

7,552 SF

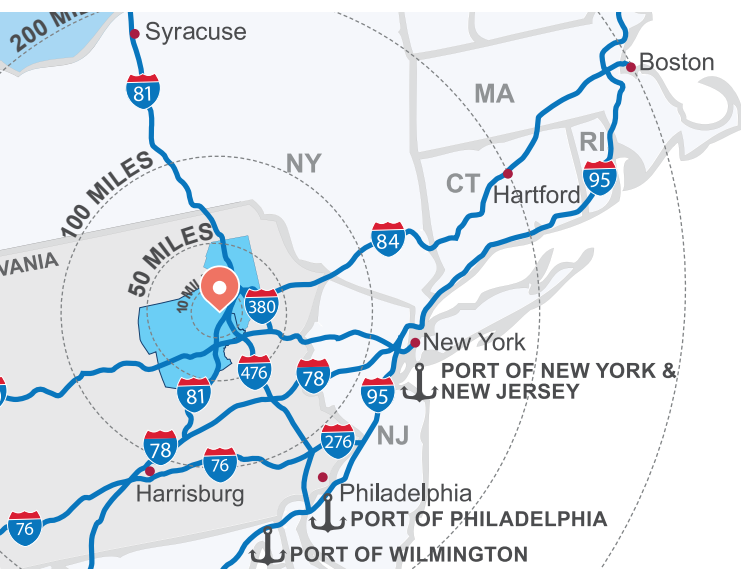
ON 11.63 ACRES AVAILABLE FOR LEASE

145 STEWART ROAD

HANOVER INDUSTRIAL ESTATES
HANOVER TOWNSHIP, PA



7,552 SF FLEX SPACE NEAR I-81



DIRECTIONS TO 145 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. Turn right onto New Commerce Blvd. Stewart Road will be your first right immediately after crossing over railroad tracks. The building will be 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. Turn right onto New Commerce Blvd. Stewart Road will be your first right immediately after crossing over railroad tracks. The building will be on the right.

MERICLE.COM

| 570.823.1100

PLANS AND SPECIFICATIONS

SIZE

- **Available Space:** 7,552 SF
- **Acreage:** 11.63 acres
- **Building Size:** 83,026 SF
- **Building Dimensions:** 660'-8" x 125'-8"
- **Space Dimensions:** 60'-0" (length) x 125'-8" (depth)
- **Office:** 2,800 SF

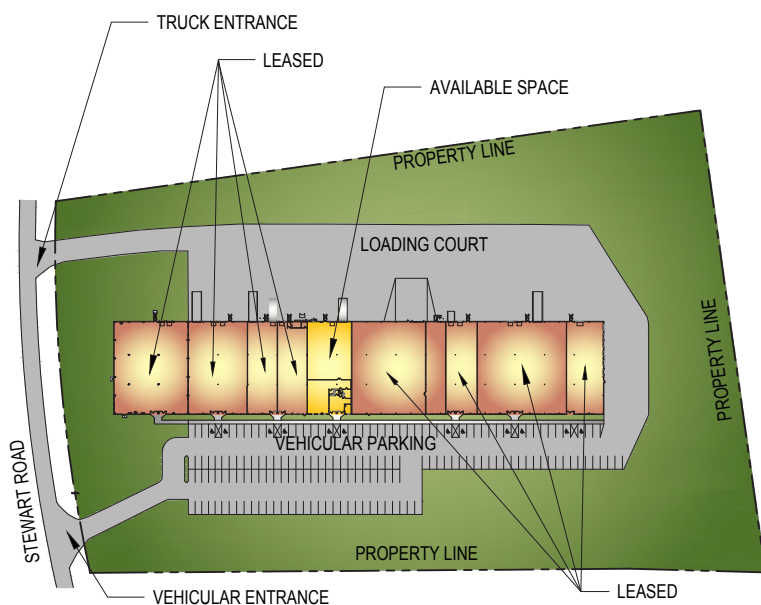
BUILDING CONSTRUCTION

- **Roof:** Butler Manufacturing™ MR-24 standing seam metal roof system with insulation.
- **Exterior Walls:** Architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation.
- **Clear Ceiling Height:** 20'-6.5" at low eave and 23'-1" clear structural height at high eave.
- **Floor:** 6" thick concrete floor slab reinforced with welded steel mats.
- **Column Spacing:** 40' x 40' bay spacing with a 45' deep staging bay at the loading dock.

LOADING

- **Loading:** Single-sided; heavy duty asphalt paving
- **Dock Equipment:** One (1) 8' x 9' vertical lift dock door with mechanical levelers with bumpers, and one (1) 12' x 14' insulated steel drive-in door with ramp.

SITE 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

UTILITIES

- **HVAC:** Warehouse is heated with high-efficiency, suspended, gas-fired unit heaters; office space has two (2) gas/electric packaged rooftop units for heating and cooling.
- **Electrical Service:** 200 amps 120/208 volts, 3-phase
- **Lighting:** 400 watt metal halide hi-bay fixtures in the warehouse area (LED upgrade available), with 2 x 4 fluorescent fixtures with prismatic lenses provided in office area.
- **Fire Protection:** Ordinary Hazard Class III wet sprinkler system in warehouse with Light Hazard system in office.
- **Utilities:** Separately Metered, Public Water, Sewer, Gas, and Electric
- **Telecommunications:** Level 3 communication; Service Electric; Verizon

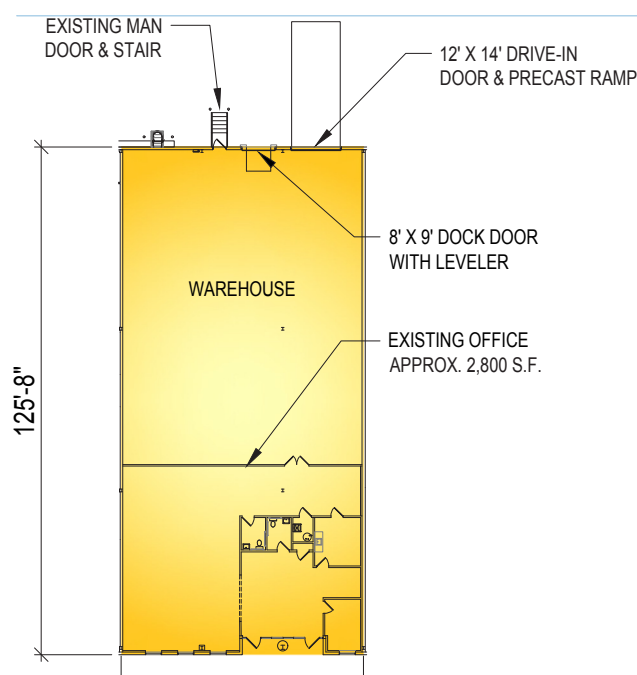
PARKING

- **Vehicular Parking:** 15 vehicles

LOCATION & AMENITIES

- Less than five minutes from I-81
- More than 470,000 live within 20 miles of the park
- Marquee sign at site entrance.
- Professionally prepared and maintained landscaping.

FLOOR PLAN



MERICLE
COMMERCIAL REAL ESTATE SERVICES

EAST MOUNTAIN CORPORATE CENTER
100 BALTIMORE DRIVE
WILKES-BARRE, PA 18702

DEVELOPMENT DIVISION

570.823.1100

MERICLE.COM

MERICLEREADYTOGO.COM