

*We Build Buildings.  
We Build Careers.  
We Build Communities.*

# HANOVER

**HANOVER INDUSTRIAL ESTATES  
& HANOVER CROSSINGS**





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SOME OF  
MERICLE'S CLIENTS

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# A Message from our Leasing Team

Welcome to Hanover Industrial Estates and Hanover Crossings, adjacent business parks that are located in Hanover Township and Sugar Notch Borough near Wilkes-Barre, Pennsylvania.

The parks are home to dozens of manufacturing, distribution, office, and life sciences companies. A few of the tenants include CVS Caremark, Itoh Denki, Core-Mark, PepsiCo, Patagonia, Chewy.com, and Adidas.

Located off Exits 1 and 2 of S.R. 29, just one mile from Exit 164 of I-81 and 14 miles from I-80, the parks are less than 10 minutes from Downtown Wilkes-Barre.

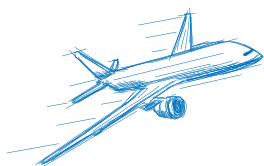
More than 700,000 people live within 30 miles of the parks. There are 17 college campuses with close to 50,000 enrolled students within an hour drive.

Mericle has constructed 29 buildings in the parks totaling almost 3.5 million square feet. We own a variety of available buildings and sites that can accommodate manufacturing, distribution, office, and medical firms.

**Please learn more about Hanover Industrial Estates and Hanover Crossings on the following pages, then call us at 570.823.1100 to request a proposal and/or arrange a park tour. We look forward to hearing from you.**



# Location & Transportation



## AIRPORT ACCESS

THE AIRPORT IS  
JUST 15 MILES FROM  
HIE AND HXC.



700,000+  
PEOPLE

LIVE WITHIN 30 MILES  
OF THE PARK.



## TWO HOUR DRIVE

FROM NEW YORK CITY,  
PHILADELPHIA,  
AND HARRISBURG

### DISTANCES FROM HANOVER INDUSTRIAL ESTATES & HANOVER CROSSINGS TO KEY CITIES

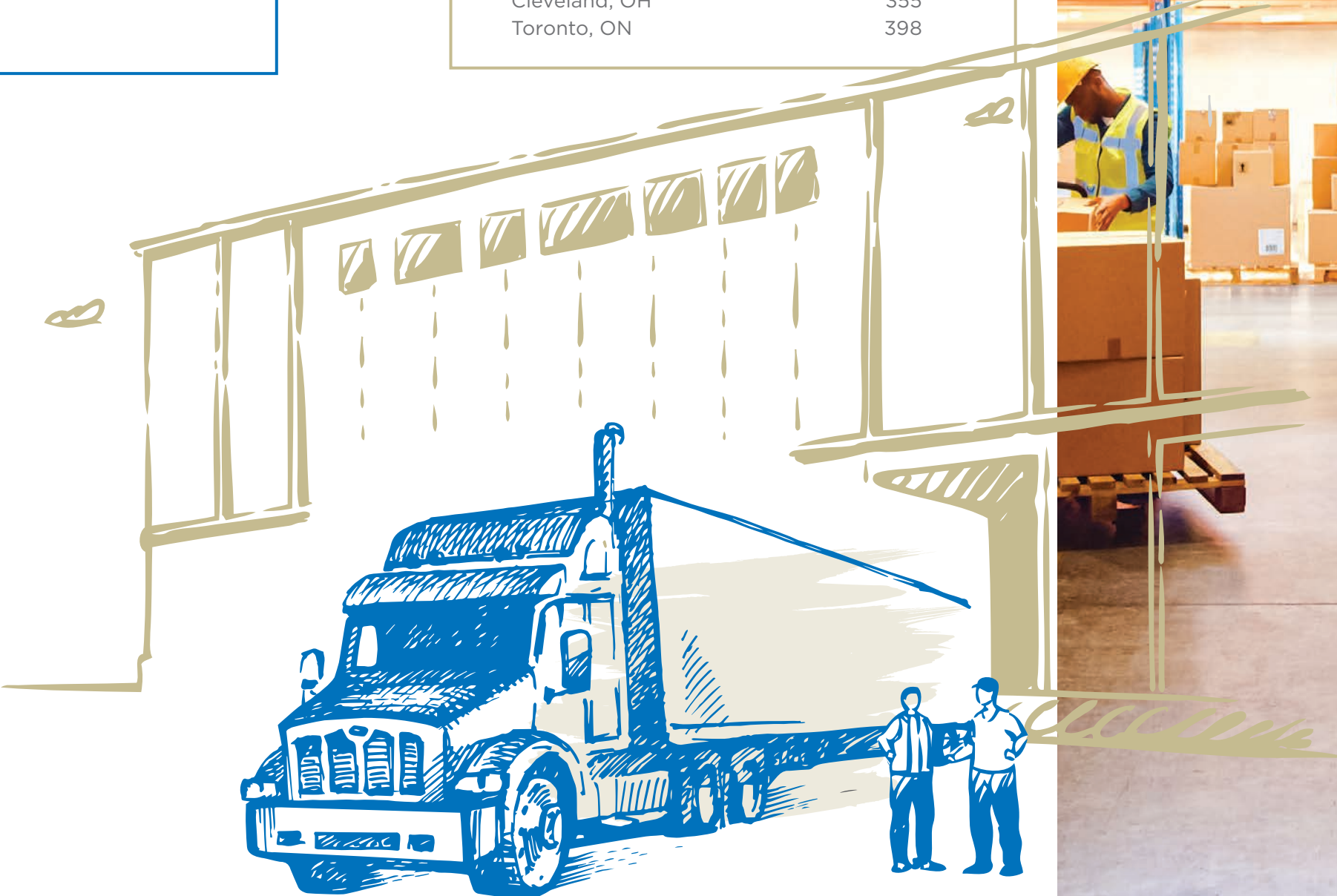
| CITY                   | MI AWAY |
|------------------------|---------|
| Wilkes-Barre, PA       | 5       |
| Scranton, PA           | 24      |
| Hazleton, PA           | 27      |
| Delaware Water Gap, PA | 58      |
| Allentown, PA          | 66      |
| Binghamton, NY         | 84      |
| Morristown, NJ         | 97      |
| Harrisburg, PA         | 105     |
| Philadelphia, PA       | 119     |
| Port Newark, NJ        | 126     |
| State College, PA      | 129     |
| New York, NY           | 129     |
| Syracuse, NY           | 154     |
| Baltimore, MD          | 182     |
| Hartford, CT           | 213     |
| Washington, DC         | 225     |
| Pittsburgh, PA         | 260     |
| Boston, MA             | 317     |
| Cleveland, OH          | 355     |
| Toronto, ON            | 398     |

## Road Access

Hanover Industrial Estates and Hanover Crossings are adjacent business parks that are located along S.R. 29 in Hanover Township and Sugar Notch Borough, near Wilkes-Barre, Pennsylvania. Downtown Wilkes-Barre is less than 10 minutes away, and Wilkes-Barre's major shopping and entertainment areas can be reached in just five minutes. The entrance to Hanover Industrial Estates is just one mile from Exit 164 of I-81 and 14 miles from I-80.

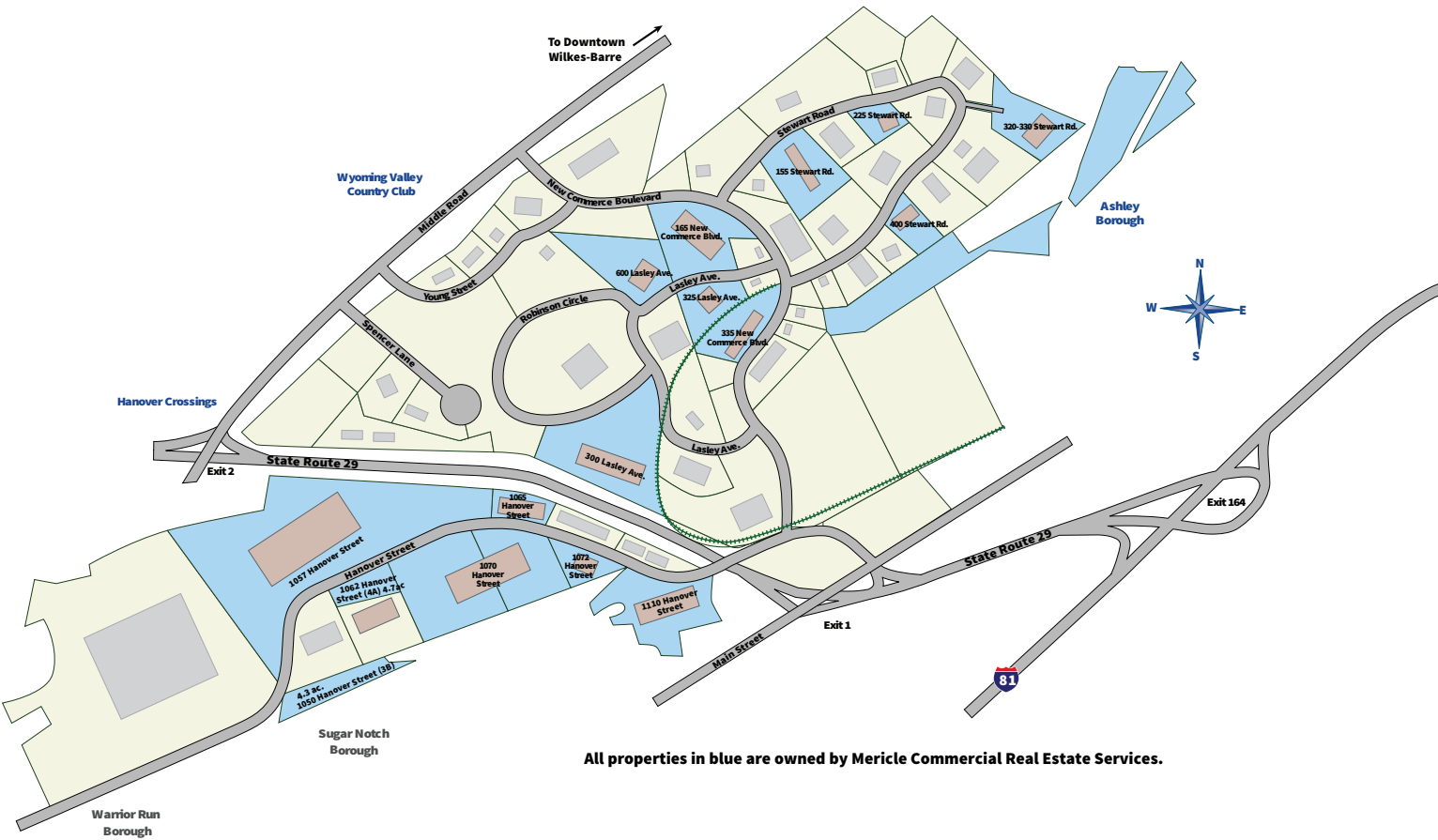
## Air Access

The Wilkes-Barre/Scranton International Airport (airport code AVP) is just 15 miles from the parks and offers service to several major hubs with one-stop service to hundreds of destinations worldwide. AVP provides direct daily flights to Charlotte, Chicago, Newark, and Washington D.C. Carriers include United, and American Airlines. AVP is also served by Aviation Technologies, one of the finest fixed base operators in the Northeastern United States.

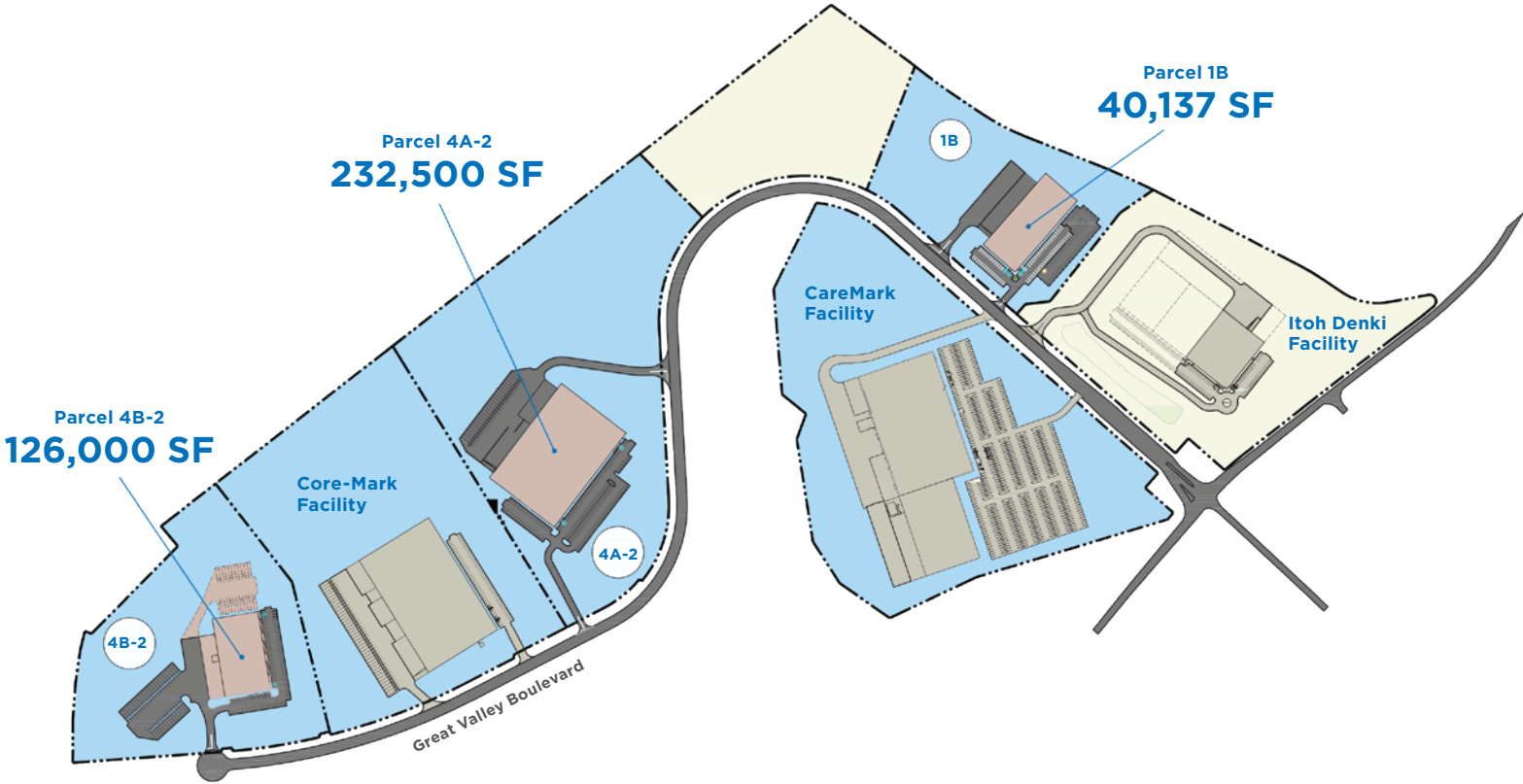




HANOVER INDUSTRIAL ESTATES



HANOVER CROSSINGS







Utility Information

Hanover Industrial Estates

Hanover Crossings

NATURAL GAS



UGI Utilities, Inc. provides gas service with 6” and 4” MDPE mains installed within the park.

UGI Utilities, Inc. provides gas service via a 6-inch MDPE main.

WATER



Park water is supplied from Pennsylvania American Water Company’s (PAWC’s) Ceasetown reservoir with 8”, 12”, 14”, and 16” ductile iron mains installed within the park.

Park water is supplied via a connection to a 16” ductile iron main that is fed from Pennsylvania American Water Company’s (PAWC’s) Watres Reservoir, with 12” mains and 8” service laterals installed throughout the park.

ELECTRIC



Underground 13.8-KV service is provided by UGI Utilities, Inc.

Dual electric service is supplied by UGI Utilities, Inc. from separate underground feeds via 13.8-KV underground duct banks.

SANITARY SEWER



Conveyance is provided by Hanover Township and Sugar Notch Borough, and treatment is provided by the Wyoming Valley Sanitary Authority (WVSA). All gravity sanitary mains are 12” SDR-35 mains, and a 6” force main also services the park from a pump station located near the Route 29 overpass. WVSA’s Hanover Township treatment facility has an approved treatment capacity of 32 MGD and receives approximately 25 MGD.

Conveyance is provided by Hanover Township and treatment is provided by the Wyoming Valley Sanitary Authority (WVSA). Gravity sanitary mains within the park are 10”- 12” diameter SDR-35 with 8” laterals to the individual lots. WVSA’s Hanover Township treatment facility has an approved treatment capacity of 32 MGD and receives approximately 25 MGD.

TELECOMMUNICATIONS



Verizon, Service Electric/PenTeleData, Century Link, Frontier Business and Zayo provide state-of-the-art telecommunications systems with 100 percent digital switching and superior communications services, highlighted by an extensive fiber optic network. This system provides a telecommunications platform for voice, data, and video transmissions. The network supports SONET technology for ultra-reliable service to customers with critical requirements.

Fiber and copper state-of-the-art underground service is provided by Verizon. Service Electric/PenTeleData has service available near the park entrance and may be able to extend its service to park tenants.





## Workforce & Education



### Employment & Unemployment Data for Lackawanna & Luzerne Counties

| YEAR | U.S.<br>UNEMP. RATE | PA<br>UNEMP. RATE | SCRANTON/<br>WILKES-BARRE AREA<br>UNEMP. RATE | PERSONS UNEMPLOYED<br>IN SCRANTON/<br>WILKES-BARRE AREA |
|------|---------------------|-------------------|---|---|
| 2022 | 3.6%                | 4.6%              | 5.7%  | 14,014  |
| 2021 | 4.6%                | 6.0%              | 7.1%  | 19,000  |
| 2020 | 6.9%                | 7.0%              | 8.1%  | 21,800  |
| 2019 | 3.6%                | 4.6%              | 5.6%  | 15,700  |
| 2018 | 4.1%                | 4.8%              | 5.3%  | 14,300  |

Source: [workstats.dli.pa.gov](https://workstats.dli.pa.gov)



## LABOR AVAILABILITY

### 30 Mile Radius Demographics

Mericle understands that a critical factor in your site selection decision is whether there is adequate available labor to staff your new operation in Hanover Industrial Estates or Hanover Crossings. Rest assured, our buildings are located in a densely populated areas. According to Esri, close to 715,000 people live within a 30-minute drive.

POPULATION  
**715,000**



MALE  
**50.8%**

FEMALE  
**49.2%**

**Total Population**  
**Male**  
**Female**

**100%**  
**50.8%**  
**49.2%**

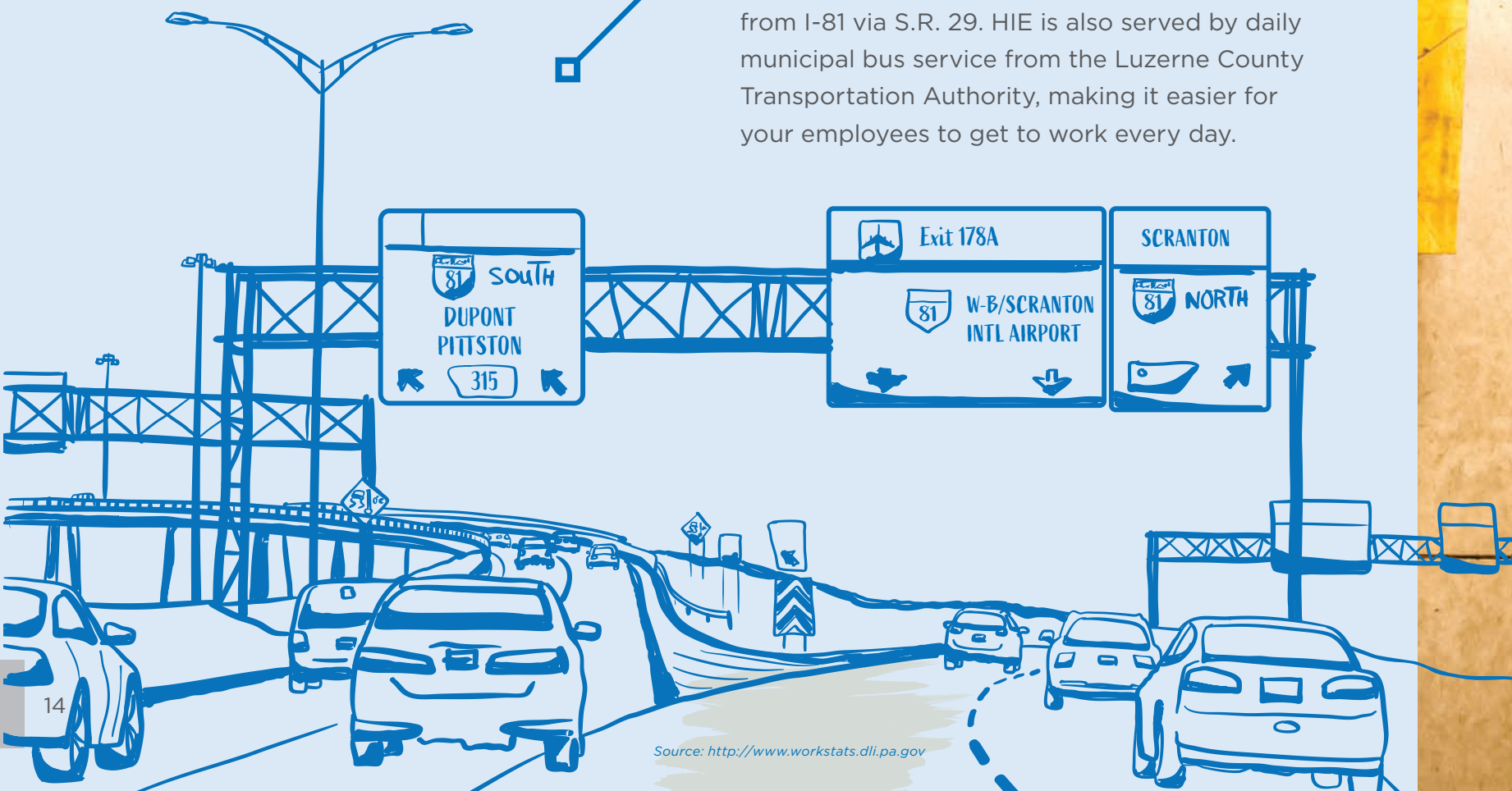
|                |       |
|----------------|-------|
| 19 and Younger | 20.6% |
| Age 20 to 34   | 17.8% |
| Age 35 to 44   | 11.6% |
| Age 45 to 54   | 12.7% |
| Age 55 to 64   | 14.6% |
| Age 65+        | 22.5% |



Northeastern Pennsylvania's unemployment rate almost always runs higher than state and national averages. The region's traditionally high unemployment rates have helped employers find an ample number of qualified job applicants.

**2.1 MILES**  
**FROM I-81**

Most of our HIE/HXC buildings are just 2.1 miles from I-81 via S.R. 29. HIE is also served by daily municipal bus service from the Luzerne County Transportation Authority, making it easier for your employees to get to work every day.



Source: <http://www.workstats.dli.pa.gov>



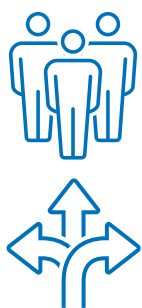
**HANOVER IE & HXC  
ARE IN THE  
NUCLEUS OF A  
FOUR COUNTY  
AREA, NEAR  
I-81 & I-80**





# Largest Industrial & Office Employers

IN GREATER WILKES-BARRE, PA



| COMPANY                             | FUNCTION                       |
|-------------------------------------|--------------------------------|
| Adidas                              | Sporting Goods                 |
| Amazon.com                          | Consumer Products Distribution |
| Benco Dental                        | Dental Supplies                |
| Berkshire Hathaway Guard Ins. Cos.  | Insurance                      |
| Berry Global                        | Plastic Film                   |
| C3i Solutions                       | Customer Service               |
| Chewy.com                           | Pet Products                   |
| Core-Mark                           | Candy & Groceries              |
| Cornell Cookson                     | Steel Door Manufacturing       |
| CVS Caremark                        | Pharmacy Fulfillment           |
| FedEx Ground                        | Delivery Services              |
| Frontier Communications             | Telecommunications             |
| Geisinger                           | Healthcare                     |
| Genpact                             | Financial Information          |
| InterMetro Industries               | Wire Shelving & Storage        |
| Keystone Automotive                 | Auto Parts                     |
| Lowe's                              | Home Products Warehouse        |
| Mission Foods/GRUMA                 | Tortilla Manufacturing         |
| Offset Paperback                    | Printing                       |
| PNC Bank                            | Financial Services             |
| Pride Mobility Products             | Motorized Scooters             |
| Schott North America                | Specialty Glass Manufacturing  |
| T.J. Maxx                           | Garment Warehouse              |
| Tailored Brands Men's Formal Wear   | Men's Clothing                 |
| The Home Depot                      | Home Products Warehouse        |
| Trion Industries                    | Store Fixtures                 |
| U.S. Social Security Administration | Data Center                    |
| UPS                                 | Delivery Services              |
| Valley Distributing                 | Third Party Logistics          |
| Verizon                             | Telecommunications             |

Source: Northeastern Pennsylvania Alliance



## Training Programs

Job training grants will help you reduce your costs in Hanover Industrial Estates and Hanover Crossings.

Mericle will arrange meetings between your leadership team and the officials who coordinate the following programs:

1

**GUARANTEED FREE  
TRAINING PROGRAM  
(WEDNETPA)**

2

**WORKFORCE  
INNOVATION AND  
OPPORTUNITY ACT**



# Guaranteed Free Training Program

This program provides grants through the Pennsylvania Department of Community and Economic Development (DCED) for essential skills and advanced technology training. The maximum amounts that can be provided are up to \$2,000 per eligible employee, not to exceed \$100,000 per company per eligible fiscal year. To be eligible, employees must be full-time and earn at least \$12.00 per hour.

Training costs must be “reasonable” as defined by market rates and/or other criteria. Regardless of how it is conducted (classroom, online, etc.), each training session must be a minimum of 30 minutes in length.

Training can be provided by a WEDnetPA partner institution, the company’s in-house staff, or any third-party provider.

## Workforce Innovation & Opportunity Act

This federal program, which is administered by local Workforce Development Boards (WDBs), provides grants to train individuals who meet certain eligibility requirements such as those who recently lost their job or are underemployed. Eligibility requirements include those who:

- were recently laid-off or terminated from employment
- are unemployed
- are collecting Food Stamps or TANF
- are employed and their income is below the self-sufficiency guideline
- are a displaced homemaker
- are homeless

The grant funds can be used for job search and placement, skills assessment and evaluation, counseling, training services for individuals and companies, supportive services, and labor marketing information.

### EDUCATION

**Did you know that there are 17 colleges and universities with approximately 48,000 students within an hour’s drive of Hanover Industrial Estates and Hanover Crossings?**

This network of higher education provides an invaluable resource for employers and their employees, offering ample opportunity for co-ops, continuing education, customized job training, internships, and recruiting.



Pennsylvania State University has three satellite campuses within 45 minutes of Hanover IE and HXC. Penn State’s main campus in State College, PA offers a comprehensive program in Supply Chain and Information Systems that ranges from non-degree coursework up to the PhD level. The program is ranked fifth-best in the nation for undergraduate level and seventh-best in the nation for graduate level by U.S. News and World Report.



TOTAL ENROLLMENT  
WITHIN 55 MILES OF HIE & HC

48,002 STUDENTS

| SCHOOL   | ENROLLMENT | MI AWAY |
|--|------------|---------|
| <b>King’s College</b><br>🌐 <i>kings.edu</i>  | 2,400      | 4       |
| <b>Wilkes University</b><br>🌐 <i>wilkes.edu</i>                                      | 5,100      | 4       |
| <b>Luzerne County Community College</b><br>🌐 <i>luzerne.edu</i>                      | 6,669      | 4       |
| <b>Misericordia University</b><br>🌐 <i>misericordia.edu</i>                          | 2,398      | 19      |
| <b>Penn State - Hazleton</b><br>🌐 <i>hazleton.psu.edu</i>                            | 600        | 21      |
| <b>Penn State - Wilkes-Barre</b><br>🌐 <i>wilkesbarre.psu.edu</i>                     | 460        | 22      |
| <b>Geisinger Commonwealth School of Medicine</b><br>🌐 <i>geisinger.edu/education</i> | 500        | 23      |
| <b>University of Scranton</b><br>🌐 <i>scranton.edu</i>                               | 4,957      | 24      |
| <b>Lackawanna College</b><br>🌐 <i>lackawanna.edu</i>                                 | 1,991      | 24      |
| <b>Penn State - Scranton</b><br>🌐 <i>worthingtonscranton.psu.edu</i>                 | 947        | 26      |
| <b>Marywood University</b><br>🌐 <i>marywood.edu</i>                                  | 2,613      | 28      |
| <b>Johnson College</b><br>🌐 <i>johnson.edu</i>                                       | 497        | 28      |
| <b>Clarks Summit University</b><br>🌐 <i>clarkssummitu.edu</i>                        | 750        | 31      |
| <b>Keystone College</b><br>🌐 <i>keystone.edu</i>                                     | 1,300      | 31      |
| <b>Bloomsburg University</b><br>🌐 <i>bloomu.edu</i>                                  | 8,478      | 41      |
| <b>Northampton Community College</b><br>🌐 <i>northampton.edu</i>                     | 2,500      | 47      |
| <b>East Stroudsburg University</b><br><i>esu.edu</i>                                 | 5,842      | 55      |







# Ten counties. One region. DiscoverNEPA®

Why is Mericle, a real estate developer, promoting Northeastern Pennsylvania's (NEPA's) quality of life? Mericle has been very fortunate to provide commercial space to several hundred companies since 1985, and we are especially proud that more than 20,000 people work in the buildings we've developed in NEPA. However, when companies are going through the site selection process, more factors come into play than just the availability of a certain type of building or site.

Many skilled workers, especially millennials, are drawn to those communities known as great places to live. Northeastern Pennsylvania is close to big cities, but features affordable living, safe neighborhoods, access to recreation, and the opportunity to be heard and make a difference. NEPA is the Northeast's best bet if you are seeking a stress-free, healthy lifestyle complete with thousands of world-class amenities.

We created DiscoverNEPA™ to showcase all that Northeastern Pennsylvania has to offer. We hope our tenants and other area businesses will use DiscoverNEPA™ as a tool to recruit talented people and their families to this region.



**We invite you to visit [DiscoverNEPA.com](https://DiscoverNEPA.com) and to follow us on Facebook, Instagram, and Twitter. Mericle is Northeastern Pennsylvania proud.**





# Mericle Overview

*We Build Buildings.  
We Build Careers.  
We Build Communities.*

## THE MERICLE DIFFERENCE

### SINGLE SOURCE

Mericle is a true master builder, and our employees take responsibility for all phases of your project, from site selection, to design, to excavation, to construction, to fit-out, to property management. In short, we do it all. This unique corporate structure keeps your stress level to a minimum and ensures that your project will be completed on time and on budget.

### MARKET KNOWLEDGE

Our executive team and the vast majority of our approximately 350 employees are natives of this region. Several of our executives have backgrounds in local economic development and can offer you guidance on incentive financing, employee recruitment, job training, family relocation, community contacts, and much more. We also have strong relationships with local municipalities, permitting agencies, utility companies, and suppliers. This depth of local experience ensures that we complete all aspects of your project smoothly and without delay.

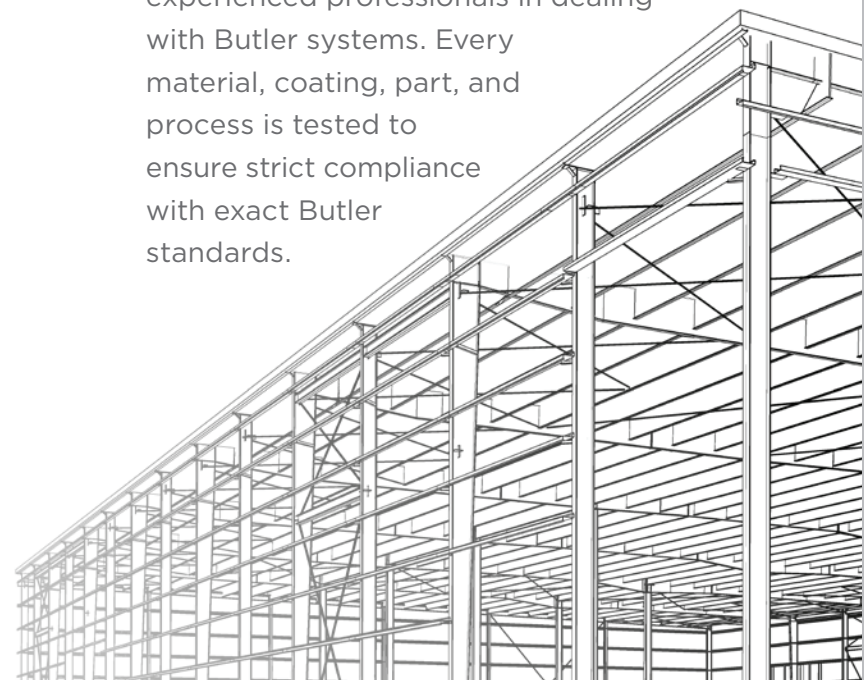
### VALUE

By utilizing the master builder concept, we are able to cut out unnecessary profit centers and provide you with quality, investment-grade real estate at a very competitive price. Plus, Mericle is the authorized Butler Builder® for Northeastern Pennsylvania. This close association with Butler Manufacturing™ Company, the largest manufacturer of pre-engineered building systems in the United States, means we are able to offer you an unmatched level of innovation and flexibility.

### SPEED

Mericle will complete your project faster than competing developers. Our large team of excavation employees works year-round preparing ReadyToGo!™ Sites. This gives us a great inventory of sites that have already been planned, permitted, subdivided, cleared, graded, and compacted. In addition, because Butler systems can be erected quickly and without expensive on-site modifications, we'll cut your construction time by as much as 30% compared to the methods used by competing developers.

Our in-house design and engineering teams include some of the industry's most experienced professionals in dealing with Butler systems. Every material, coating, part, and process is tested to ensure strict compliance with exact Butler standards.



### AVAILABLE SPACE

We are always building speculative industrial, office, flex, and medical buildings on our ReadyToGo!™ Sites. As such, we have far more existing space available than any other developer in Northeastern Pennsylvania. Whether you need just a few thousand square feet or one million square feet, we will very likely have a property that works for you.

1

### SINGLE SOURCE

2

### VALUE

3

### MARKET KNOWLEDGE

4

### SPEED

5

### AVAILABLE SPACE

Mericle Commercial Real Estate Services has developed more investment grade industrial, flex, and office space than any developer in the history of Northeastern Pennsylvania. **We have never missed a client's occupancy deadline.**



”

*We've been able to bring more than 20,000 jobs to the region and that is very gratifying. We go to the groundbreaking and ribbon cuttings, see new jobs come into the area, and know that we've made a difference in the lives of the people of Northeastern Pennsylvania.*

---

**Robert Mericle**  
*President & CEO*

Mericle Projects







Since 1985,  
Mericle has completed  
industrial, office, flex,  
and medical projects,  
big and small, for  
hundreds of clients.







Mericle directly owns and manages more than 18 million+ square feet in NEPA.

20,000+ people work in the 27 million SF Mericle has developed in NEPA.





## TENANTS & CLIENTS

40 OF MERICLE'S TENANTS AND CLIENTS ARE FORTUNE 1000 COMPANIES



Mericle, a Butler Builder®, is proud to be part of a network of building professionals dedicated to providing you the best construction for your needs.





**BOB BESECKER**

*Vice President - Senior Director of Leasing*  
[bbesecker@mericle.com](mailto:bbesecker@mericle.com)

**JIM HILSHER**

*Vice President - Director of Marketing*  
[jhilsher@mericle.com](mailto:jhilsher@mericle.com)

**BILL JONES**

*Vice President - Business Development*  
[bjones@mericle.com](mailto:bjones@mericle.com)

**MERICLE COMMERCIAL REAL ESTATE SERVICES**  
EAST MOUNTAIN CORPORATE CENTER  
100 BALTIMORE DRIVE  
WILKES-BARRE, PA 18702

570.823.1100  
[mericle.com](http://mericle.com)  
[mericlereadytogo.com](http://mericlereadytogo.com)

