

# 56,000 SF

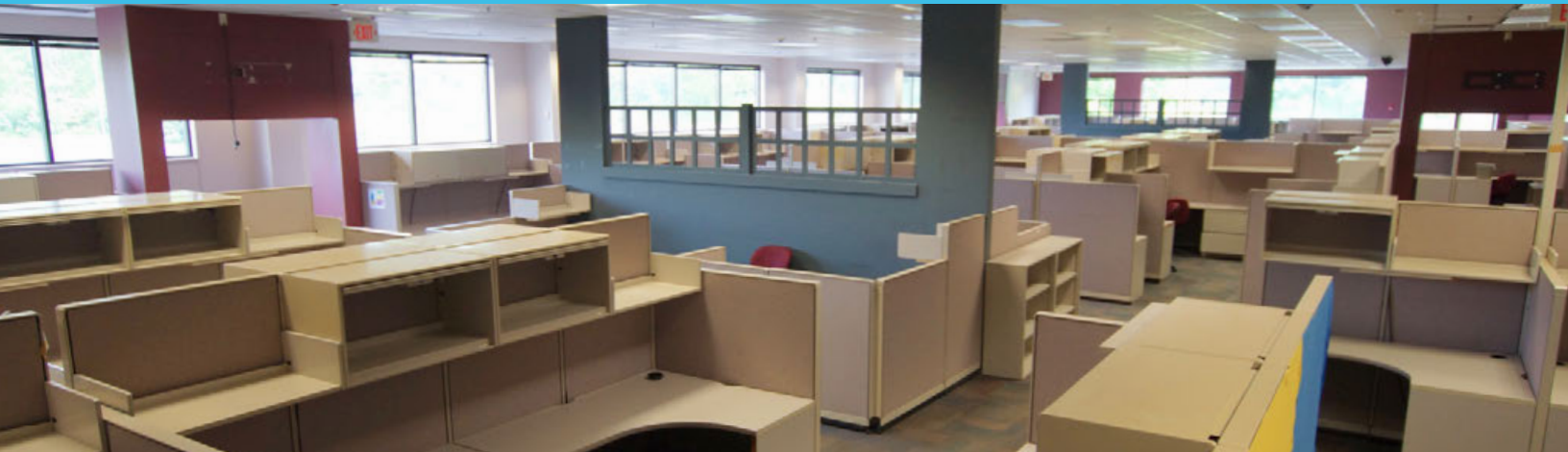
ON 15.226 ACRES AVAILABLE FOR LEASE

**600 LASLEY AVENUE**  
HANOVER INDUSTRIAL ESTATES  
HANOVER TOWNSHIP, PA



## MODERN CALL CENTER SPACE NEAR I-81

423 PARKING SPACES AVAILABLE ON-SITE



### DIRECTIONS TO HANOVER STREET:

#### TRAVELING NORTH ON I-81

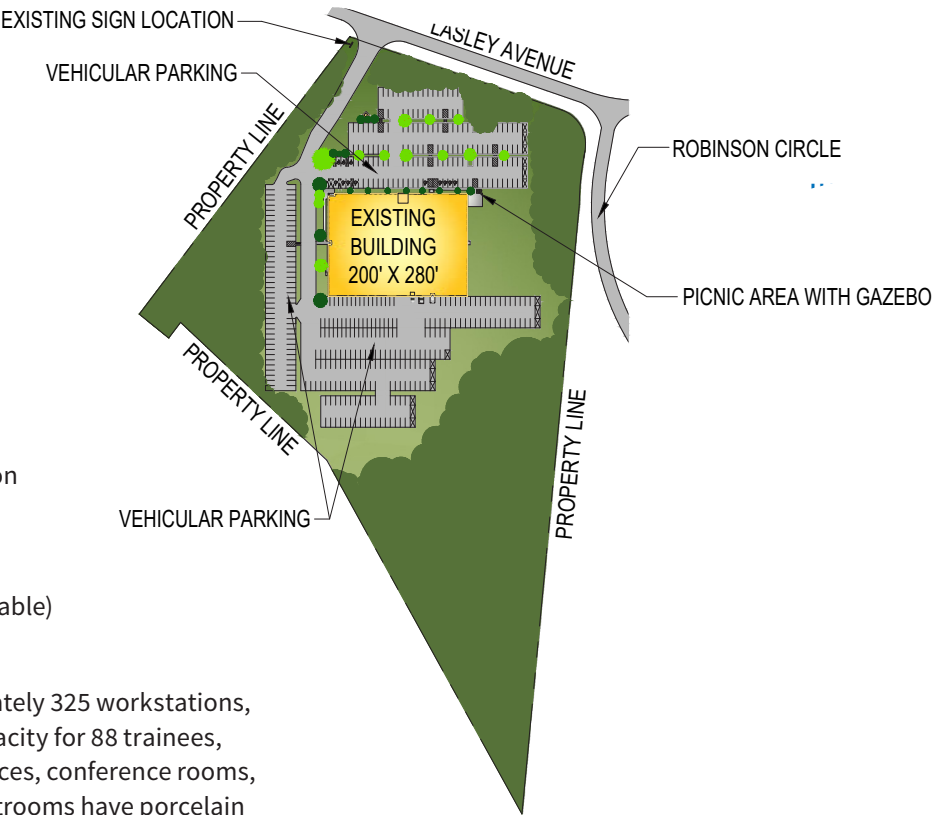
Take exit 164 to PA-29 N toward Nanticoke/US-11. Then take exit 1 toward Sugar Notch/Ashley. Proceed straight through the first light. Travel to stop sign and turn right onto New Commerce Blvd. Drive ¼ mile. Turn left onto Lasley Avenue. Drive 0.9 miles. Building will be on your left.

#### TRAVELING SOUTH ON I-81

Take exit 164 to PA-29 N toward Nanticoke/US-11. Then take exit 1 toward Sugar Notch/Ashley. Proceed straight through the first light. Travel to stop sign and turn right onto New Commerce Blvd. Drive ¼ mile. Turn left onto Lasley Avenue. Drive 0.9 miles. Building will be on your left.

# PLANS AND SPECIFICATIONS

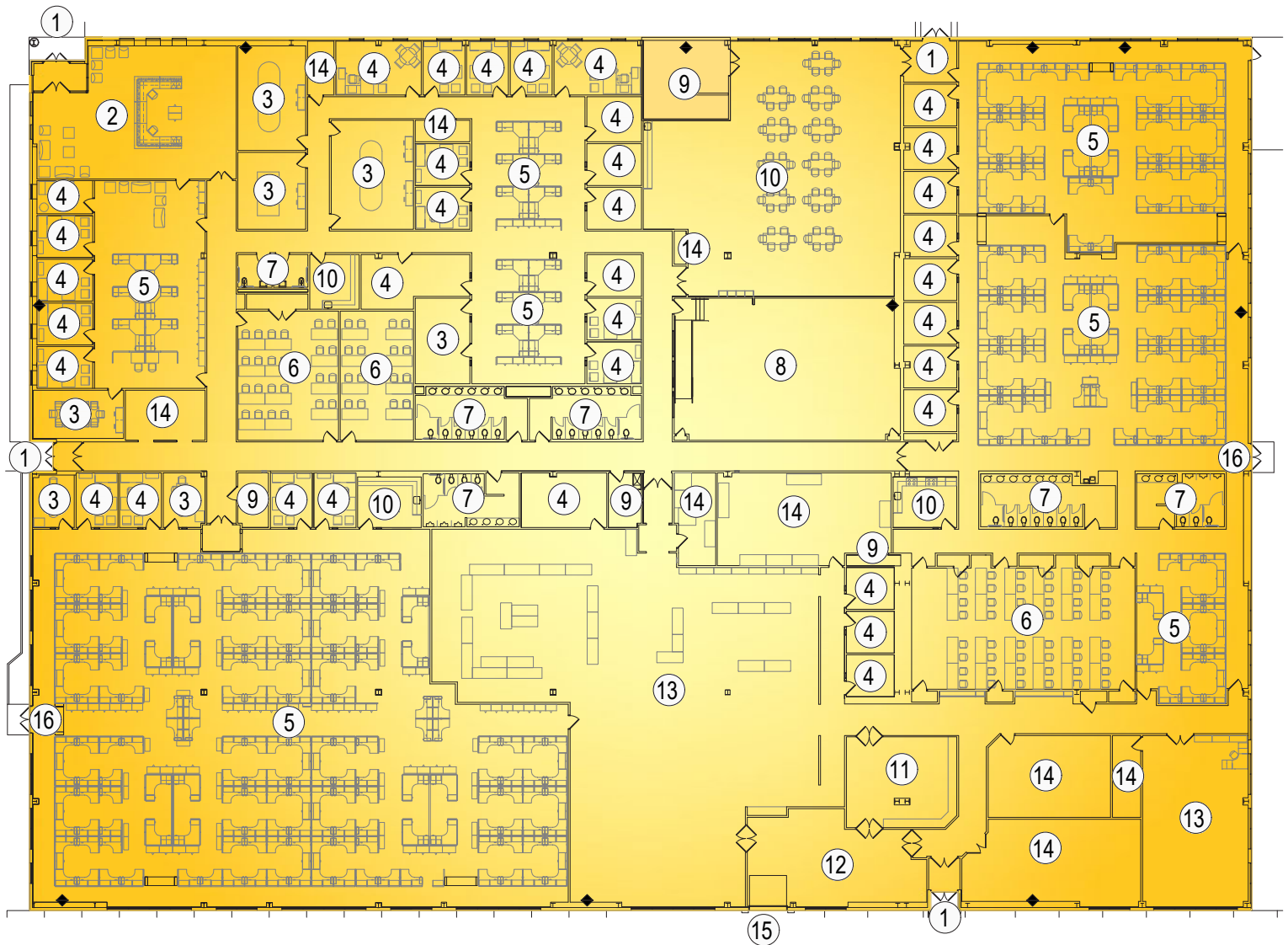
## SITE PLAN



<b>Property Acreage:</b>	15.226 Acres
<b>Year Built:</b>	Original Building 1998 and Expansion Building 2001
<b>Building Dimensions:</b>	280' x 200'
<b>Total Building Sq. Ft.:</b>	56,000 SF (expandable)
<b>Office Build-Out Sq. Ft.:</b>	Approx. 56,000 SF
<b>Interior Improvements:</b>	Include approximately 325 workstations, training room capacity for 88 trainees, fully furnished offices, conference rooms, and cafeteria. Restrooms have porcelain tile floors. Office areas have carpet tile floors, painted accent walls, and interior windows throughout.
<b>Parking:</b>	423 Vehicles
<b>Exterior Walls:</b>	Masonry and metal wall panels
<b>Insulation:</b>	Roof - R19 Walls - R13
<b>Clear Height:</b>	Approx. 26'-9" at low eave
<b>Column Spacing:</b>	40' x 50' typical throughout
<b>Roof:</b>	Precision roll-formed Butler MR-24 panels with insulation.
<b>Roof Access:</b>	Exterior aluminum roof ladder
<b>Floor Slab:</b>	Subfloor is concrete slab on grade.
<b>Fire Protection:</b>	Ordinary Hazard Class III
<b>Office Lighting:</b>	Combination of 2 x 4 fluorescent troffers with parabolic lenses and prismatic lenses.
<b>Electrical Service:</b>	1200 A, 480/277 V, 3-phase service w/existing 500 kva, 480 vac, 3-phase, 601 AMP diesel generator.
<b>Office HVAC:</b>	Packaged gas/electric roof top units, humidification provided in limited areas.
<b>Dock Doors:</b>	(1) existing 8'-6" x 9'-6" overhead door to storage area with leveler and bumpers.
<b>Special Features:</b>	Former call center. Many windows have been installed to increase natural light. Property has outdoor patio area with gazebo. Raised data floor in computer room. Has (2) 8400 cfm Liebert units.

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.

# FLOOR PLAN



- |                    |                                 |
|--------------------|---------------------------------|
| ① ENTRANCE         | ⑨ MECHANICAL ROOM/ UTILITY ROOM |
| ② RECEPTION/ LOBBY | ⑩ CAFETERIA / KITCHENETTE       |
| ③ CONFERENCE ROOM  | ⑪ MAIL ROOM                     |
| ④ OFFICE           | ⑫ SHIPPING/ RECEIVING           |
| ⑤ OPEN OFFICE AREA | ⑬ WORK ROOM                     |
| ⑥ TRAINING ROOM    | ⑭ STORAGE                       |
| ⑦ RESTROOMS        | ⑮ OVERHEAD DOOR                 |
| ⑧ COMPUTER ROOM    | ⑯ EXIT                          |

Note: Furniture shown subject to field verification.



# GALLERY

