

21,918 SF

ON 6.7 ACRES AVAILABLE FOR LEASE

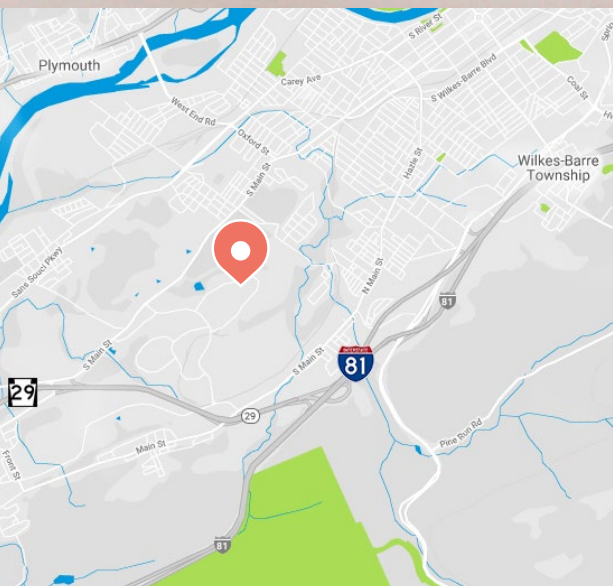
225-231 STEWART ROAD

HANOVER INDUSTRIAL ESTATES

HANOVER TOWNSHIP, WILKES-BARRE, PA 18706



MODERN OFFICE SPACE | 5 MINUTES TO I-81



- ✓ Park is home to dozens of manufacturing, distribution, office, and life sciences companies.
- ✓ A few tenants include CVS Caremark, Sallie Mae-Navient, Adidas, Patagonia, Mondelez, Cintas, Chewy.com, Genpact, Wren Kitchens, Alexandria Moulding, and many others.
- ✓ Park is located 1.6 miles from S.R. 29, 2.3 miles from I-81, and is less than 10 minutes from Downtown Wilkes-Barre.
- ✓ Close to 183,000 people live within 10 miles.
- ✓ More than 404,000 people live within 20 miles.
- ✓ Two hour ride from New York City and Philadelphia.

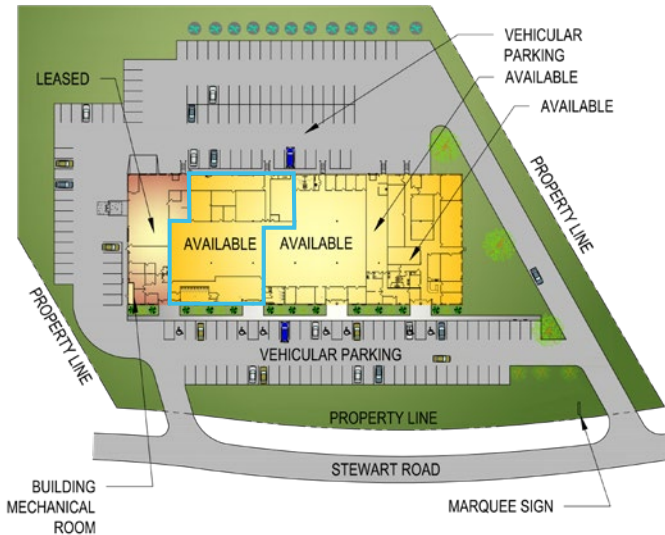
PROPERTY WEBSITE



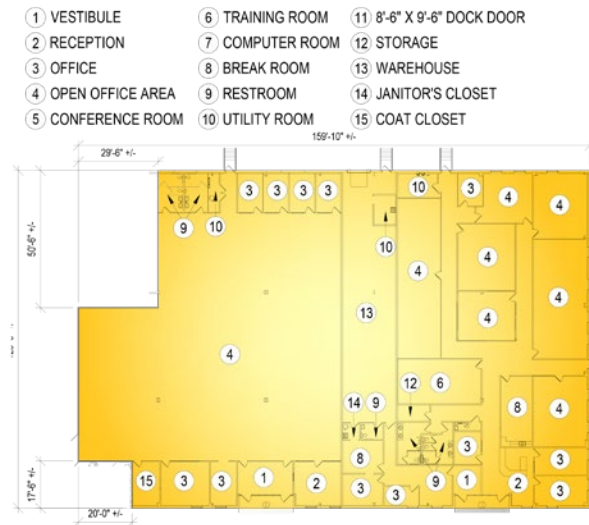
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mericle.com  570.823.1100

SITE PLAN



FLOOR PLAN



SIZE

- **Available Space:** 21,918 SF for lease in a 40,000 SF flex/office building.
- An adjacent 12,336 SF office space is also available and can be added to create a 34,254 SF space.
- **Acreage:** 6.7 acres

UTILITIES AND BUILDING SYSTEMS

- **Electrical Service:** The available spaces are served by a 400 amp, 120/208 volt, 3-phase electrical service, one (1) 200 amp, 120/208 volt, 3-phase electrical service, and one (1) 100 amp, 120/208 volt, 3-phase electrical service.
- **Lighting:** The available office spaces have 2 x 4 fluorescent, troffer light fixtures with prismatic lenses.
- **HVAC:** Gas/electric packaged rooftop units to supply HVAC to the space.
- **Fire Protection:** The available space has an existing, Class III, Ordinary Hazard sprinkler system.
- **Utilities:** All utilities shall be separately metered.
- Provisions for domestic water and natural gas shall be provided.

SPACE IMPROVEMENTS

- The available spaces include approximately 20,014 SF of office space fit-out with broadloom carpeting, resilient flooring, and an acoustical suspended ceiling system at approximately 9'-0" above finish floor.
- Includes a 1,904 SF warehouse space.
- One (1) 3' x 4' sliding glass window into reception, and six (6) 4' x 4' fixed interior windows.
- One (1) 8'-6" x 9'-6" vertical lift, insulated steel, dock door with a 30,000 lb mechanical dock leveler with bumpers.
- Clear height at the low eave is 21'-6" above finish floor.
- The 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.
- 6" thick, reinforced concrete slab floor.
- The building entrances are covered.

SITE AMENITIES

- Abundant on-site vehicle parking.
- Professionally maintained landscaping.
- Marquee sign at entrance to site.
- LCTA bus route serves park.
- 24/7/365 property management service available.



GREAT LOCATION

Located in Hanover Township within short driving distance of dining, retail, and entertainment amenities.



ReadyToGo!™

Includes an 8,480 SF Plug N' Play space.



MOVE YOUR BUSINESS

Mericle will be pleased to customize your move-in ready office space to your exact needs.



DIRECTIONS TO 225-231 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. Upon entering the park, turn right onto New Commerce Blvd. Stewart Road will be on your right immediately after crossing the railroad tracks. Follow Stewart Road 0.8 miles.

TRAVELING SOUTH ON I-81

Take exit 164 to PA-29 N toward Nanticoke/US-11. Then take exit 1 toward Sugar Notch/Ashley. Upon entering the park, turn right onto New Commerce Blvd. Stewart Road will be on your right immediately after crossing the railroad tracks. Follow Stewart Road 0.8 miles.



To learn more about 225-231 Stewart Road, please call Bob Besecker, Jim Hilsher, or Bill Jones of Mericle's Leasing Team at **570.823.1100** for more information or to arrange a tour.



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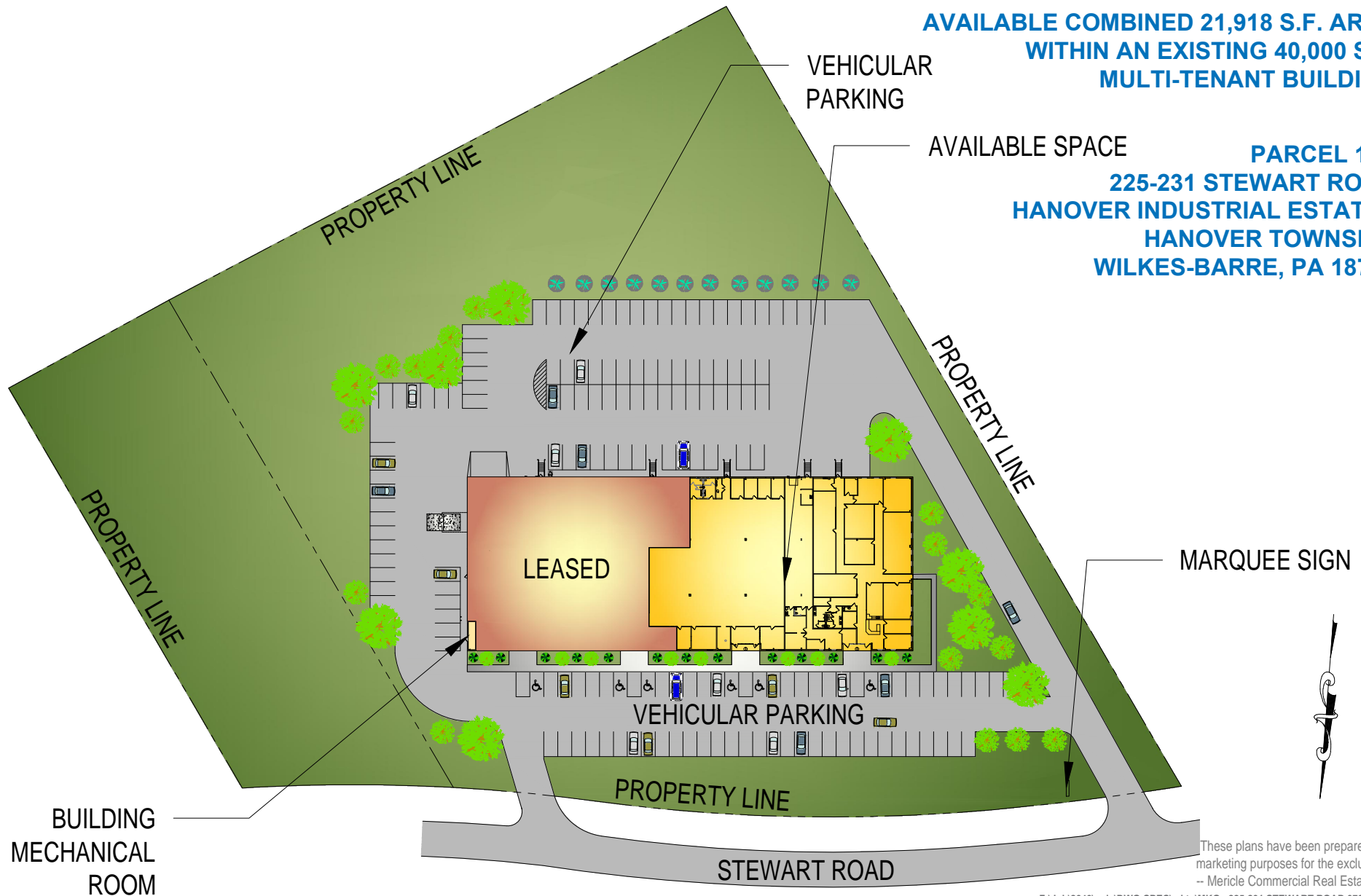
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EXISTING SITE PLAN

AVAILABLE COMBINED 21,918 S.F. AREA
WITHIN AN EXISTING 40,000 S.F.
MULTI-TENANT BUILDING

PARCEL 10E
225-231 STEWART ROAD
HANOVER INDUSTRIAL ESTATES
HANOVER TOWNSHIP
WILKES-BARRE, PA 18706



These plans have been prepared solely for
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-- Mericle Commercial Real Estate Services

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

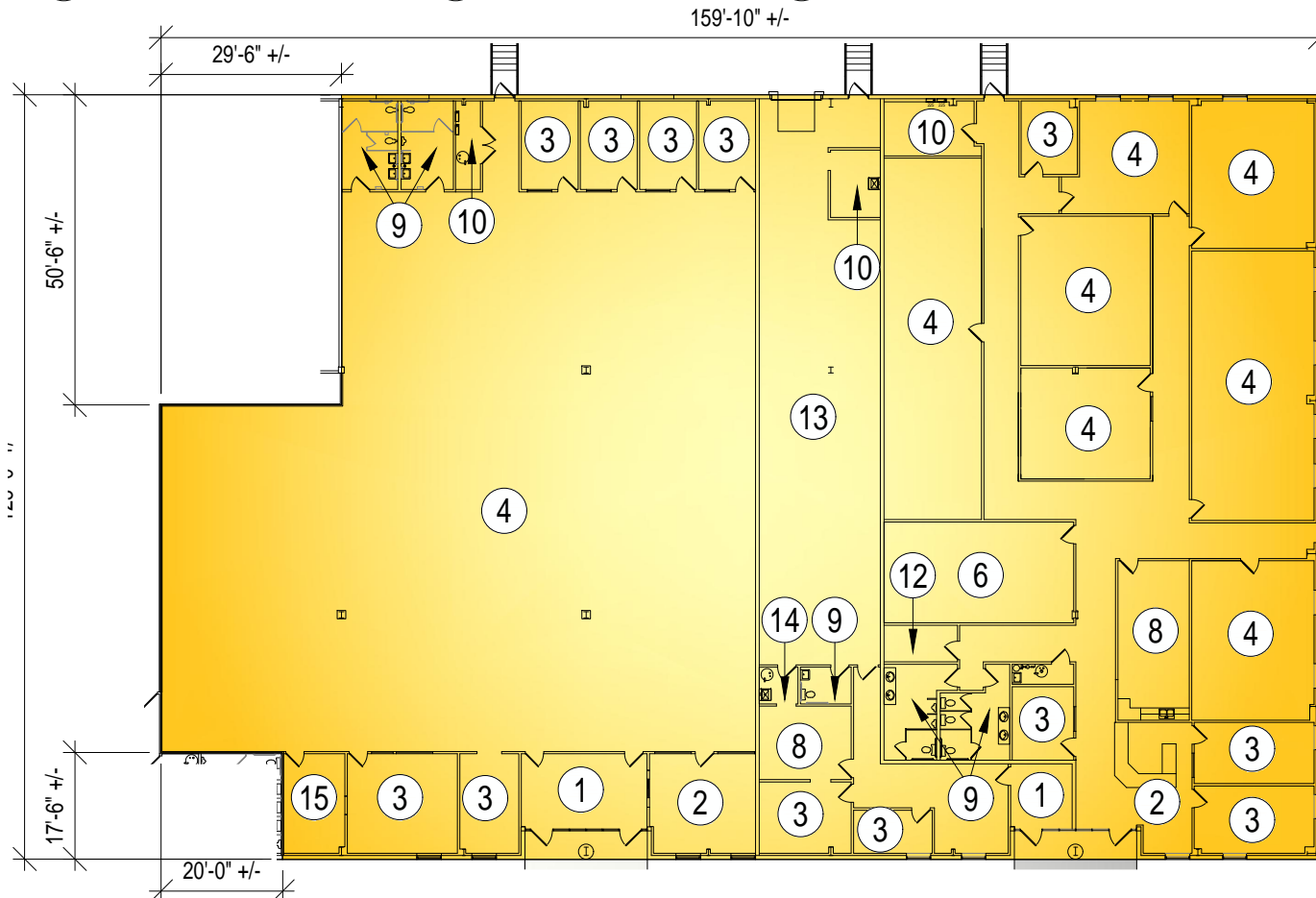
Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

FLOOR PLAN

- | | | |
|--------------------|-----------------|---------------------------|
| ① VESTIBULE | ⑥ TRAINING ROOM | ⑪ 8'-6" X 9'-6" DOCK DOOR |
| ② RECEPTION | ⑦ COMPUTER ROOM | ⑫ STORAGE |
| ③ OFFICE | ⑧ BREAK ROOM | ⑬ WAREHOUSE |
| ④ OPEN OFFICE AREA | ⑨ RESTROOM | ⑭ JANITOR'S CLOSET |
| ⑤ CONFERENCE ROOM | ⑩ UTILITY ROOM | ⑮ COAT CLOSET |

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