



**FOR
LEASE**

56,000 SF

EXPANDABLE TO 80,000 SF

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

.....

INDUSTRIAL

**LOCATED LESS THAN FIVE
MINUTES FROM I-81.**

**CENTRALLY LOCATED WITHIN
THE SCRANTON/WILKES-BARRE
LABOR MARKET.**



EXPANDABLE TO 80,000 SF

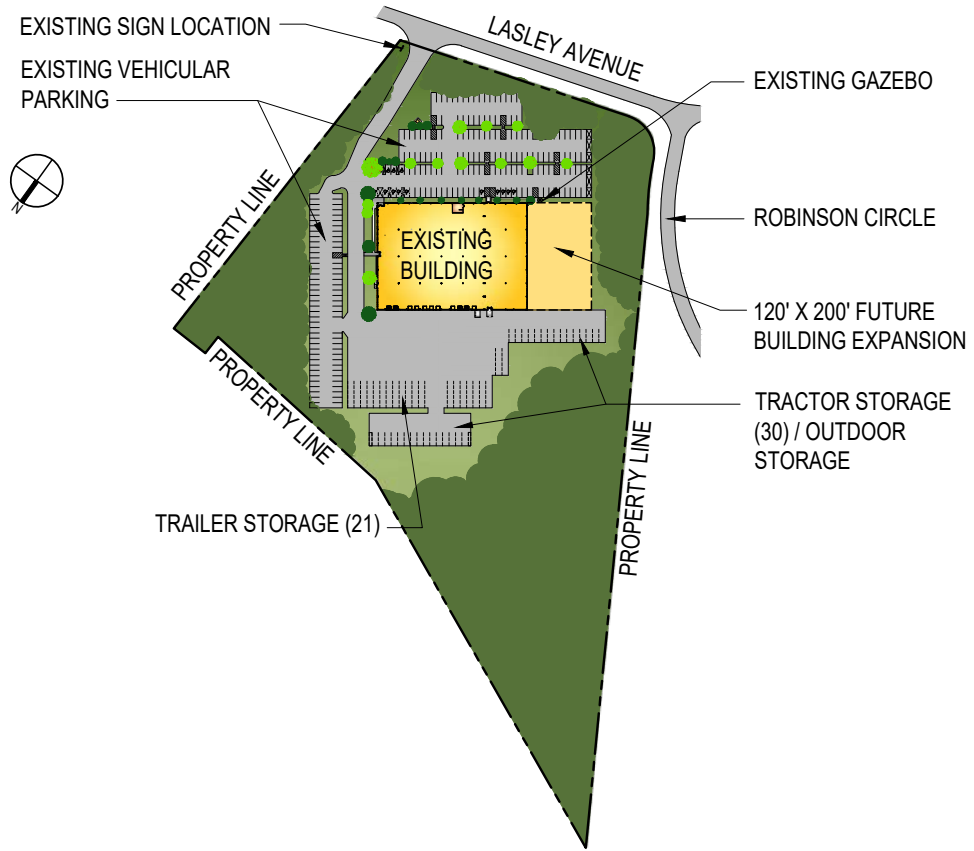
mericle.com  **570.823.1100**



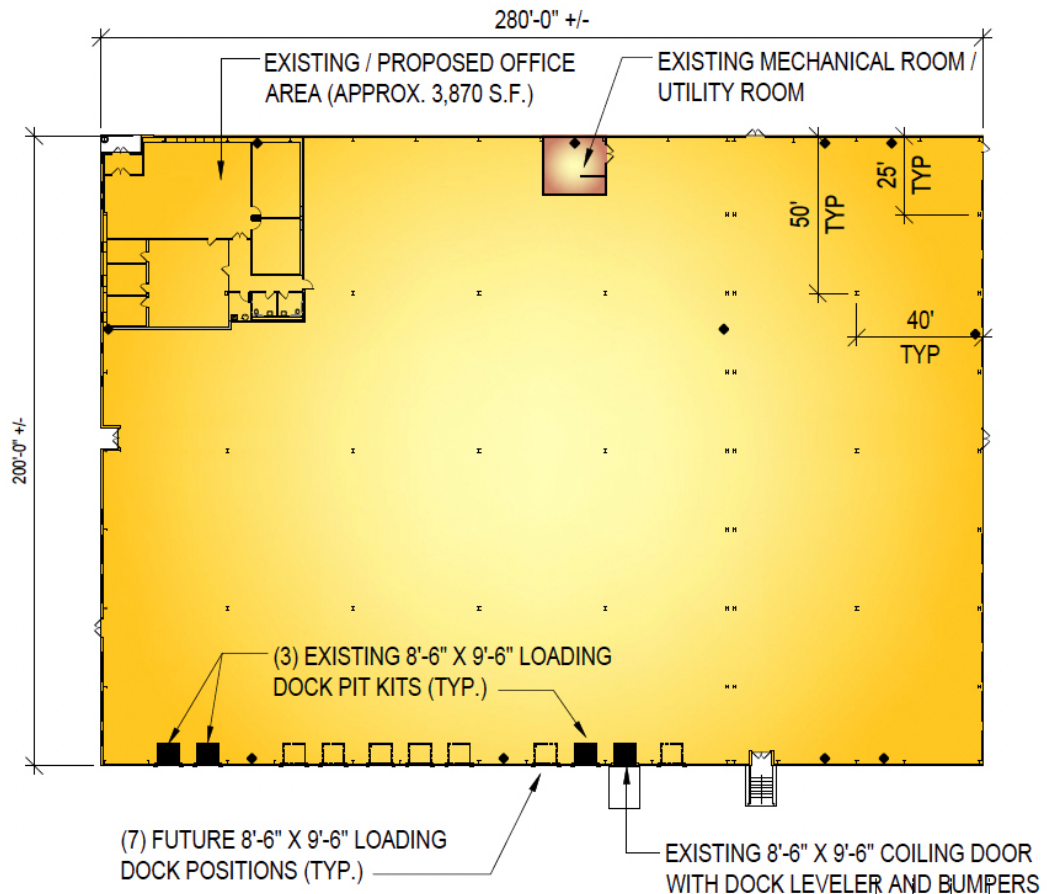
PLANS

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



BUILDING PLAN



FOR LEASE

600 LASLEY AVENUE, HANOVER TOWNSHIP, PA

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SPECS

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SIZE

- ▶ **AVAILABLE SPACE:** 56,000 SF building. Expandable to 80,000 SF.
- ▶ **ACREAGE:** 15.22 acres
- ▶ **BUILDING DIMENSIONS:** 200'(l) x 280'(d)

BUILDING CONSTRUCTION

- ▶ **FLOOR:** 6" thick concrete reinforced floor slab.
- ▶ **ROOF:** Butler Manufacturing R-24 standing seam roof.
- ▶ **EXTERIOR WALLS:** Architectural masonry, aluminum/glazing entrance system, aluminum frame windows, and metal wall panels with insulation.
- ▶ **CEILING HEIGHT:** 27'-3" approximate clear structural height located at the first column in from the loading dock.
- ▶ **LOADING DOORS:** One (1) existing 8'-6" x 9'-6" coiling door leveler and bumpers with room to add (10) loading doors.

SITE FEATURES

- ▶ Outdoor patio area with gazebo.
- ▶ Sign base at site entrance.
- ▶ Professionally prepared landscape design.

UTILITIES

- ▶ **HVAC:** The heating/cooling system provided by packaged gas/electric roof top units with humidification provided in limited areas.
- ▶ **ELECTRICAL SERVICE:** 1200 Amp, 480/277 Volt, 3-phase service with existing 800W, 277/480 Volt diesel backup generator.
- ▶ **FIRE PROTECTION:** Ordinary Hazard Class III Wet sprinkler system.
- ▶ **WATER/GAS:** Domestic water and natural gas are provided
- ▶ **TELECOM:** Redundant data/communications available in park.
- ▶ All utilities shall be separately metered.

PARKING

- ▶ On-site parking for approx. (423) vehicles.



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 56,000 square foot industrial facility 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.



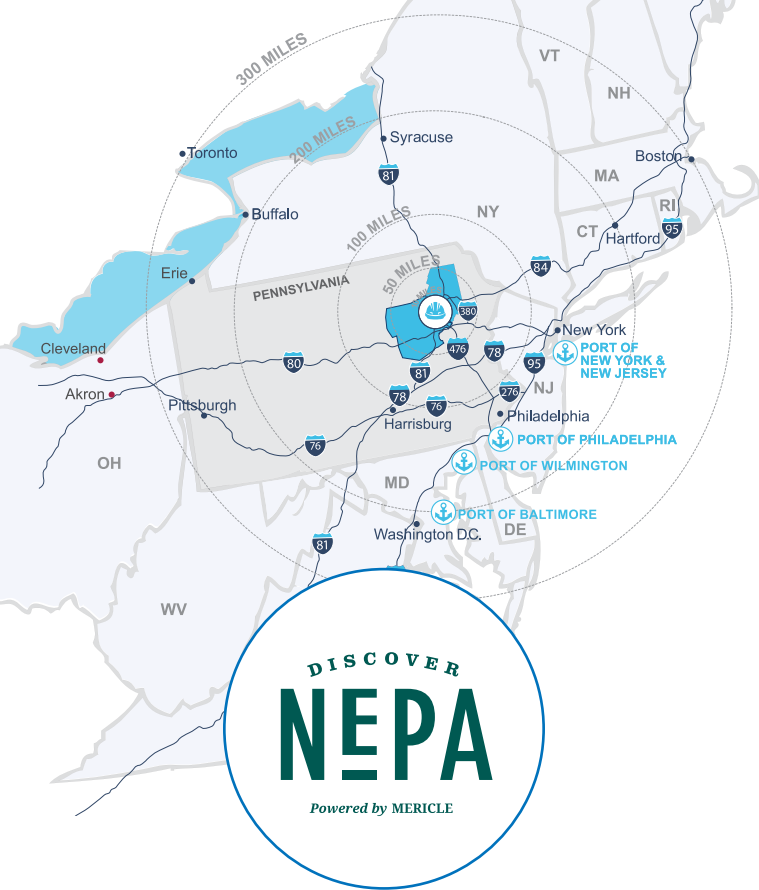
JOB TRAINING

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

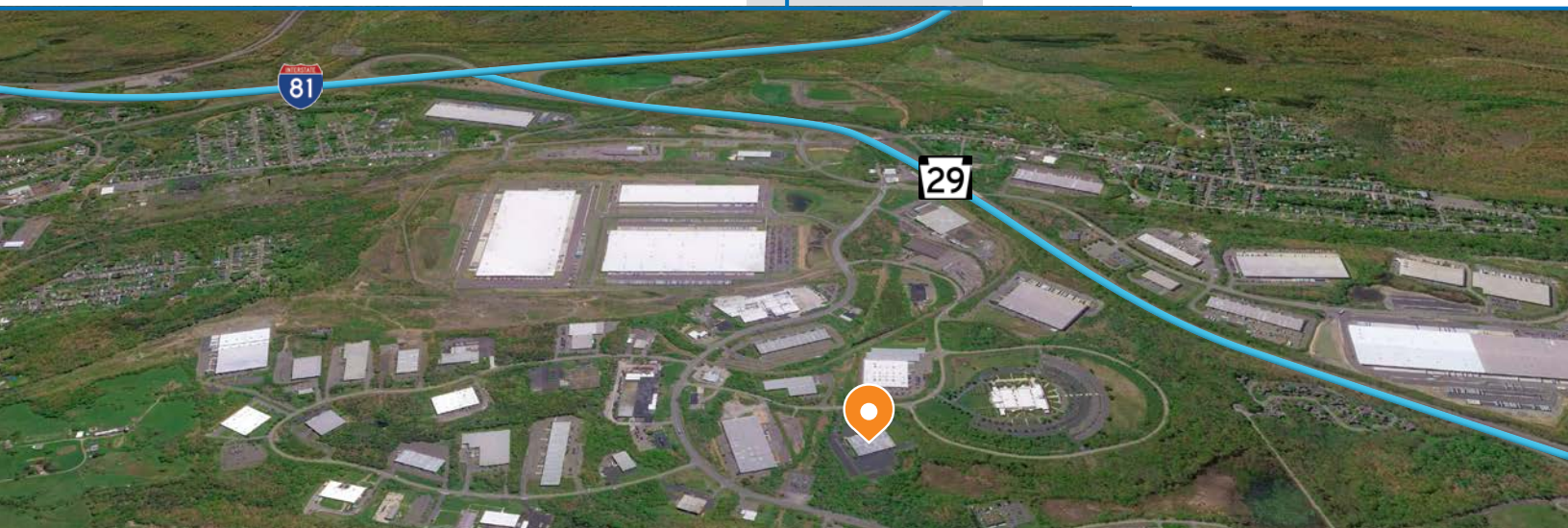


TRAVEL DISTANCES

CITY

MI AWAY

Downtown Wilkes-Barre, PA	5
Scranton, PA	24
Delaware Water Gap, PA	57
Allentown, PA	69
Morristown, NJ	100
Philadelphia, PA	116
Harrisburg, PA	102
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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BILL JONES, Vice President
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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.

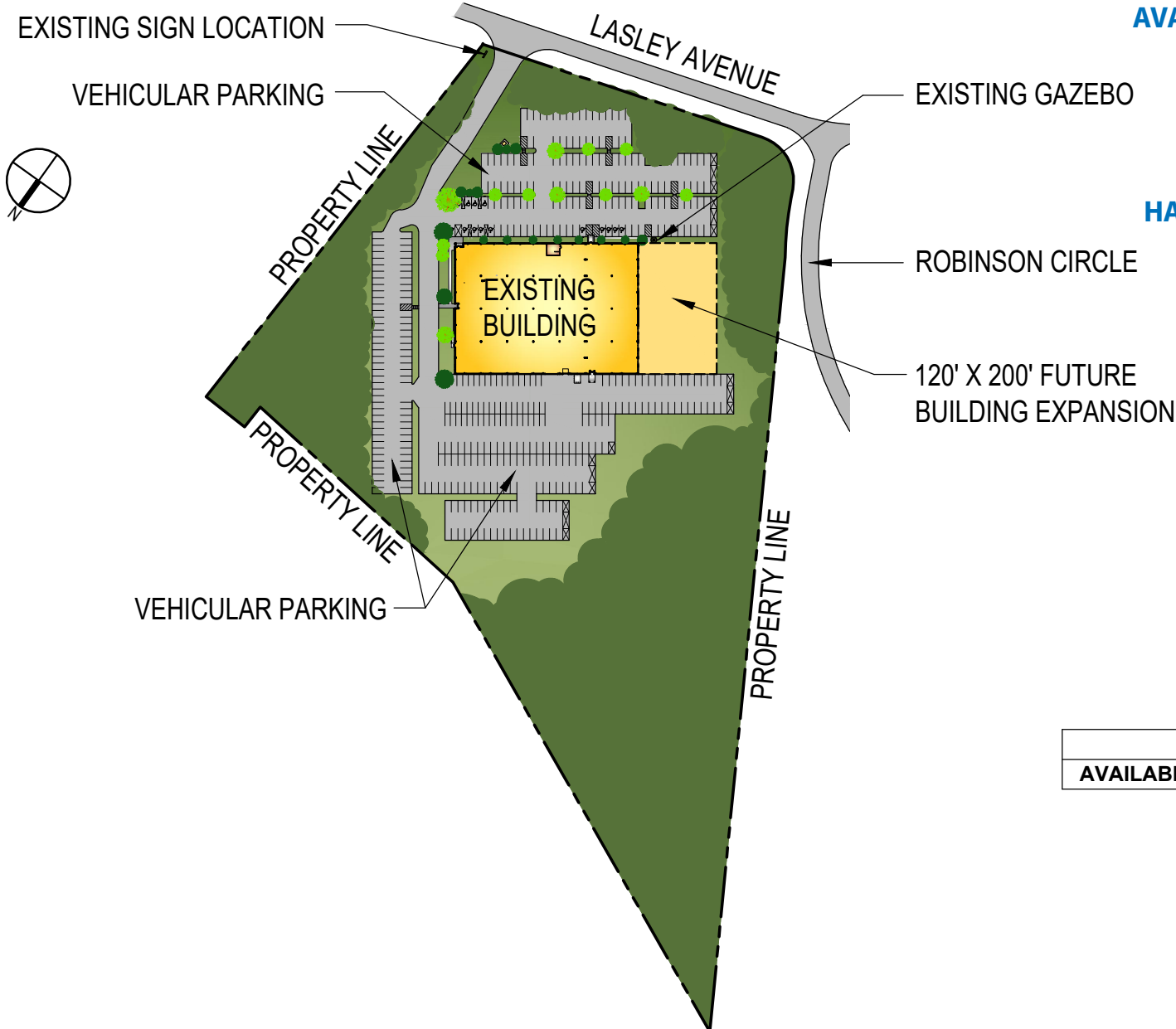
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CONCEPTUAL SITE PLAN

**AVAILABLE 56,000 S.F. BUILDING
EXPANDABLE TO 80,000 S.F.**

**PARCEL #29
600 LASLEY AVENUE
HANOVER INDUSTRIAL ESTATES
HANOVER TOWNSHIP
WILKES-BARRE, PA 18706**



ACREAGE	15.22
AVAILABLE VEHICULAR PARKING	403

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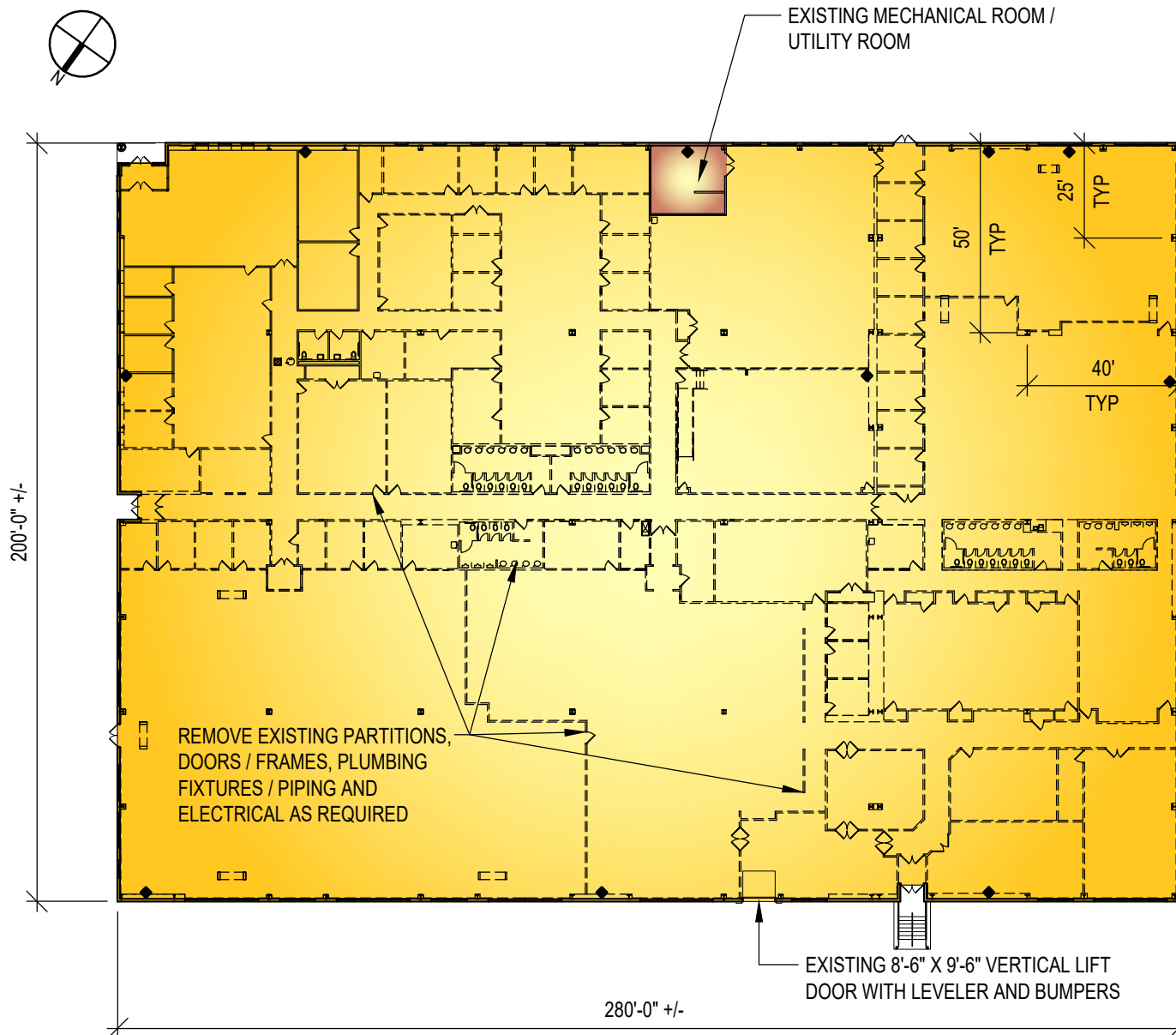
East Mountain Corporate Center
100 Baltimore Drive, Wilkes-Barre, PA 18702

WE BUILD BUILDINGS.
WE BUILD CAREERS.
WE BUILD COMMUNITIES.

CONCEPTUAL DEMO PLAN

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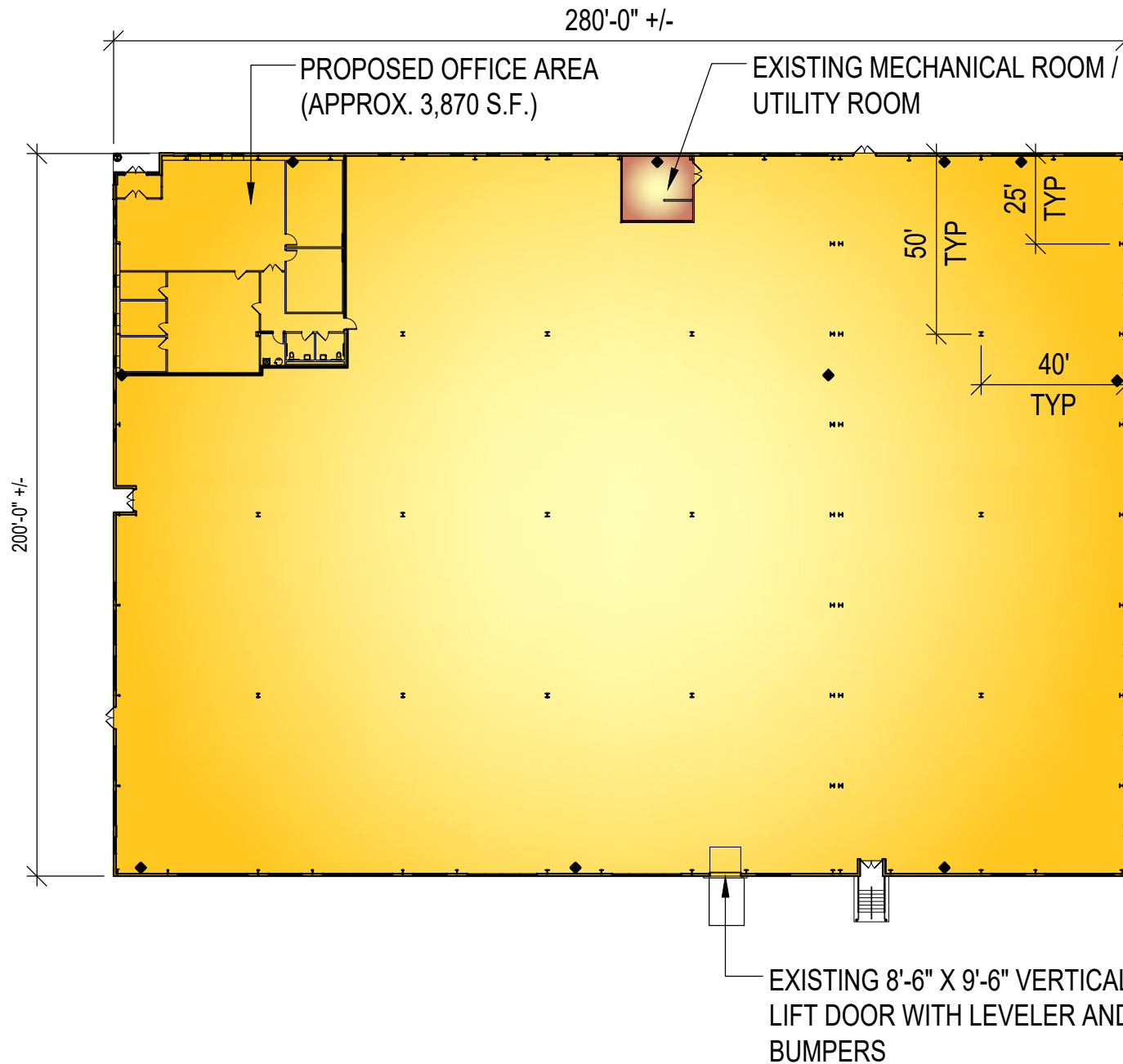
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CONCEPTUAL FLOOR PLAN

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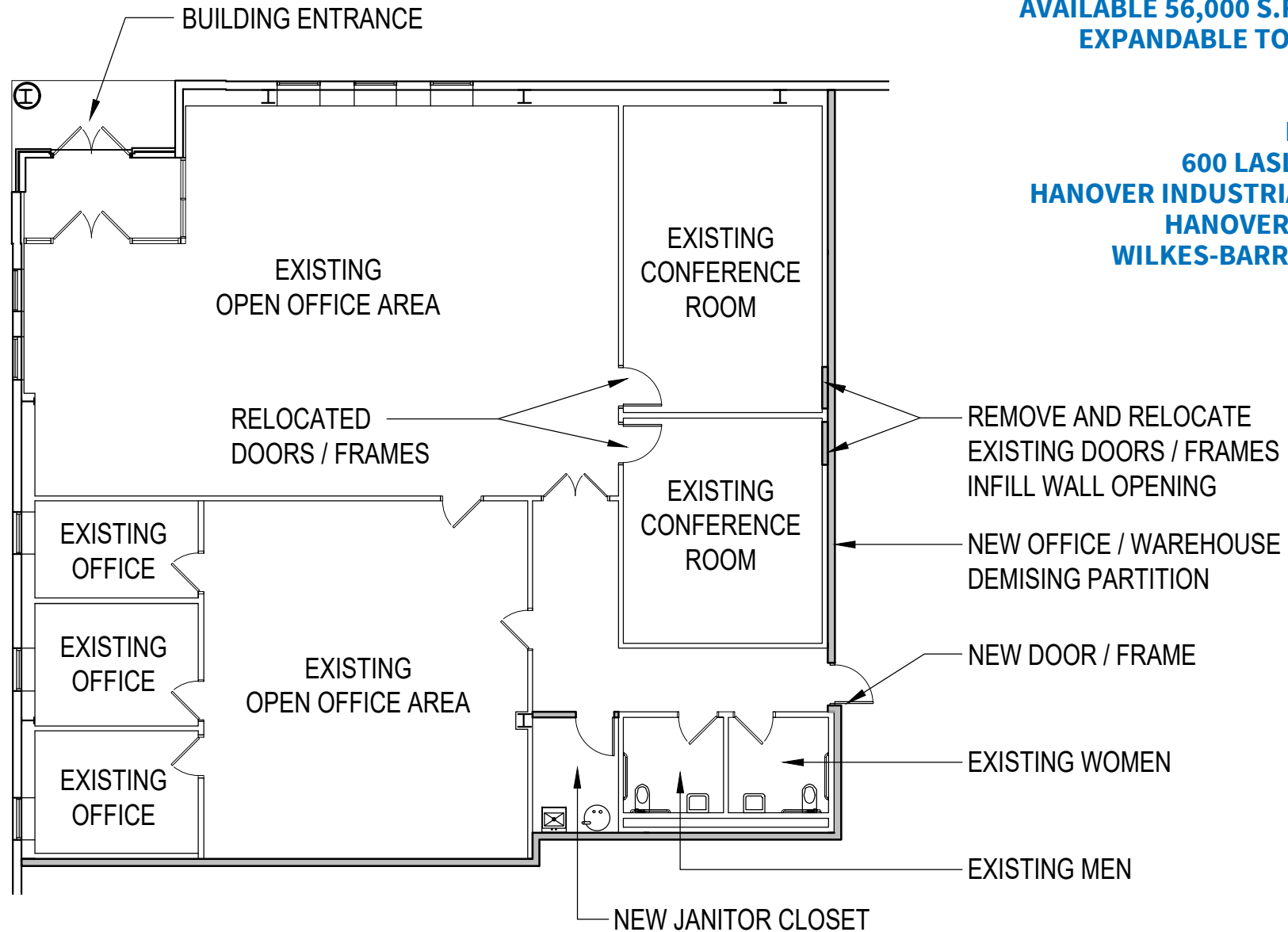
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CONCEPTUAL OFFICE PLAN

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PROPOSED / EXISTING OFFICE AREA
(APPROX. 3,870 S.F.)

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