

6,015-15,864 SF

ON 11.21 ACRES

1065 HANOVER STREET

HANOVER INDUSTRIAL ESTATES
HANOVER TOWNSHIP, PA



EXCEPTIONAL ACCESS TO I-81



DIRECTIONS TO 1065 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. Drive 0.7 miles and the building is 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. Drive 0.7 miles and the building is on the right.

BUILDING PLAN AND SPECIFICATIONS



SIZE

- **Available Space:** 6,015 to 15,864 square feet
- **Acreage:** 11.21
- **Building Size:** 108,000 SF

BUILDING CONSTRUCTION

- **Floor:** 6" thick concrete floor slab
- **Roof:** Building roof is precision roll formed Butler MR-24 panels
- **Exterior Walls:** Architectural masonry, aluminum glazing entrance systems and metal wall panels with insulation
- **Ceiling Clear Height:** 26'-5" to 29'-6"

PARKING & LANDSCAPING

- **Vehicular Parking:** paved and gravel parking areas
- Marquee sign with masonry base at site entrance
- Professionally prepared landscape design

LOCATION

- More than 712,000 people live within 30 miles of Hanover Industrial Estates
- Less than 5 minutes from I-81 via S.R. 309

UTILITIES

- **Electrical Service:** 200 AMP, 3-phase, 120/208 volt
- **Warehouse Heating:** Gas-fired unit heaters
- **Office HVAC:** Packaged, gas/electric roof top units
- **Warehouse Lighting:** 400 watt metal halide high-bay light fixtures designed to 18 - 22 foot candles average, plus warehouse task lighting
- **Office Lighting:** 2 x 4 florescent lighting fixtures with prismatic lenses
- **Fire Protection:** Ordinary Hazard, Class III, wet sprinkler system
- **Utilities:** Provisions for domestic water and natural gas are provided, all utilities shall be separately metered

COMBINED SPACE 15,864 SF

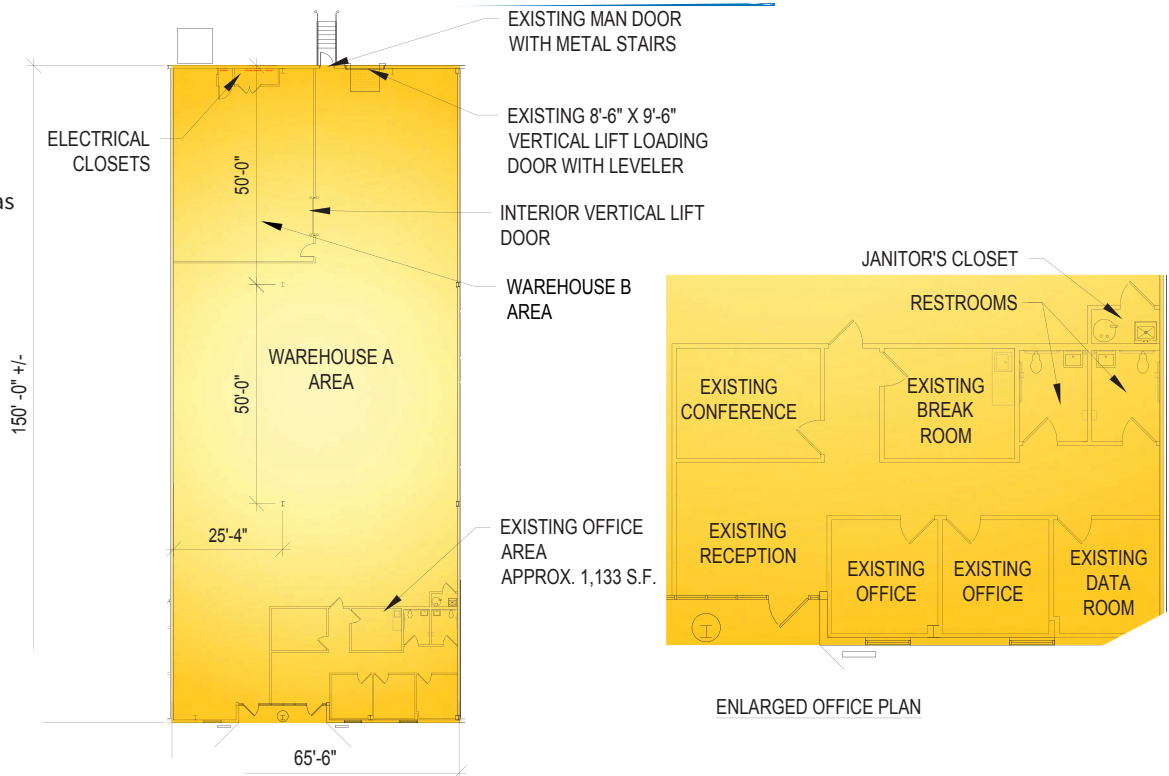
① 9,849 SF

- **Office Area:** Includes 1,133 SF of office space

- **Dock Equipment:**

Existing Warehouse A has one (1) 8'-6" x 9'-6" vertical lift dock door with 30,000 lb capacity leveler with bumpers and one (1) 8'-0" x 8'-0" interior vertical lift door into Warehouse B area.

- **Parking:** 29 vehicles



② 6,015 SF

- **Office Area:**

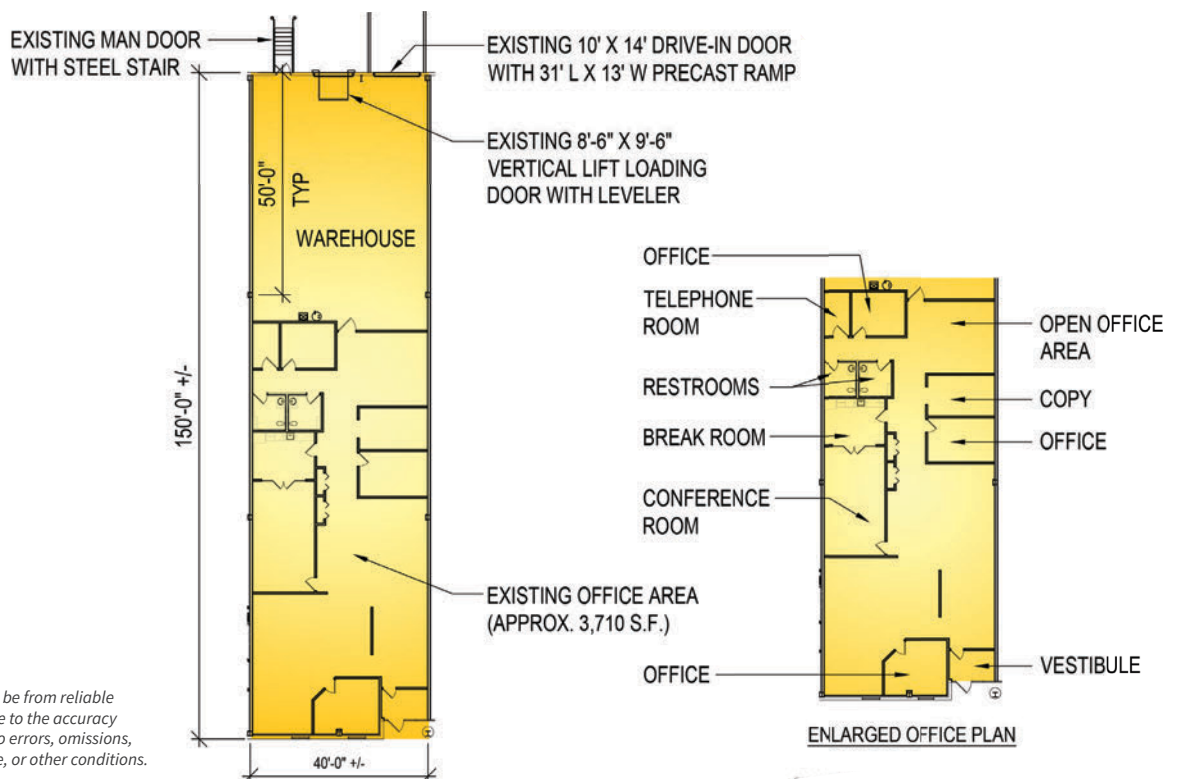
Includes 3,710 SF of office space

- **Dock Equipment:**

One (1) 8'-6" x 9'-6" vertical-lift dock door with 30,000 lb capacity leveler with bumper, and one (1) 10'-0" x 14'-0" drive-in door with precast ramp

- **Parking:**

6 vehicles



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.



LOCATION & TRANSPORTATION



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 seven major hubs with one-stop service to more than 450 destinations worldwide. AVP provides direct daily flights to Atlanta, Charlotte, Chicago, Detroit, Newark, Pittsburgh, and Philadelphia. Carriers include Allegiant, Delta, United, and American Airlines. AVP is also served by Aviation Technologies, one of the finest fixed base operators in the Northeastern United States.

KEY CITIES

ARE AN EASY DRIVE AWAY



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