



**FOR
LEASE**

28,130 SF

ON 15.64 ACRES

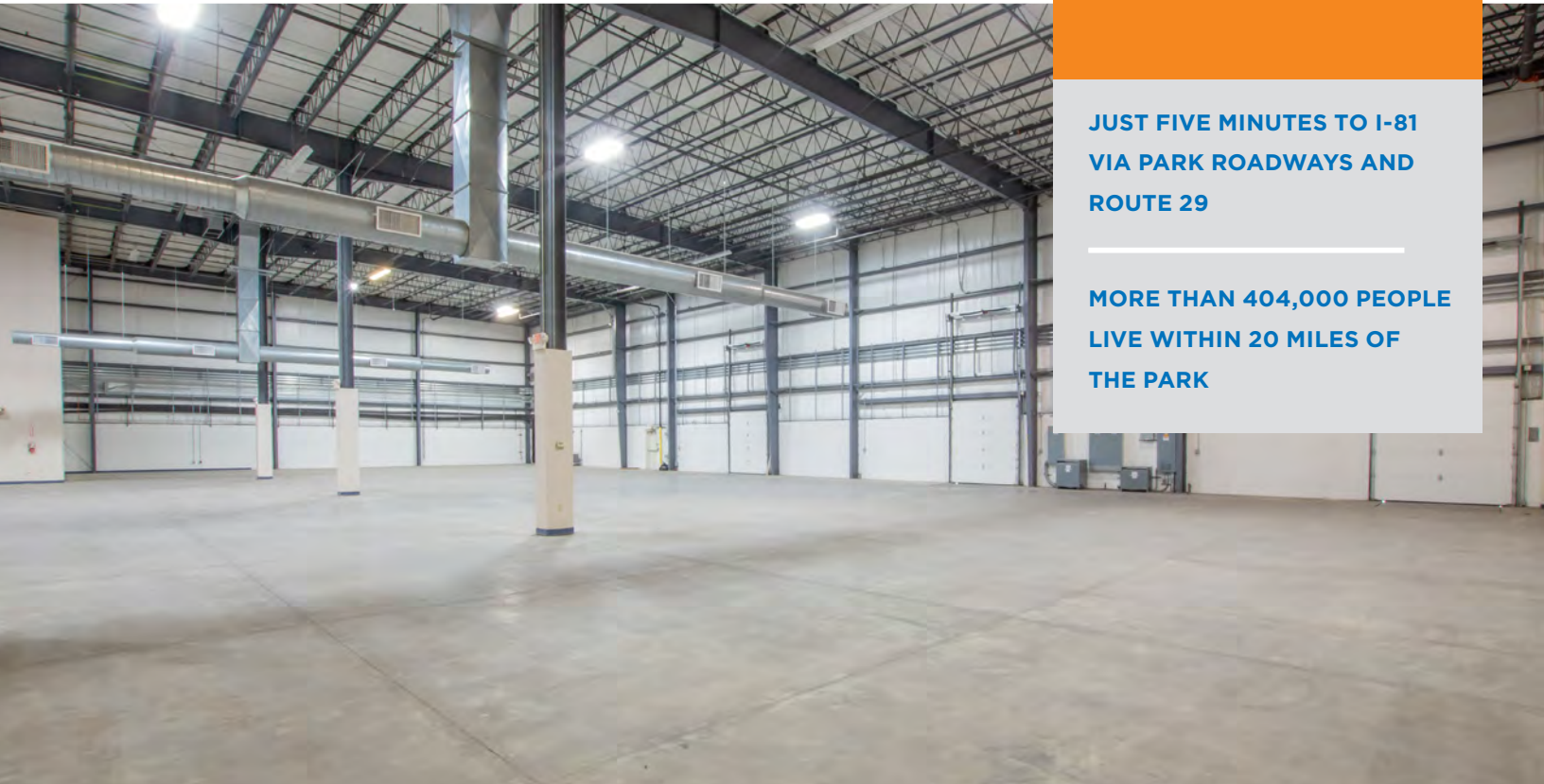
**1110 HANOVER STREET
HANOVER INDUSTRIAL ESTATES
SUGAR NOTCH BOROUGH, PA**

.....

FLEX

**JUST FIVE MINUTES TO I-81
VIA PARK ROADWAYS AND
ROUTE 29**

**MORE THAN 404,000 PEOPLE
LIVE WITHIN 20 MILES OF
THE PARK**



FLEX SPACE LOCATED IMMEDIATELY OFF ROUTE 29

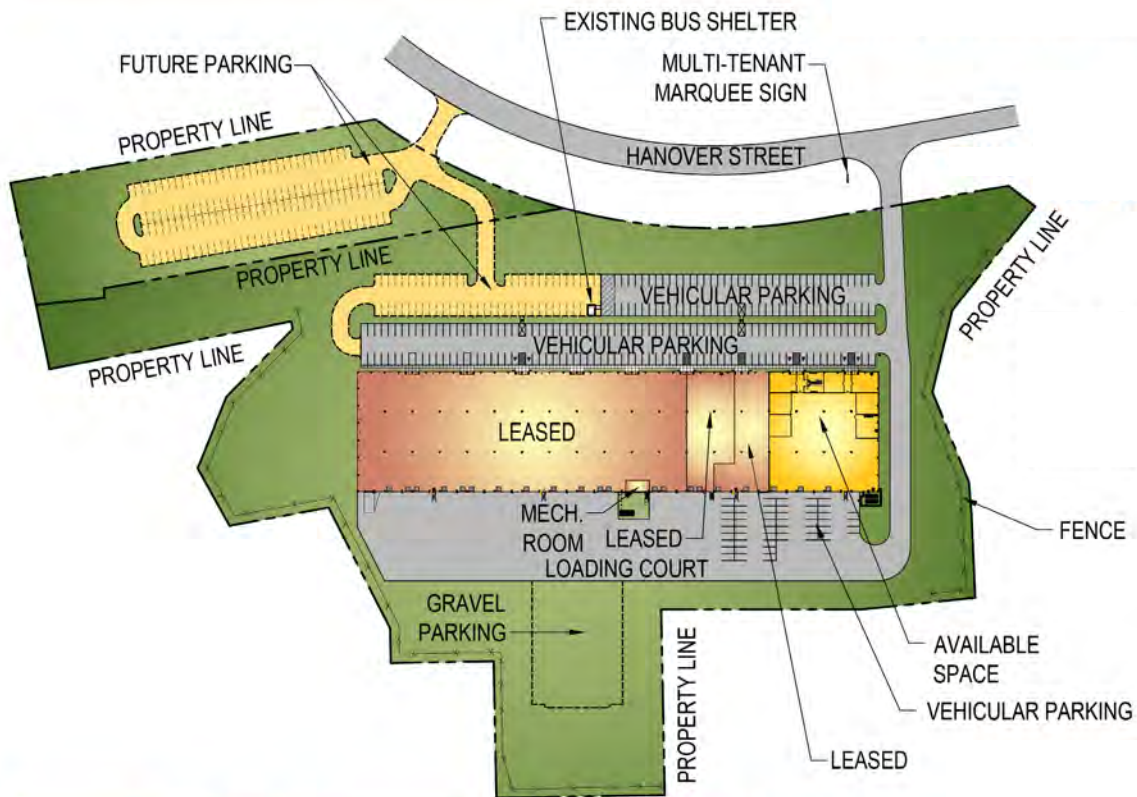
mericle.com  **570.823.1100**



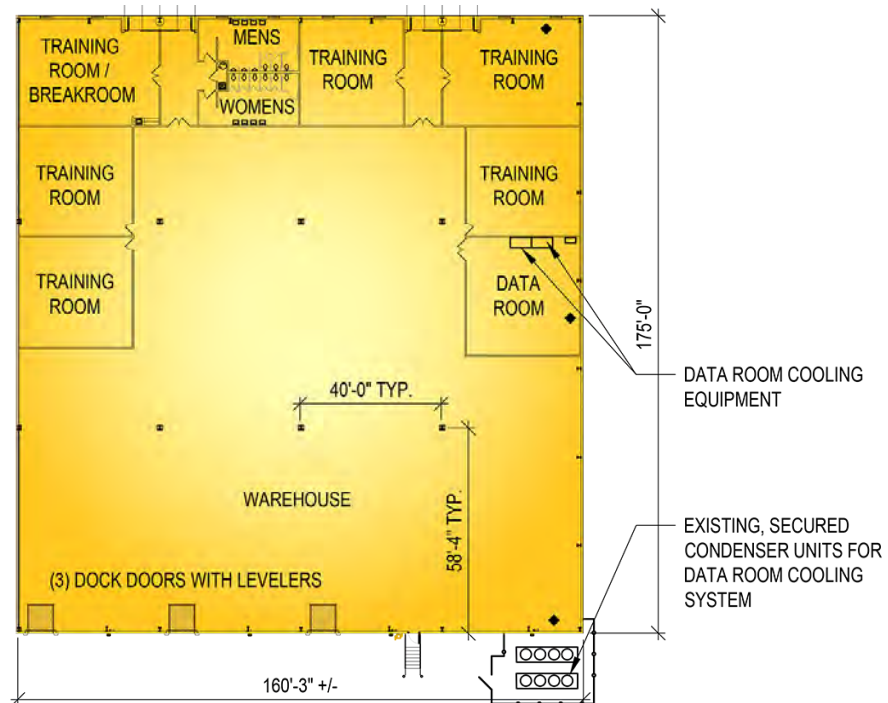
PLANS

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.

SITE PLAN



FLOOR PLAN



FOR LEASE

1110 HANOVER STREET, SUGAR NOTCH BOROUGH, PA

mercireadytogo.com/1110HanoverStreet

SPECS

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SIZE

- ▶ **AVAILABLE SPACE:** 28,130 SF, can be subdivided to as small as 7,032
- ▶ **ACREAGE:** 15.64 acres
- ▶ **BUILDING SIZE:** 133,000 SF
- ▶ **BUILDING DIMENSIONS:** 760' x 175'
- ▶ Includes six (6) partitioned training rooms, one (1) partitioned data room

BUILDING CONSTRUCTION

- ▶ **FLOOR:** 6" concrete floor slab reinforced with welded steel mats
- ▶ **ROOF:** MR24 standing seam roof system with insulation
- ▶ **EXTERIOR WALLS:** Exterior wall system consisting of architectural masonry, aluminum/glazing entrance systems and insulated metal wall panels
- ▶ **CLEAR CEILING HEIGHT:** 30' to 33'-6"
- ▶ **COLUMN SPACING:** 58'-4" x 40' typical

LOADING

- ▶ **DOCK EQUIPMENT:** Three (3) 8'-6" x 9'-6" vertical lift, insulated steel dock doors with 30,000 lb. capacity mechanical levelers with bumpers

UTILITIES

- ▶ **HVAC:** Packaged gas/electric roof-top units
- ▶ **ELECTRICAL SERVICE:** 800 Amps 120/208 Volts, 3-phase service
- ▶ **LIGHTING:** Fluorescent lighting provided
- ▶ **FIRE PROTECTION:** Ordinary Hazard Class IV commodity wet sprinkler system
- ▶ **UTILITIES:** Separately Metered, Public Water, Sewer, Gas, and Electric.

PARKING

- ▶ **VEHICULAR PARKING:** Up to 187 vehicles with 200 proposed future spaces

TELECOM EQUIPMENT

- ▶ (1) Telecommunications main grounding bus bar
- ▶ (2) 10 ton APC air conditioners w/expansion & ducting
- ▶ (2) Verizon fiber entrances (to the building mechanical room), copper to 28,000 SF.
- ▶ (1) Frontier fiber entrance (to the building mechanical room), copper to 28,000 SF.
- ▶ (1) Frontier fiber entrance to 28,000 SF.
- ▶ (2) Redundant Zayo (PPL) Bandwidth entrances (to the building mechanical room)



LABOR DRAW

More than 700,000 people live within 30 miles of Hanover Industrial Estates. Seventeen college campuses with close to 50,000 enrolled students are within an hour drive.

This 28,130 square foot flex space is located less than 2 miles from I-81 and is less than 10 minutes from Downtown Wilkes-Barre. CVS Caremark, Adidas, Patagonia, Chewy.com, Wren Kitchens, and more call Hanover Industrial Estates home.



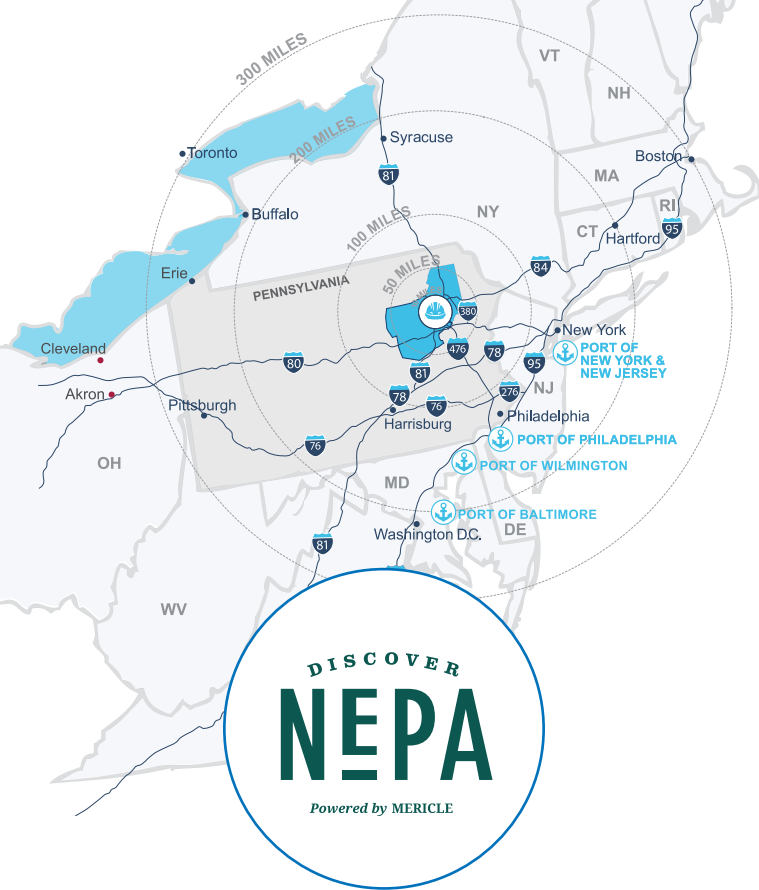
JOB TRAINING

Job training grants will help reduce your costs in Hanover Industrial Estates. Mericle will arrange meetings between your leadership and the officials who coordinate these programs.

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DISCOVER
NEPA

Powered by MERICLE

Northeastern Pennsylvania (NEPA) is close to big cities, but features affordable living, safe neighborhoods, access to recreation, and the opportunity to be heard and make a difference.

Check out **DiscoverNEPA.com** (search "Wilkes-Barre") for events, shopping, dining, and many, many things to do!

Mericle is Northeastern Pennsylvania proud.

CENTRALLY LOCATED ON NORTHEASTERN PENNSYLVANIA'S I-81 CORRIDOR



TRAVEL DISTANCES

CITY

MI AWAY

Downtown Wilkes-Barre, PA	5
Scranton, PA	24
Delaware Water Gap, PA	57
Allentown, PA	69
Morristown, NJ	100
Harrisburg, PA	102
Philadelphia, PA	116
Port of Newark, NJ	127
New York, NY	128
Syracuse, NY	155
Baltimore, MD	181
Hartford, CT	212
Washington DC	224
Pittsburgh, PA	263
Boston, MA	313



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.

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To learn more, please call one of us at 570.823.1100 to request a proposal and/or arrange a tour.

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**FOR
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28,130 SF

**1110 HANOVER STREET
HANOVER INDUSTRIAL ESTATES
HANOVER TOWNSHIP, PA**

.....

**PHOTO
COLLAGE**



FOR LEASE

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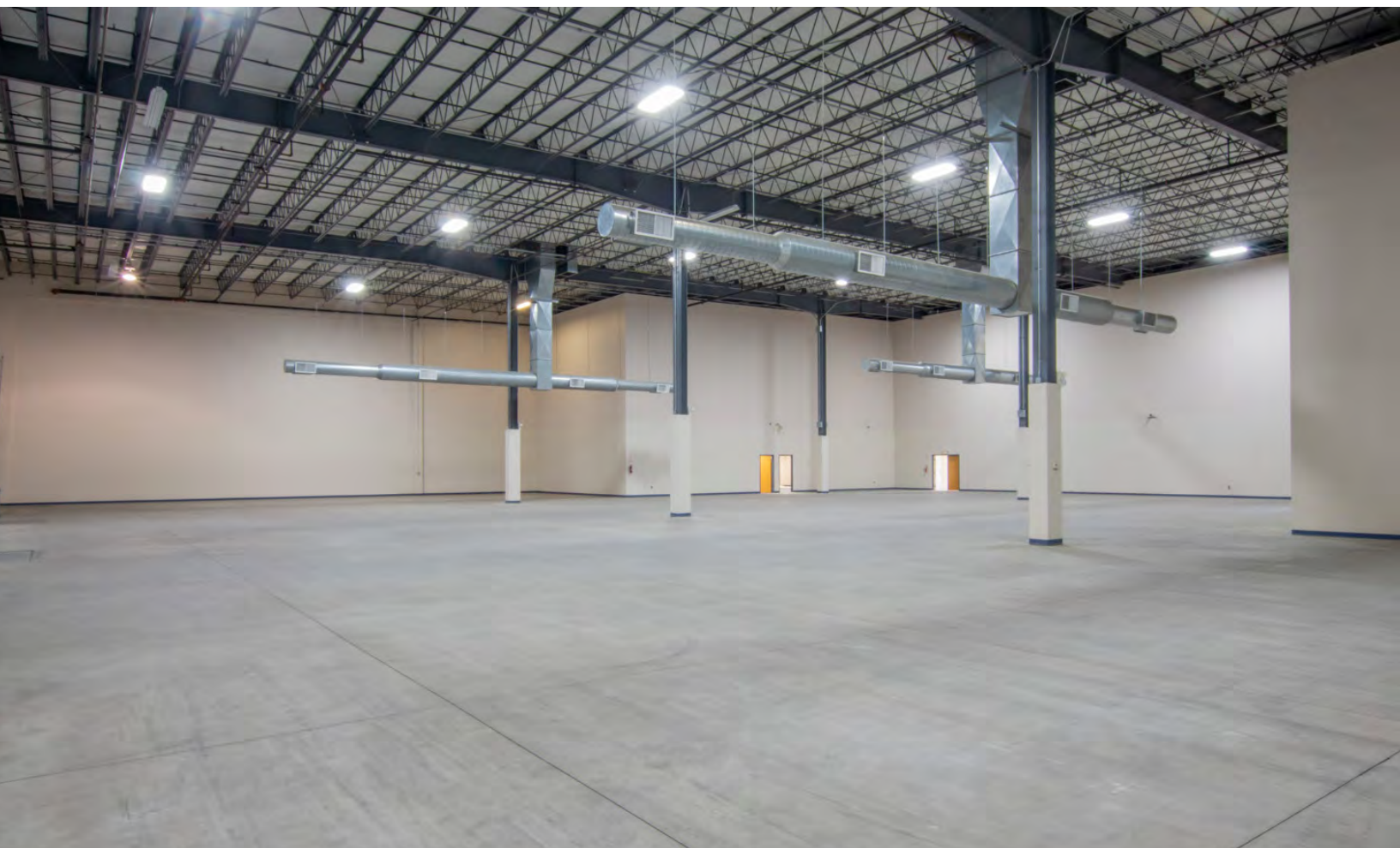
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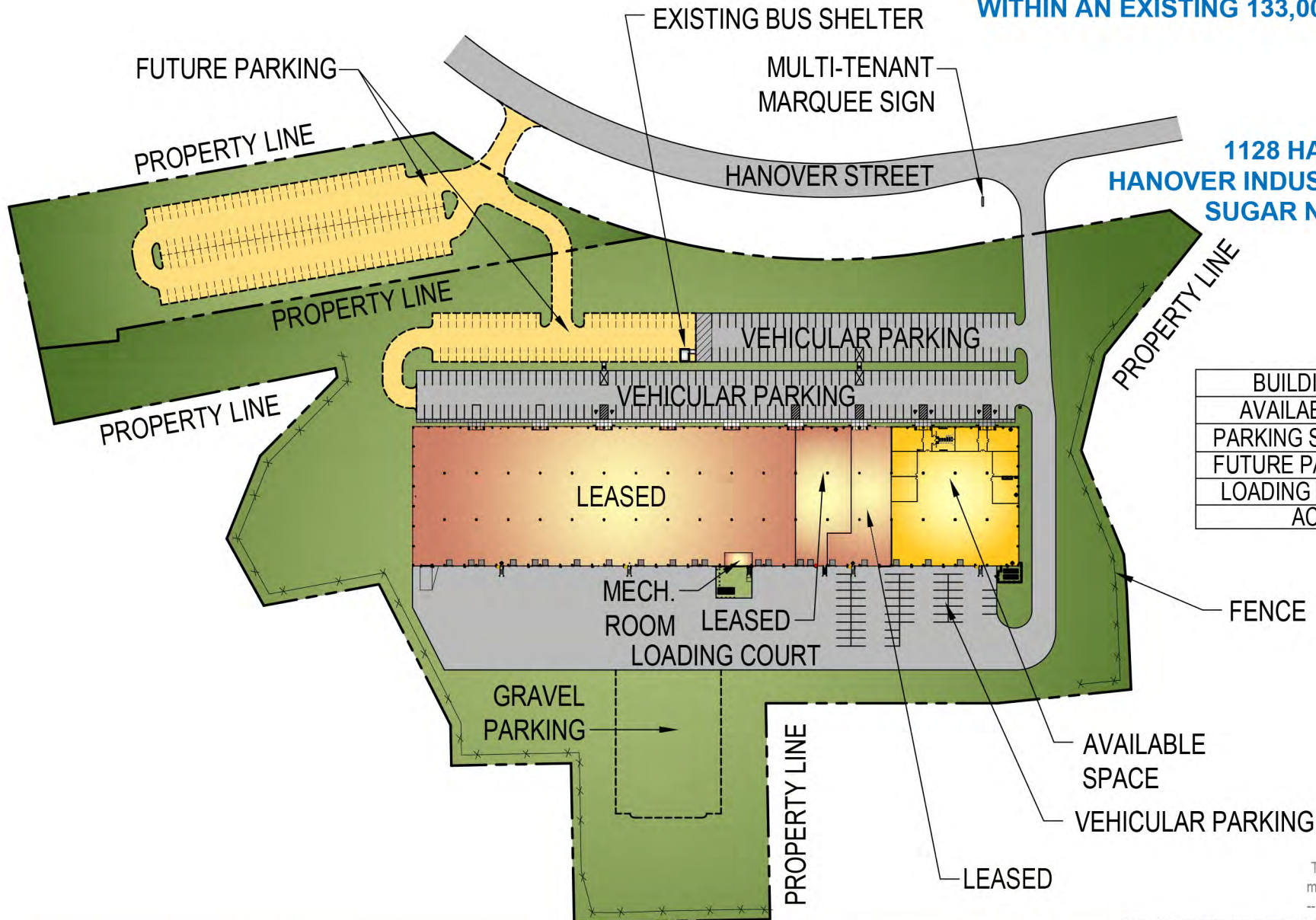
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EXISTING SITE PLAN

AVAILABLE 28,130 S.F. AREA
WITHIN AN EXISTING 133,000 S.F. BUILDING

PARCEL #8
1128 HANOVER STREET
HANOVER INDUSTRIAL ESTATES
SUGAR NOTCH, PA 18706



BUILDING S.F.	133,000 S.F.
AVAILABLE S.F.	28,130 S.F.
PARKING SPACES	187
FUTURE PARKING	200
LOADING DOORS	3
ACREAGE	15.64

These plans have been prepared solely for
marketing purposes for the exclusive use of
-- Mericle Commercial Real Estate Services

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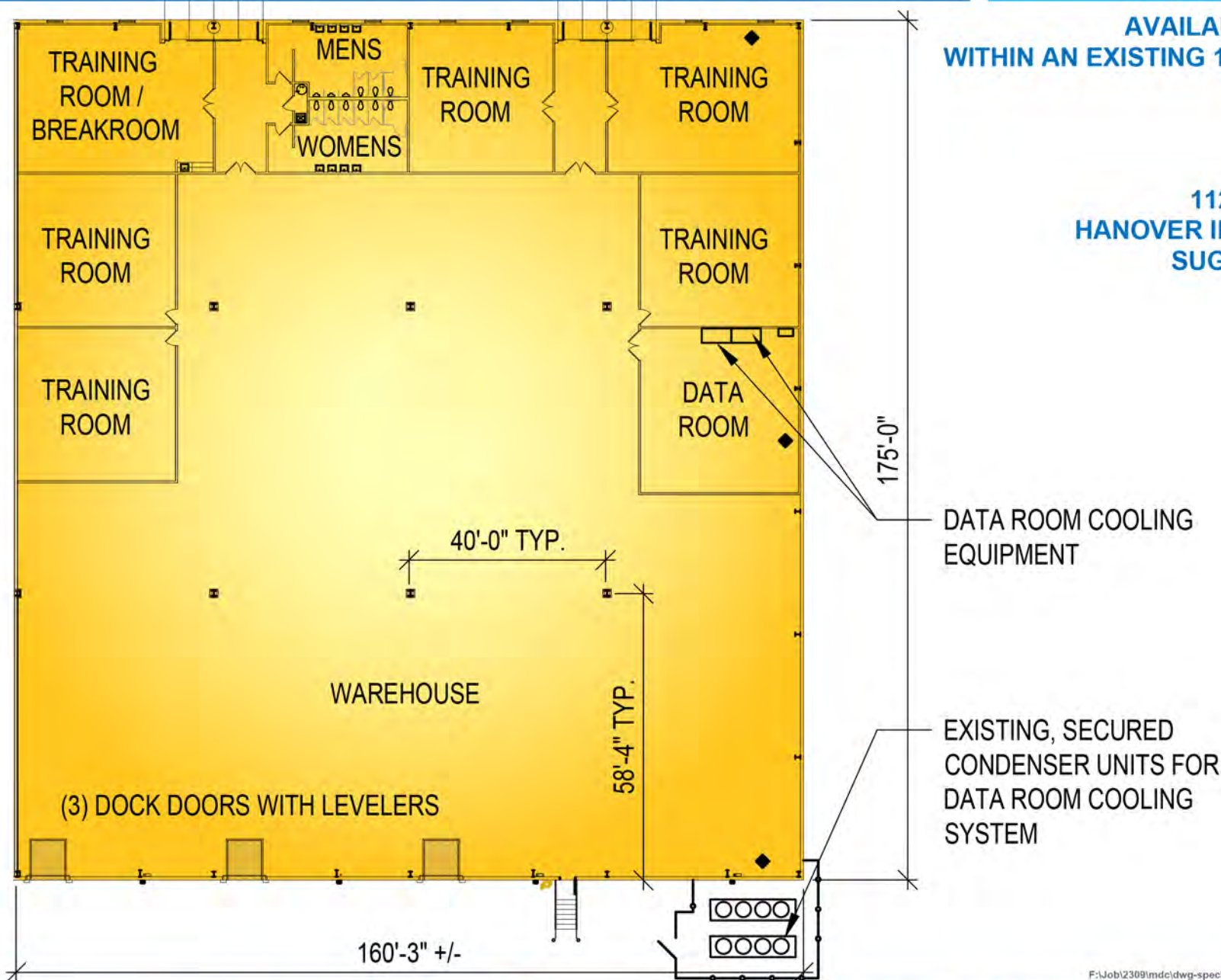
East Mountain Corporate Center
100 Baltimore Drive
Wilkes-Barre, PA 18702

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

EXISTING FLOOR PLAN

AVAILABLE 28,130 S.F. AREA
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East Mountain Corporate Center
100 Baltimore Drive
Wilkes-Barre, PA 18702

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

SPECIFICATIONS

SITE IMPROVEMENTS

- Site contains approximately 15.64 acres.
- On-site parking for up to 187 vehicles with 200 proposed future spaces.
- Multi-tenant Marquee sign at Site Entrance.
- Professionally designed and maintained landscape design.
- On-site bus shelter

BUILDING IMPROVEMENTS

- Available space is 28,130 square feet, with approximately 160'-3" x 175'-0" dimensions.
- Building dimensions are 760' (length) x 175' (width).
- 30' clear structural height at low eave and 33'-6" clear structural height at high eave.
- Existing Office Space has acoustical ceiling tiles at 9'-0" above finish floor with the exception of the Open Office Space open to ceiling.
- Column spacing is 58'-4" x 40'-0" typical.
- 6" thick concrete floor slab reinforced with welded steel mats.
- MR24 standing seam roof system with insulation.
- Exterior wall system constructed with a combination of architectural masonry, aluminum/glazing entrance systems and insulated metal wall panels.
- Available space contains three (3) 8'-6" W x 9'-6" H vertical lift, insulated steel dock doors with 30,000 lb capacity mechanical levelers with bumpers.

UTILITIES AND BUILDING SYSTEMS

- Existing heating and air conditioning is provided by multiple packaged, gas/electric roof top units.
- Electrical service is a 800 amp, 240/408 volt, 3-phase service, backed up by a *Caterpillar* 500kw diesel generator with transfer switch.
- Data Center Equipment includes two (2) 10 ton *Liebert cooling* units with expansion, ducting, and secured exterior condensers, One (1) FM200 fire suppression system, and one (1) telecommunications main grounding bus bar.
- Fire protection system is an Ordinary Hazard Class IV commodity wet sprinkler system.
- Existing Telecom Connections include two (2) *Verizon* fiber entrances to the Building Mechanical Room with copper to this available space, one (1) *Frontier* fiber entrance to this space, and two (2) redundant *Zayo* (PPL) bandwidth entrances to the Building Mechanical Room.
- Provisions for domestic water and natural gas are provided.
- All utilities shall be separately metered.

**AVAILABLE 28,130 S.F. AREA
WITHIN AN EXISTING 133,000 S.F. BUILDING**

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