

10,379 SF TO 13,438 SF

ON 5.57 ACRES

225 STEWART ROAD

HANOVER INDUSTRIAL ESTATES
HANOVER TOWNSHIP, PA



MODERN OFFICE SPACE - 5 MINUTES TO I-81



DIRECTIONS TO 225 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.

PLANS AND SPECIFICATIONS

SIZE

- The existing building is a multi-tenant, flexible space building containing a total of 40,000 S.F.
- The available space is approximately 10,379 S.F. with an adjacent 3,059 S.F. available space.
- Site contains 5.57 acres.

BUILDING CONSTRUCTION

- The existing building structure is a pre-engineered steel building with a combination of architectural masonry and insulated metal panel walls, an insulated standing seam metal roof, and thermally-broken aluminum framed glass doors and windows.
- The existing building has a 6" thick, reinforced concrete slab floor.
- The available space is entirely fit-out as office space with broadloom carpeting, resilient flooring, and an acoustical suspended ceiling system at approximately 9'-0" above finish floor.
- The available space has one (1) 3' x 4' sliding glass window into reception, and four (4) 4' x 4' fixed interior windows.

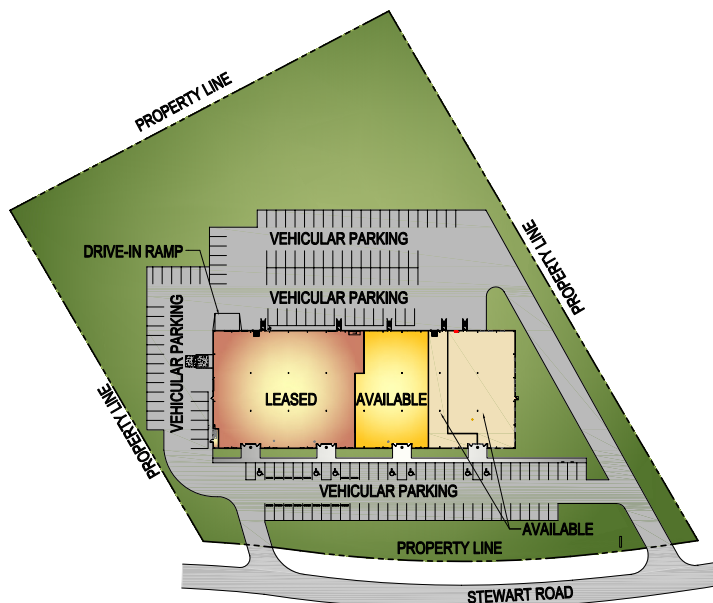
UTILITIES

- The available space is served by a 400 amp, 120/208 v, 3-phase electrical service.
- The available space lighting is 2 x 4 fluorescent, troffer light fixtures with parabolic lenses.
- The available space heating and cooling system is a gas/electric packaged rooftop unit with an average 400 cfm.
- The available space has an existing, Class III, Ordinary Hazard sprinkler system.
- Domestic water and natural gas available.
- All utilities shall be separately metered.

PARKING AND AMENITIES

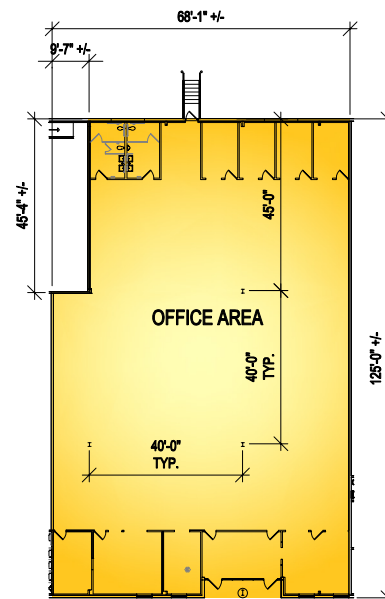
- On-site parking available for 15 vehicles.
- Asphalt paved parking lot, including heavy-duty pave in truck areas.
- Site has professionally maintained landscaping.
- Marquee sign at entrance to site.
- LCTA Bus Route serves this park.
- The main building entrance is covered.

SITE PLAN



FLOOR PLAN

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



225 STEWART RD.

HANOVER INDUSTRIAL ESTATES • HANOVER TOWNSHIP, PA

10,379 SF



570.823.1100
mericle.com



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

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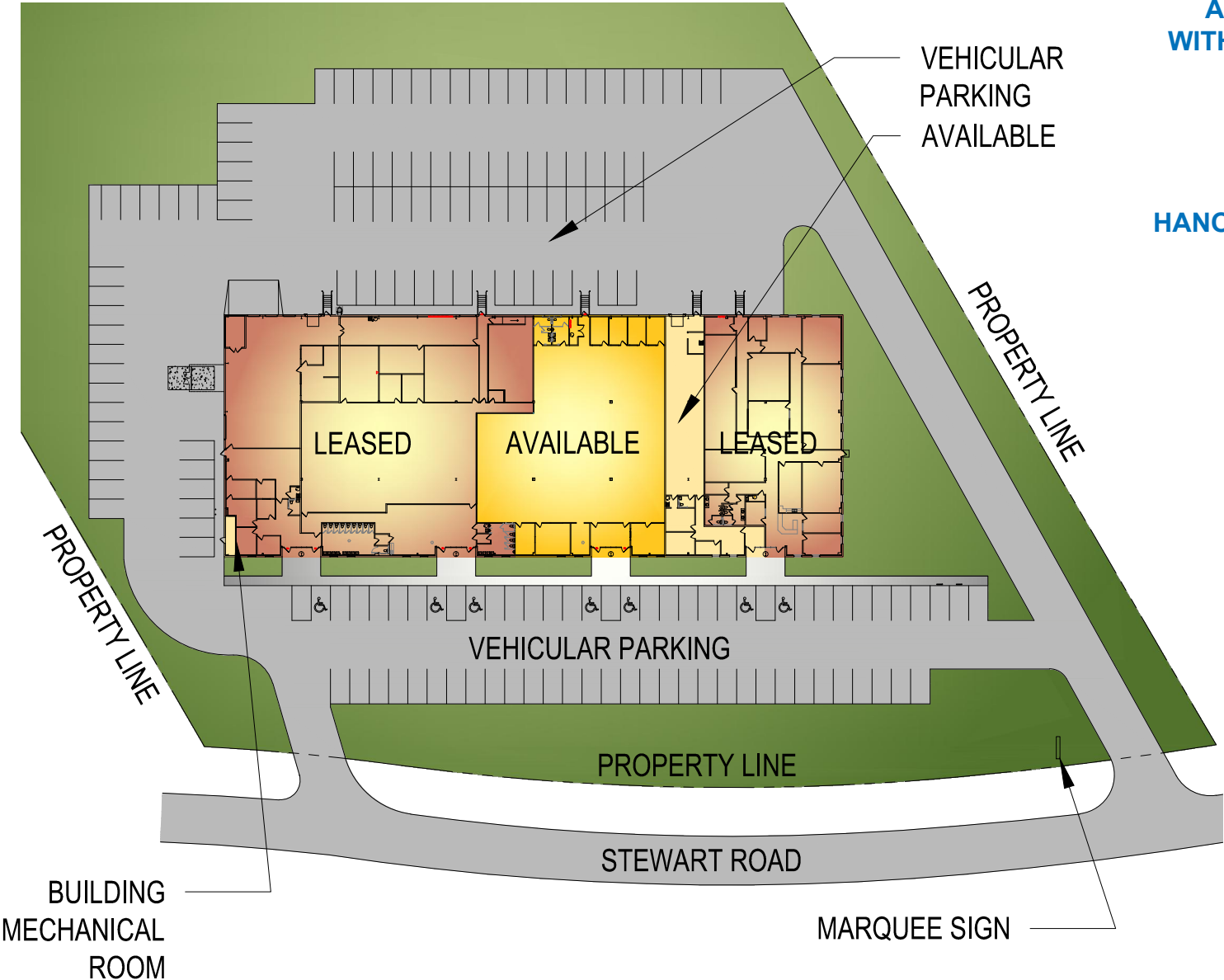
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EXISTING SITE PLAN

AVAILABLE 10,379 S.F. AREA
WITHIN AN EXISTING 40,000 S.F.
MULTI-TENANT BUILDING

PARCEL 10E
229-231 STEWART ROAD
HANOVER INDUSTRIAL ESTATES
HANOVER TOWNSHIP
WILKES-BARRE, PA 18706



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- Mericle Commercial Real Estate Services

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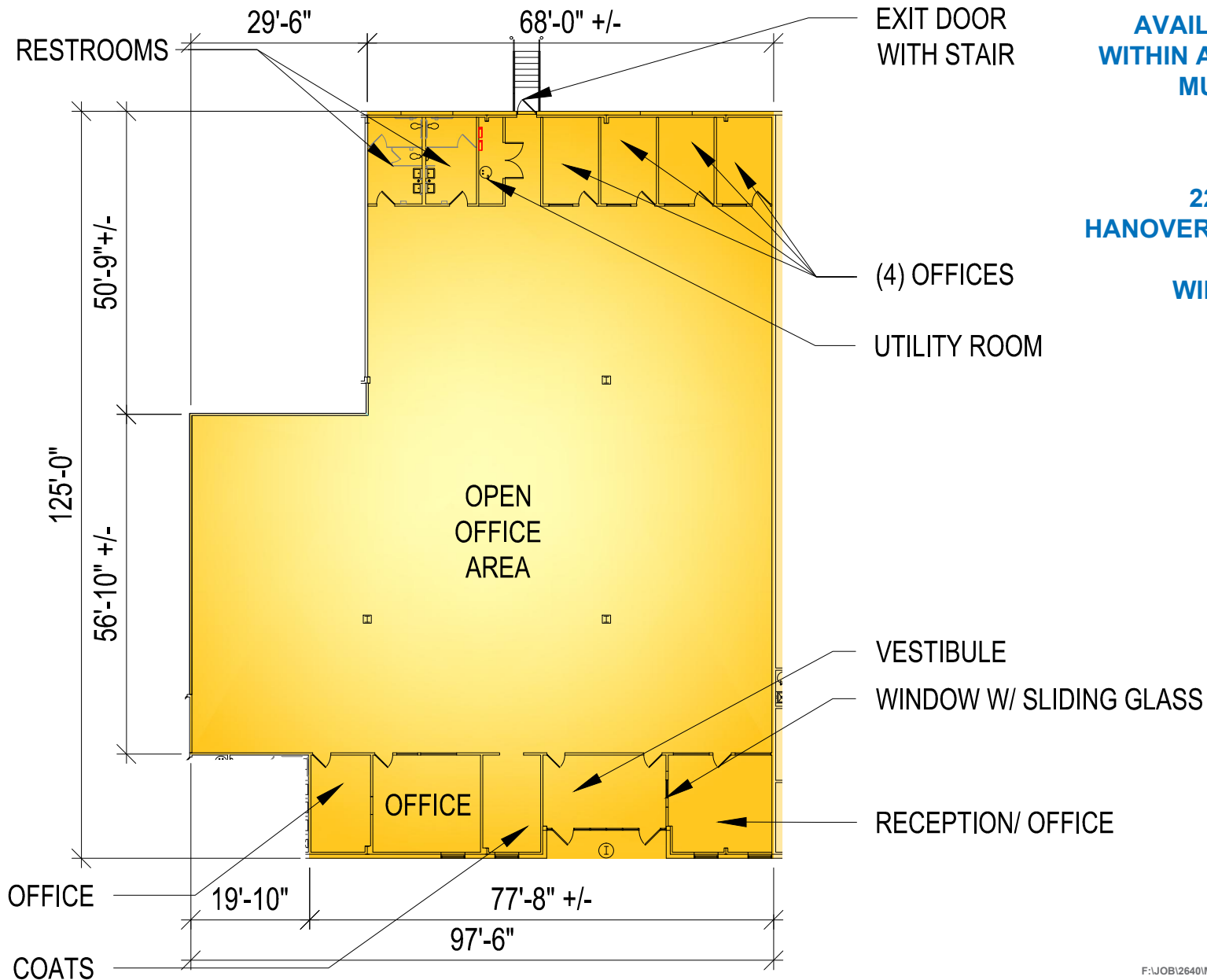
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EXISTING FLOOR PLAN

AVAILABLE 10,379 S.F. AREA
WITHIN AN EXISTING 40,000 S.F.
MULTI-TENANT BUILDING

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SPECIFICATIONS

SITE AMENITIES

- Site contains 5.57 acres.
- On-site parking available for 15 vehicles.
- Asphalt paved parking lot, including heavy-duty pave in truck areas.
- Site has professionally maintained landscaping.
- Marquee sign at entrance to site.
- LCTA Bus Route serves this park.

EXISTING BUILDING IMPROVEMENTS

- The existing building is a multi-tenant, flexible space building containing a total of 40,000 S.F.
- The available space is approximately 10,379 S.F. with an adjacent 3,059 S.F. available space.
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UTILITIES AND BUILDING SYSTEMS

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WITHIN AN EXISTING 40,000 S.F.
MULTI-TENANT BUILDING**

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