

# 560,000 SF

AVAILABLE FOR LEASE ON 61.4 ACRES

**1057 HANOVER STREET**  
HANOVER INDUSTRIAL ESTATES  
HANOVER TOWNSHIP, PA



## GREAT WAREHOUSE SPACE ON THE I-81 CORRIDOR!



### **DIRECTIONS TO 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. Proceed one mile to 1057 Hanover Street 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. Proceed one mile to 1057 Hanover Street on the right.

# PLANS AND SPECIFICATIONS

**Total Building Square Footage:** 560,000 SF (expandable)

**Office Build-Out Square Footage:** Approx. 4,000 SF

**Property Acreage:** 61.4563 Acres

**Year Built:** 1999

**Building Dimensions:** 1120'x 500'

**Parking:** 82 Vehicles

**Loading Configuration:** Two Sided Loading

**Exterior Walls:** Masonry and metal wall panels

**Insulation:** Roof- R19 Walls - R13

**Clear Height:** Approx. 31'-6" at low side

**Column Spacing:** 40' x 50' typical throughout

**Roof:** MR-24 standing seam metal roof

**Roof Access:** Exterior Aluminum Roof Ladder

**Floor Slab:** 6" thick reinforced concrete

**Fire Protection:** Warehouse Area - ESFR (Early Suppression Fast Response) System; Office Area - Light Duty Hazard

**Warehouse Lighting:** 400W Metal Halide fixtures

**Office Lighting:** Layin fluorescent fixtures with prismatic lenses

**Electrical Service:** 1,600A, 277/480V, 3-phase (expandable)

**Warehouse Heating:** Gas fired, high-efficiency suspended unit heaters.

**Office HVAC:** Trane Packaged Roof Top Units

**Dock Doors:** Seventy-five (75) - 9'x 10' Doors with mechanical levelers

**Loading Dock Aprons:** 6" thick concrete

**Drive-In Access:** One (1) 12'x 14' drive in door

**Special Features/ Upgrades:** 1,500 GPM Fire Pump, 8' high galvanized fencing and three (3) sliding gates

## SITE 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.*



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