

79,725 SF

AVAILABLE FOR LEASE ON 15.06 ACRES

165 NEW COMMERCE BOULEVARD

HANOVER INDUSTRIAL ESTATES

HANOVER TOWNSHIP, PA



LOCATED 5 MINUTES FROM I-81



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. Continue straight through light. At the stop sign, turn right onto New Commerce Boulevard. Drive 9/10ths of a mile. Building on left.

TRAVELING SOUTH ON I-81

Take Exit 164 to PA-29 N toward Nanticoke/US-11. Then take Exit 1 toward Sugar Notch/Ashley. Continue straight through light. At the stop sign, turn right onto New Commerce Boulevard. Drive 9/10ths of a mile. Building on left.

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PLANS AND SPECIFICATIONS

SIZE

- **Building Size:** 140,000 square feet
- **Available Space:** 79,725 square feet
- **Will Subdivide?:** Yes
- **Office Area:** ±4,796 SF main office; ±220 SF shipping office. Main office has 10 offices, a conference room, and a large open area.
- **Acreage:** 15.06
- **Space Dimensions:** 320' (length) x 250' (depth)

BUILDING CONSTRUCTION

- **Floor:** 6" thick reinforced concrete
- **Roof:** MR-24 standing seam metal roof
- **Column spacing:** 40' x 50'
- **Exterior Walls:** Masonry and metal wall panels
- **Ceiling Clear Height:** 30'

LOADING

- **Dock Equipment:** The space contains (11) 8'-6" x 9'-6" vertical lift dock doors with mechanical levelers and bumpers. The space has (1) 10'-0" x 12'-0" vertical lift drive-in door at grade. Has 15' wide dolly pads in front of loading doors.

UTILITIES

- The existing warehouse heating system is gas-fired, suspended unit heaters. The office space has gas-electric packaged rooftop HVAC Units.
- The electrical service is a 200 amp, 277/480 volt, 3-phase service.
- The existing warehouse lighting is T5 fluorescents with lighting levels of 18 -22 FC average. The office space has 2 x 4 fluorescent troffers with prismatic lenses.
- Fire Protection System is Ordinary Hazard Class III sprinkler system with Light Duty Hazard in the office space.
- Provisions for domestic water and natural gas are provided.
- All utilities shall be separately metered.

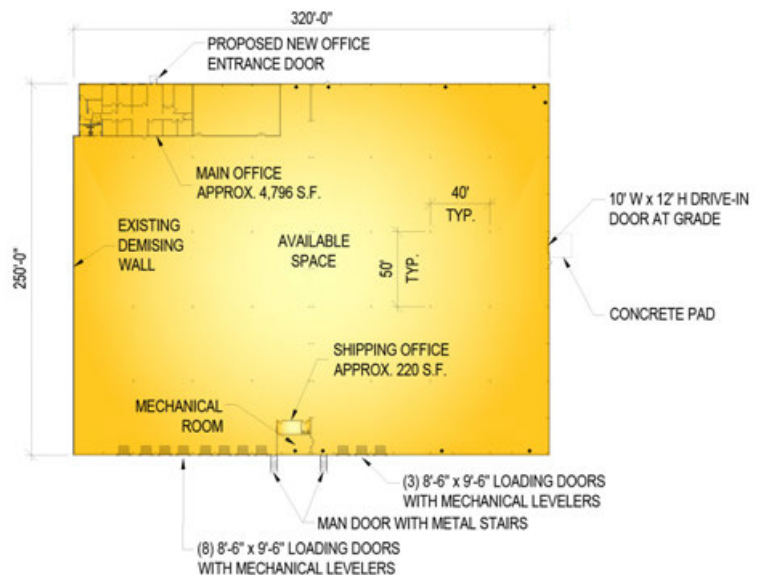
PARKING AND AMENITIES

- Vehicular Parking: 54 spaces
- Less than 5 minutes from I-81 via S.R. 29.
- More than 712,000 people live within 30 miles
- LCTA Bus Route serves this park
- Additional gravel parking area available

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.



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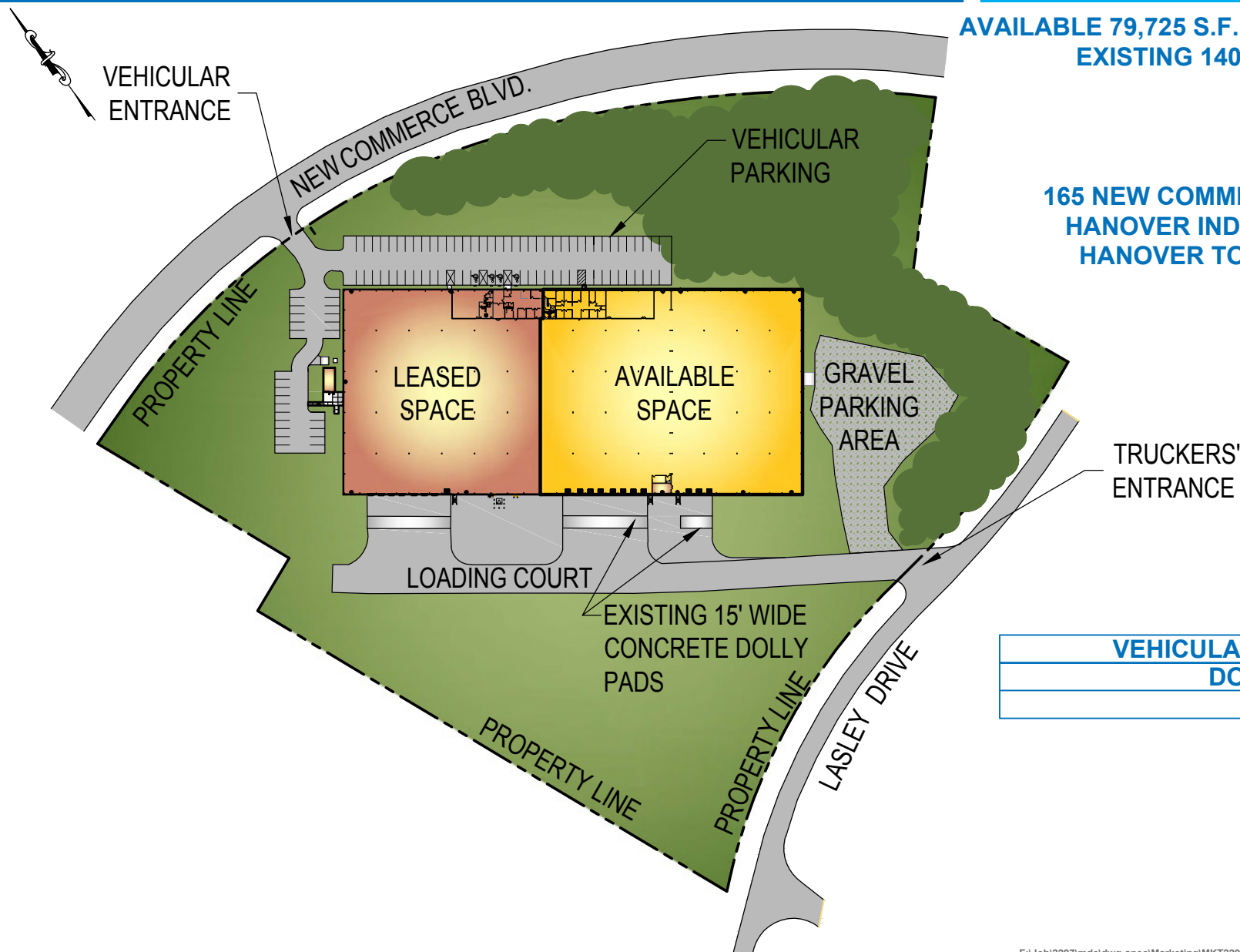




EXISTING SITE PLAN

**AVAILABLE 79,725 S.F. SPACE WITHIN AN
EXISTING 140,000 S.F. BUILDING**

**165 NEW COMMERCE BOULEVARD
HANOVER INDUSTRIAL ESTATES
HANOVER TOWNSHIP, PA 18706**



VEHICULAR PARKING	54
DOCK DOORS	11
ACREAGE	15.06

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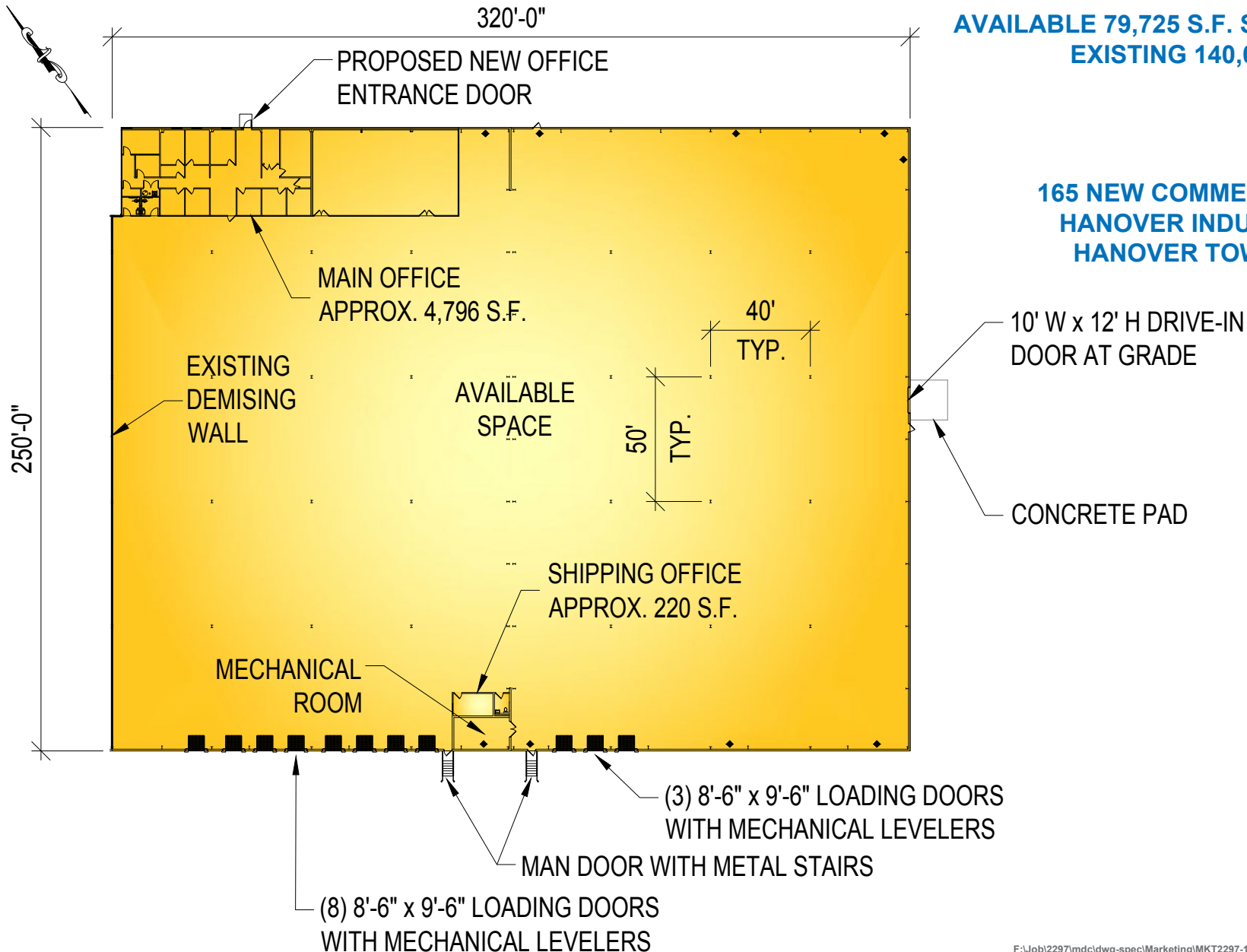
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EXISTING FLOOR PLAN

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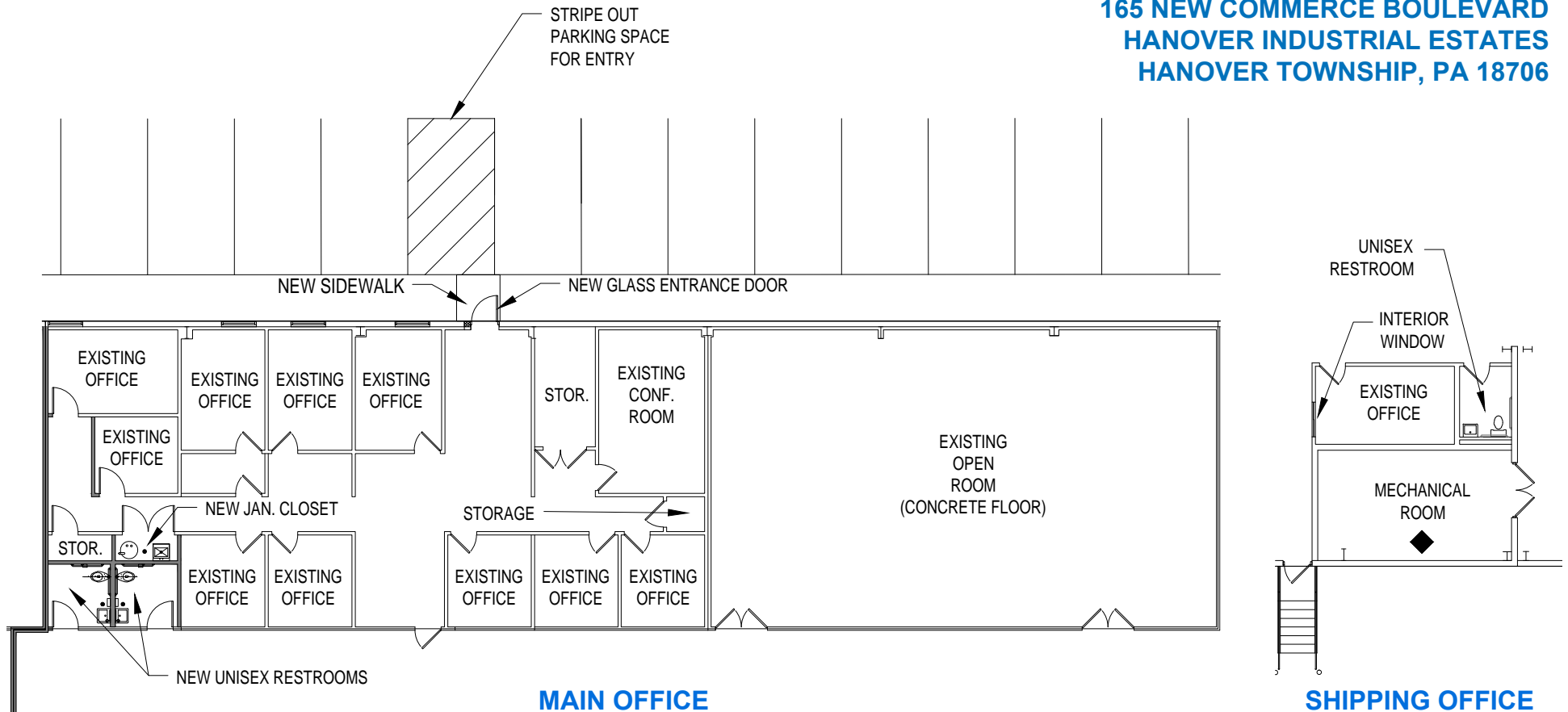
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EXISTING OFFICE PLAN

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MAIN OFFICE

SHIPPING OFFICE

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SPECIFICATIONS

SITE IMPROVEMENTS

- On-site parking for approximately fifty-four (54) vehicles.
- Site contains approximately 15.06 acres.
- 15'-0" wide dolly pads in front of loading doors.
- Asphalt paving, including heavy duty pave at truck areas.
- Professionally designed landscape and maintenance.
- Marquee Sign at site entrance.
- Additional gravel parking area available.

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BUILDING IMPROVEMENTS

- Available space contains 79,725 square feet.
- Available space dimensions are 320'-0" (length) x 250'-0" (depth) with 50'-0" x 40'-0" bay spacing. Existing Main Office area is approx 4,796 square feet. Existing Shipping Office area is approx. 220 square feet.
- 6" concrete floor slab reinforced with welded steel mats.
- MR24 standing seam roof system with insulation.
- Exterior wall system consists of architectural masonry, aluminum glass entrance systems and metal wall panels with insulation.
- Available space contains (11) 8'-6" x 9'-6" vertical lift dock doors with mechanical levelers and bumpers.
- Available space contains (1) 10'-0" x 12'-0" vertical lift drive-in door at grade.

UTILITIES AND BUILDING SYSTEMS

- The existing warehouse heating system is gas-fired, suspended unit heaters. The office space has gas-electric packaged rooftop HVAC Units.
- The electrical service is a 200 amp, 277/480 volt, 3-phase service.
- The existing warehouse lighting is T5 fluorescents with lighting levels of 18 -22 FC average. The office space has 2 x 4 fluorescent troffers with prismatic lenses.
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