

# 15,063 SF

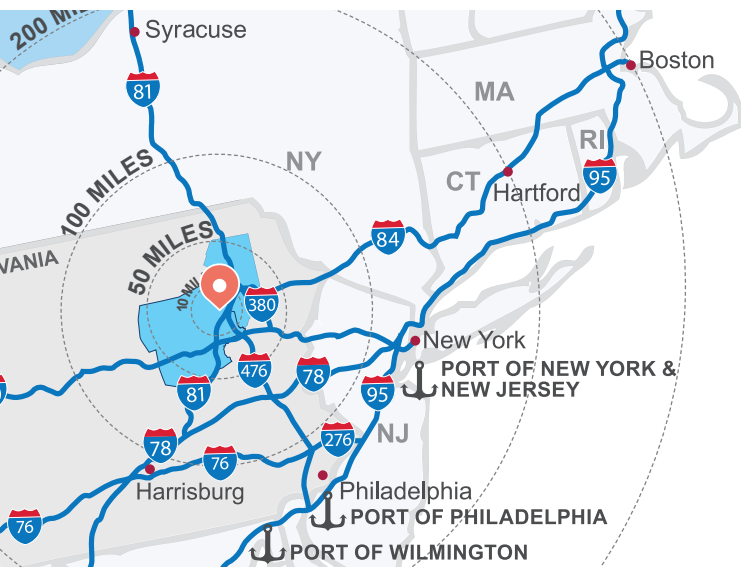
ON 11.63 ACRES AVAILABLE FOR LEASE

**155 STEWART ROAD**

HANOVER INDUSTRIAL ESTATES  
HANOVER TOWNSHIP, PA



## 15,063 SF FLEX SPACE NEAR I-81



### **DIRECTIONS TO 155 STEWART ROAD:**

#### **Traveling North on I-81**

Take exit 164 to PA-29 N toward Nanticoke/US-11. Then take exit 1 toward Sugar Notch/Ashley. Turn right onto New Commerce Blvd. Stewart Road will be your first right immediately after crossing over railroad tracks. The building will be 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. Turn right onto New Commerce Blvd. Stewart Road will be your first right immediately after crossing over railroad tracks. The building will be on the right.

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# PLANS AND SPECIFICATIONS

## SIZE

- **Available Space:** 15,063 SF
- **Acreage:** 11.63 acres
- **Building Size:** 83,025 SF
- **Building Dimensions:** 660'-8" x 125'-8"
- **Office:** 1,840 SF

## BUILDING CONSTRUCTION

- **Roof:** Precision roll formed Butler MR-24 panels
- **Exterior Walls:** Exterior wall system consisting of architectural block and metal wall panels
- **Clear Ceiling Height:** 20'-6.5" to 23'-1"
- **Column Spacing:** 40' x 50' bay spacing

## LOADING

- **Loading:** Single-sided
- **Dock Equipment:** Two (2) 8'-6" x 9'-6" vertical lift dock doors with 30,000 lb capacity Rite-Hite mechanical levelers with bumpers, one (1) 12' x 14' drive-in door with ramp

## UTILITIES

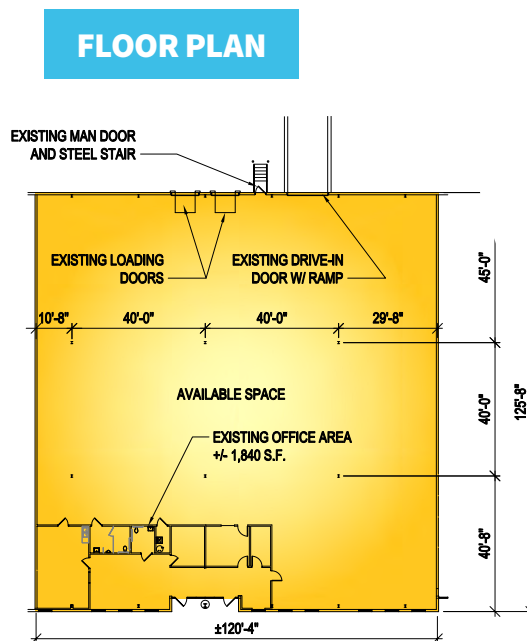
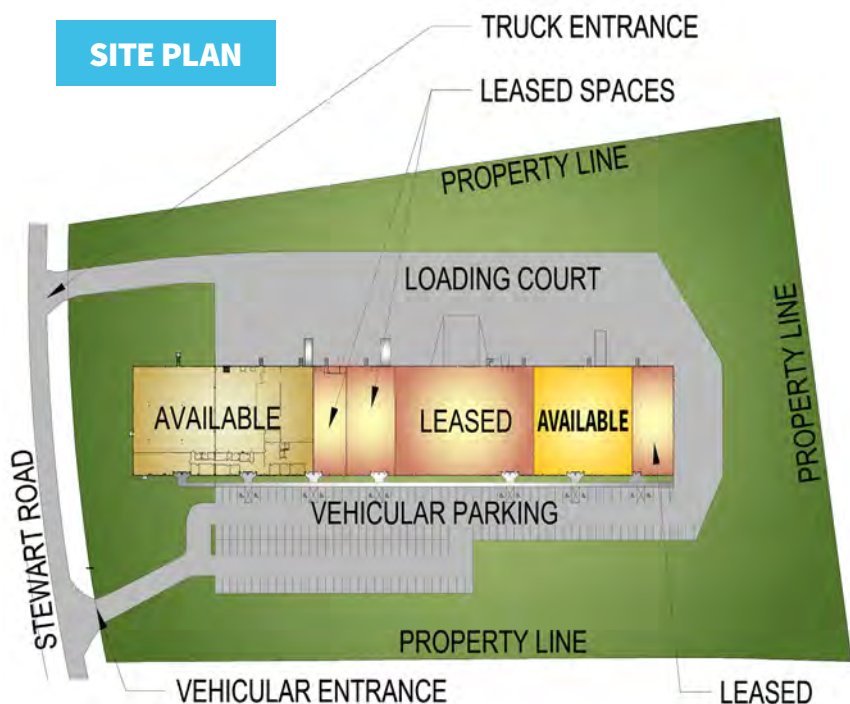
- **HVAC:** Gas fired suspended unit heaters and packaged gas/electric roof top units
- **Electrical Service:** 200 amps 120/208 volts, 3-phase
- **Lighting:** 400 watt metal halide hi-bay fixtures in the warehouse area (18-22 FCS average), with 2 x 4 fluorescent fixtures with prismatic lenses provided in the office area
- **Fire Protection:** Ordinary Hazard Class III wet sprinkler system
- **Utilities:** Separately Metered, Public Water, Sewer, Gas, and Electric

## PARKING

- **Vehicular Parking:** 22 vehicles

## LOCATION

- Less than five minutes from I-81
- More than 470,000 live within 20 miles of the park



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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**155 STEWART RD.**

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**15,063 SF**



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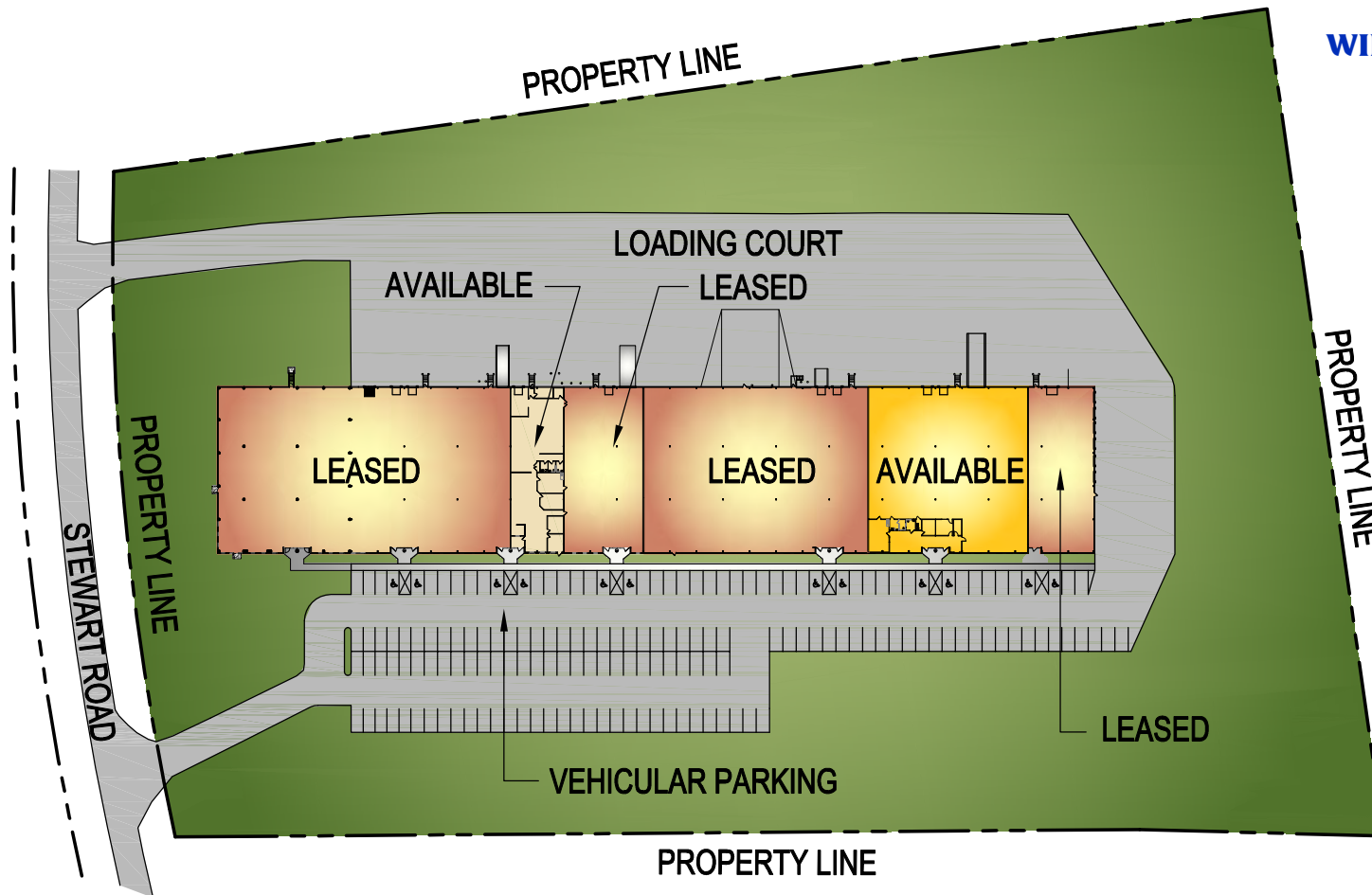


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**AVAILABLE 15,063 S.F. SPACE WITHIN  
AN EXISTING 83,025 S.F. BUILDING**

**PARCEL #10C  
155 STEWART ROAD  
HANOVER INDUSTRIAL ESTATES  
HANOVER TOWNSHIP  
WILKES-BARRE, PA 18706**



AVAILABLE S.F.	15,063
PARKING SPACES	22
LOADING DOORS	2
DRIVE-IN DOORS	1
ACREAGE	11.63

**CONCEPTUAL  
SITE PLAN**

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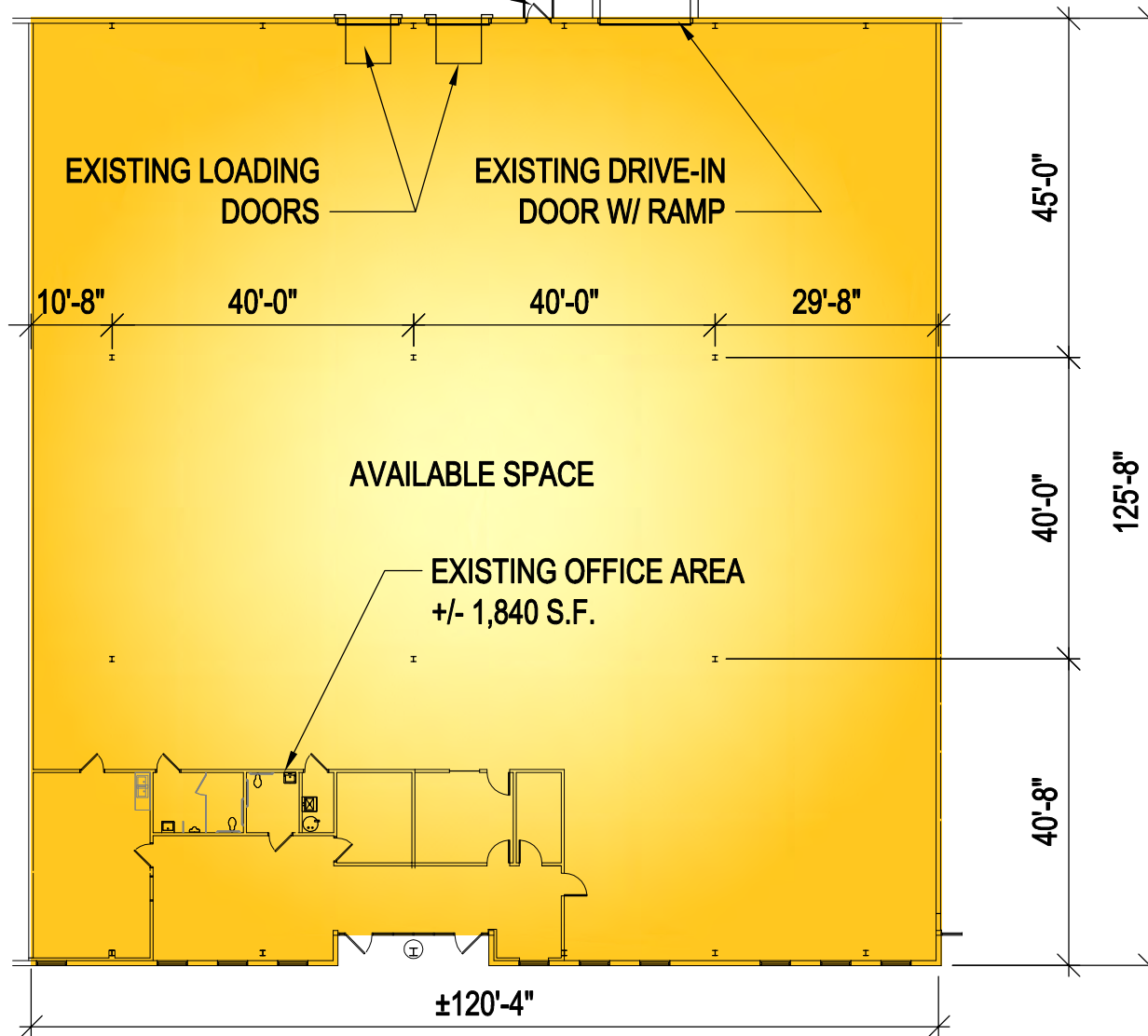


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EXISTING MAN DOOR  
AND STEEL STAIR

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**CONCEPTUAL  
FLOOR PLAN**



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## **SITE IMPROVEMENTS**

- SITE CONTAINS APPROXIMATELY 11.63 ACRES
- AVAILABLE ON-SITE PARKING FOR APPROXIMATELY 22 VEHICLES.
- MARQUEE SIGN WITH MASONRY BASE
- PROFESSIONALLY PREPARED LANDSCAPE DESIGN.

## **BUILDING IMPROVEMENTS**

- AVAILABLE AREA CONTAINS 15,063 SQUARE FEET.
- EXISTING APPROX. 1,840 S.F. OFFICE AREA.
- EXISTING BUILDING DIMENSIONS 660'-8" x 125'-8".
- BUILDING ROOF IS PRECISION ROLL FORMED BUTLER MR-24 PANELS.
- EXTERIOR WALL SYSTEM CONSTRUCTED WITH A COMBINATION OF ARCHITECTURAL BLOCK AND METAL WALL PANELS.
- SPACE CONTAINS ONE (1) EXISTING 12'W x 14'H DRIVE-IN DOOR WITH RAMP.
- SPACE CONTAINS TWO (2) EXISTING 8'-6"W x 9'-6"H LOADING DOORS.
- 20'-6 $\frac{1}{2}$ " CLEAR STRUCTURAL HEIGHT AT LOW EAVE.
- 23'-1" CLEAR STRUCTURAL HEIGHT AT HIGH EAVE.

## **UTILITIES AND BUILDING SYSTEMS**

- AVAILABLE 200 AMP, 120/208 VOLT 3 PHASE ELECTRICAL SERVICE.
- 2 x 4 FLUORESCENT LIGHTING FIXTURES WITH PRISMATIC LENSES PROVIDED IN THE OFFICE AREA.
- 400 WATT METAL HALIDE HIGH-BAY LIGHT FIXTURES IN WAREHOUSE AREA, 18 - 22 FCS AVERAGE.
- HEATING SYSTEMS CONSISTING OF PACKAGED GAS/ELECTRIC ROOF TOP HVAC SYSTEM AND GAS FIRED SUSPENDED UNIT HEATERS.
- ALL UTILITIES SHALL BE SEPARATELY METERED.
- FIRE PROTECTION SYSTEM IS AN ORDINARY HAZARD CLASS III WET SPRINKLER SYSTEM.

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