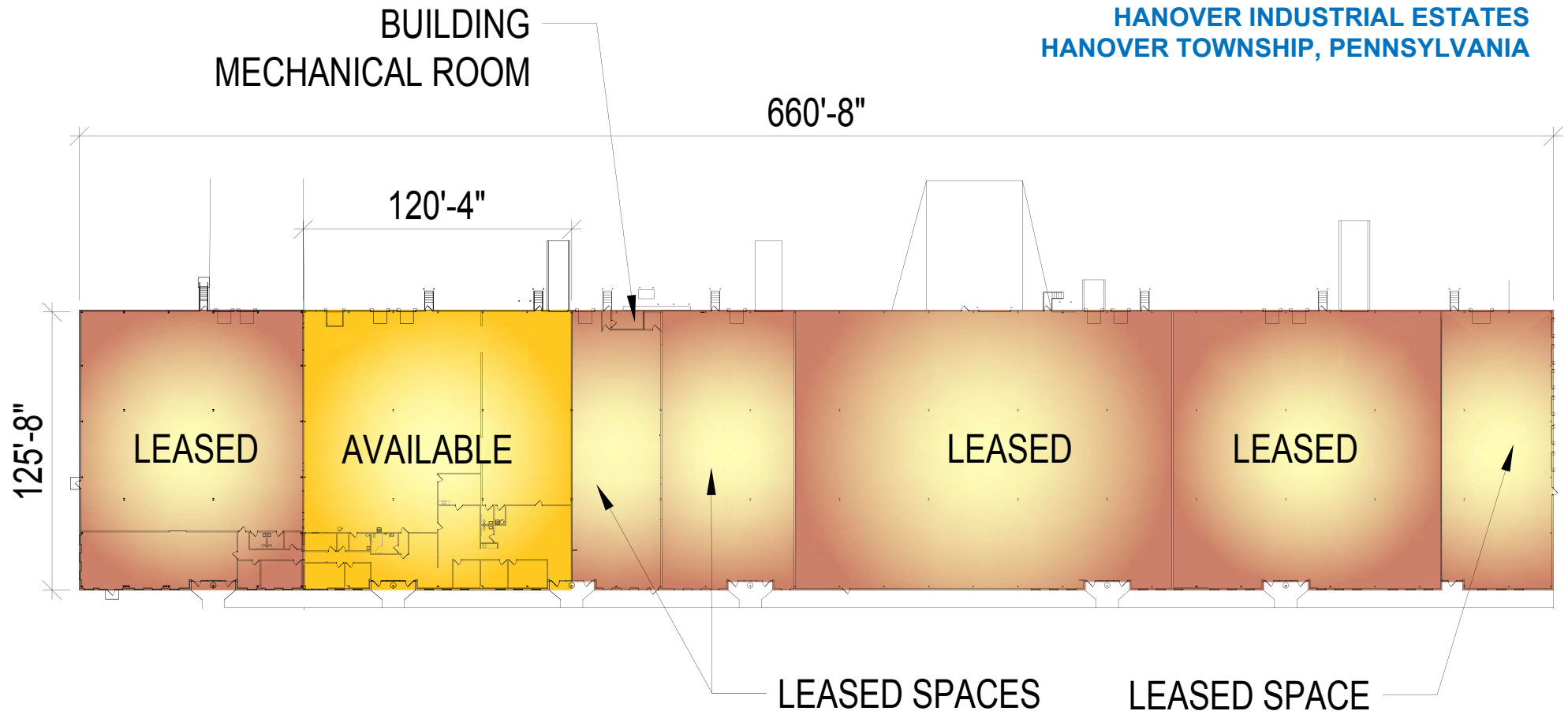
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BUILDING PLAN

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SPECIFICATIONS

SITE IMPROVEMENTS

- Site contains approximately 11.6 acres
- On-site parking for approximately (30) vehicles.
- Asphalt paving, including heavy duty pave in truck areas.
- Marquee sign at site entrance.
- Professionally prepared and maintained landscaping.

**AVAILABLE 15,146 S.F. SPACE WITHIN AN
EXISTING 83,026 S.F. BUILDING**

**137-139 STEWART ROAD
HANOVER INDUSTRIAL ESTATES
HANOVER TOWNSHIP, PENNSYLVANIA**

BUILDING IMPROVEMENTS

- Building contains 83,026 square feet with 5,160 -15,146 square feet available.
- Building dimensions are 660'-8" (length) x 125'-8" (depth).
- Available space dimensions 120'-4" (length) x 125'-8" (depth)
- 20'-6 1/2" clear structural height at low eave.
- 23'-1" clear structural height at high eave.
- 40' x 40' bay spacing with a 45' deep staging bay at the loading dock.
- 6" thick concrete floor slab reinforced with welded steel mats.
- MR24 standing seam metal roof system with insulation.
- Exterior wall system consisting of architectural masonry, aluminum / glazing entrance systems and metal wall panels with insulation.
- Available space contains two (2) 8' x 9' vertical-lift, dock doors mechanical levelers with bumpers.
- Available space contains one (1) 8'-6" x 9'-6" vertical-lift, dock door with mechanical leveler and bumpers.
- Available space contains (1) 8' w x 10' h vertical-lift insulated steel drive-in door with a 10' W x 30'-0" L precast ramp.

BUILDING IMPROVEMENTS

- Existing Warehouse is heated with high-efficiency, suspended, gas-fired unit heaters.
- Existing Warehouse lighting is energy efficient fluorescent t-bay fixtures with lighting levels of 18 -22 fc average.
- Existing Office Area lighting is 2 x 4 drop-in, fluorescent troffers with prismatic lenses.
- Existing electrical services are a 400 AMP and a 200 AMP, 120/ 208 v, 3-phase service.
- Existing Fire-protection system is an Ordinary Class III system.
- Domestic water and natural gas are provided.
- All utilities shall be separately metered.

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