

7,552 SF

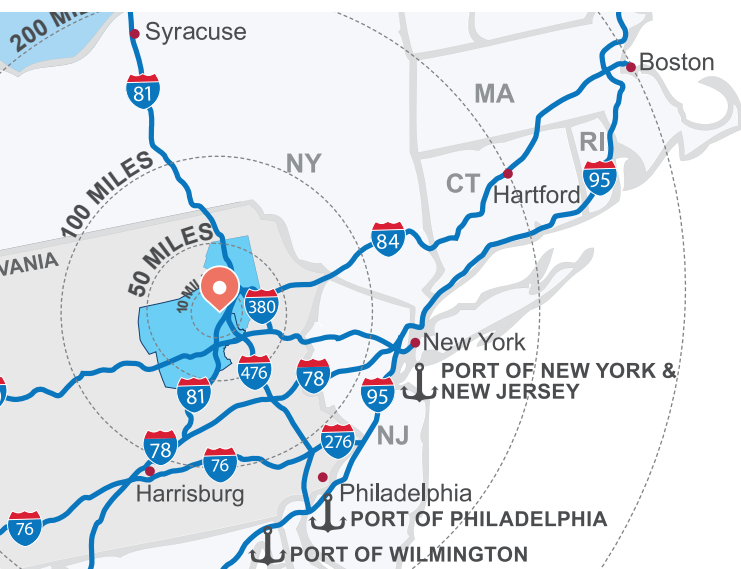
ON 11.63 ACRES AVAILABLE FOR LEASE

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.

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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.

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

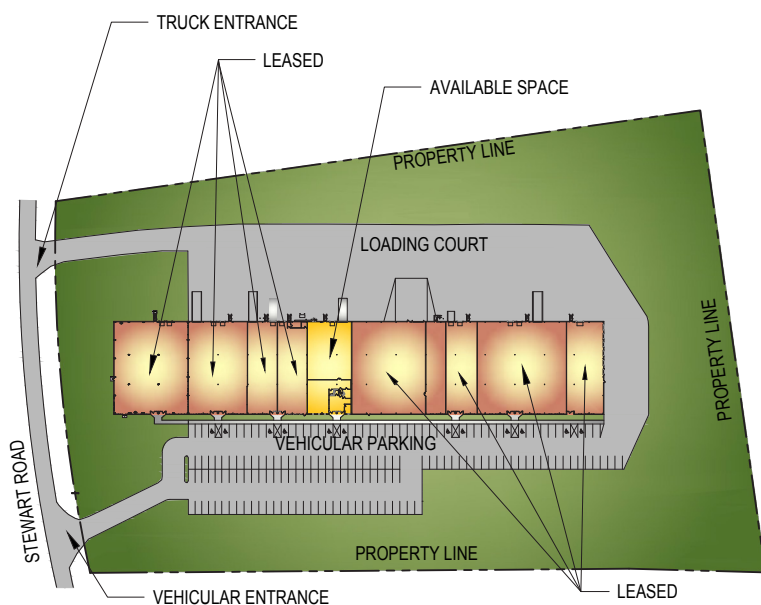
PARKING

- **Vehicular Parking:** 15 vehicles

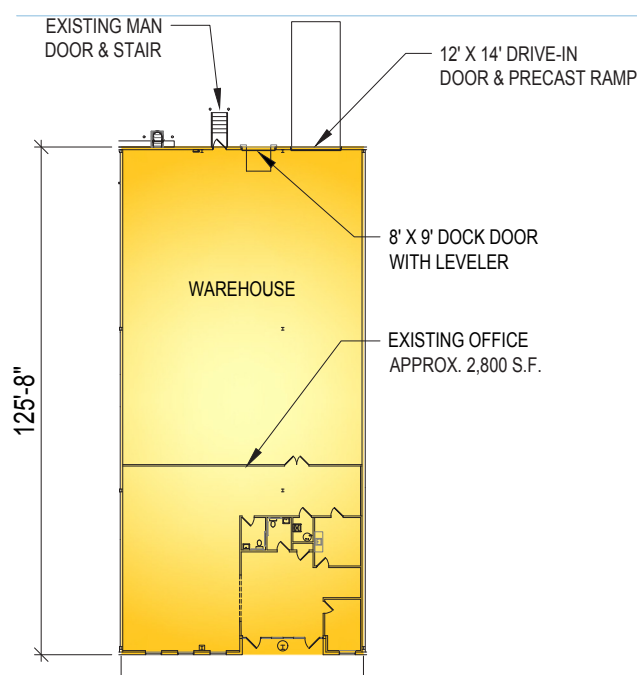
LOCATION & AMENITIES

- 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.

SITE PLAN



FLOOR PLAN



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EAST MOUNTAIN CORPORATE CENTER
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WILKES-BARRE, PA 18702

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DEVELOPMENT DIVISION

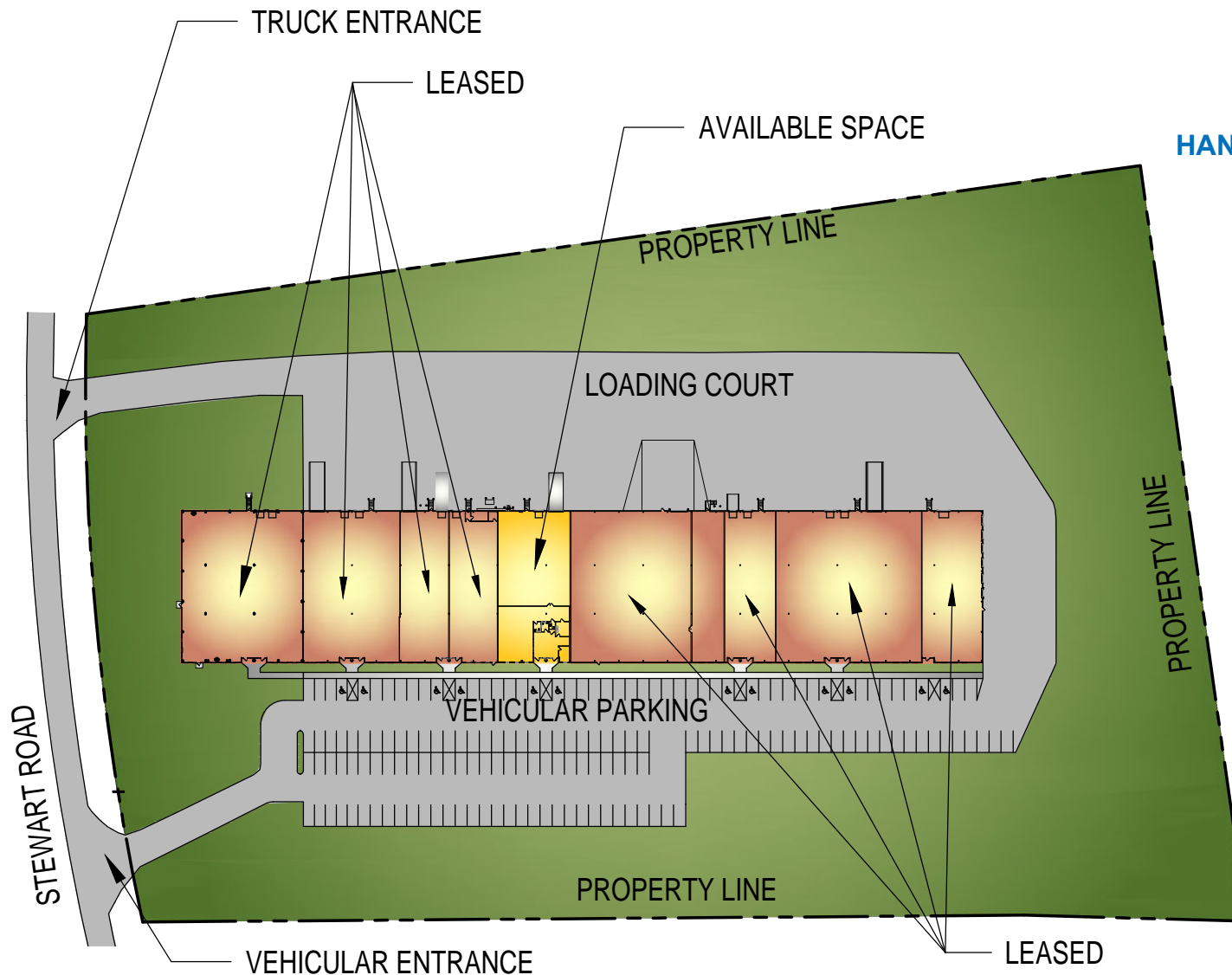
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EXISTING SITE PLAN

AVAILABLE 7,552 S.F. SPACE WITHIN AN
EXISTING 83,026 S.F. BUILDING

145 STEWART ROAD
HANOVER INDUSTRIAL ESTATES
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PENNSYLVANIA

VEHICULAR PARKING	15
DRIVE-IN DOORS	1
DOCK DOORS	1
ACRES	11.6



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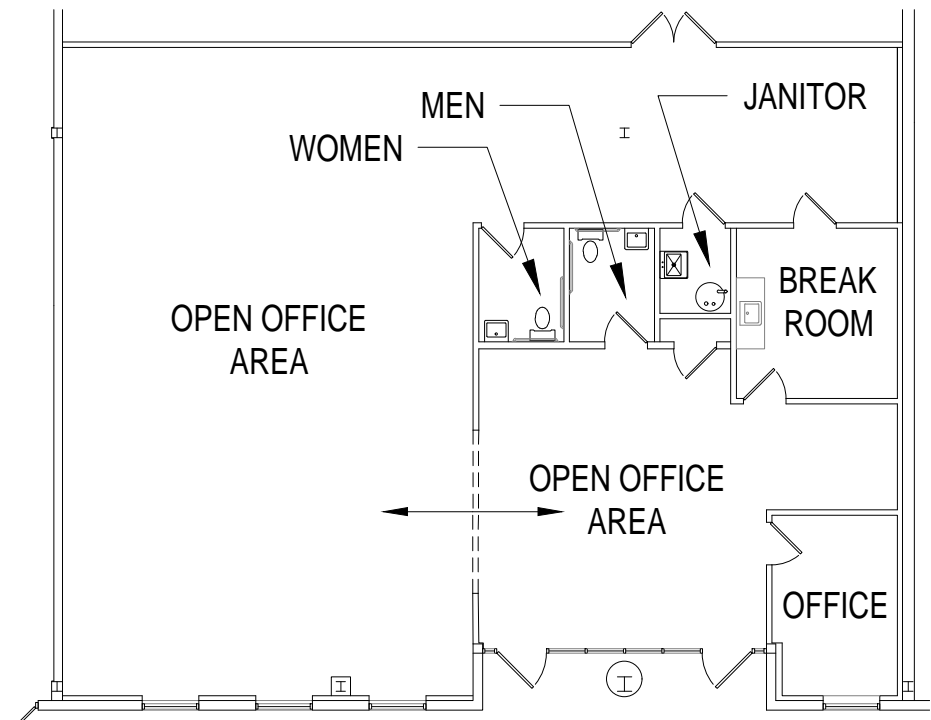
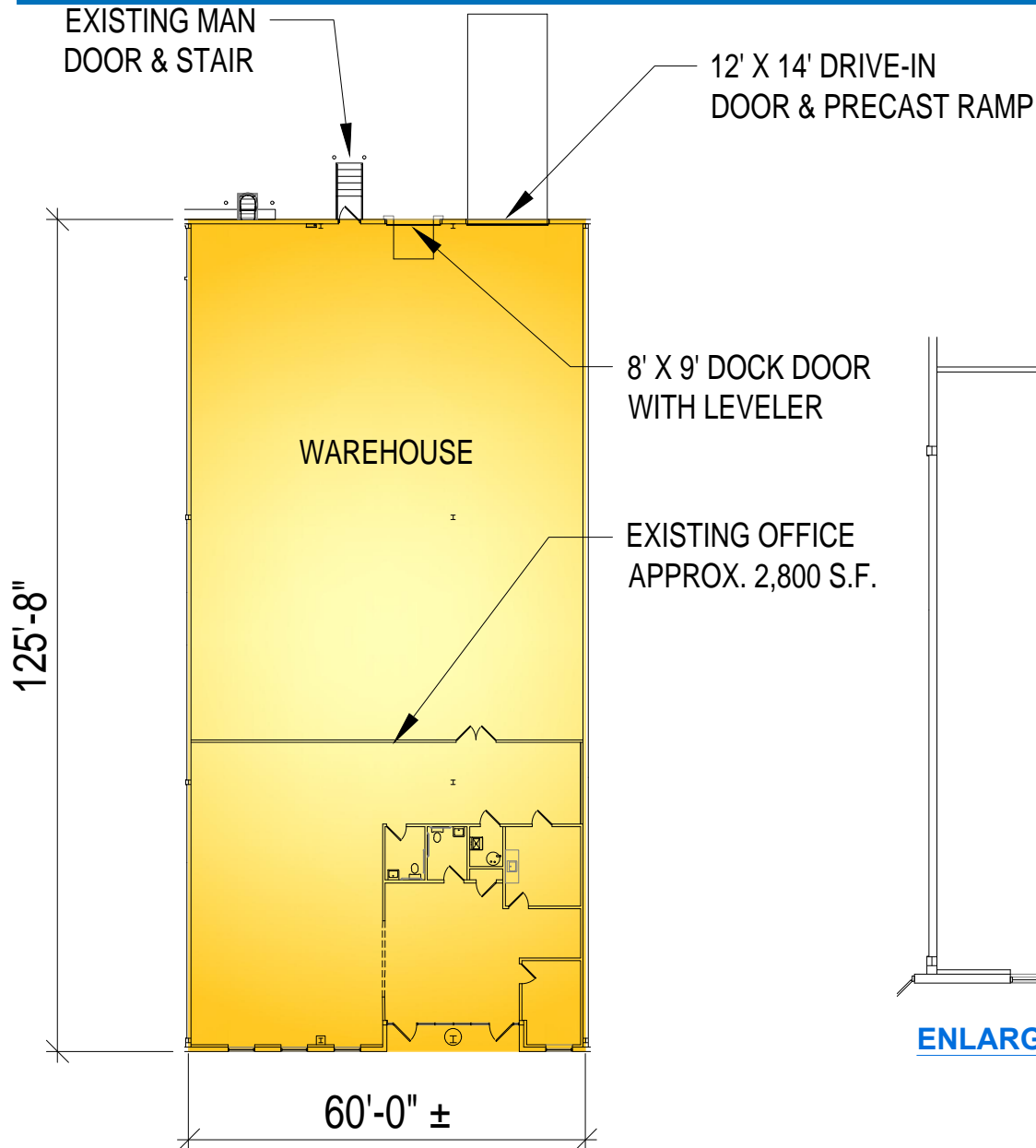
East Mountain Corporate Center
100 Baltimore Drive
Wilkes-Barre, PA 18702

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

EXISTING FLOOR PLAN

**AVAILABLE 7,552 S.F. SPACE WITHIN AN
EXISTING 83,026 S.F. BUILDING**

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ENLARGED OFFICE PLAN

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SPECIFICATIONS

SITE IMPROVEMENTS

- Site contains approximately 11.6 acres
- On-site parking available for fifteen (15) vehicles.
- Asphalt paving, including heavy duty pave in truck areas.
- Marquee sign at site entrance.
- Professionally prepared and maintained landscaping.

BUILDING IMPROVEMENTS

- Building contains 83,026 square feet with 7,552 square feet available.
- Building dimensions are 660'-8" (length) x 125'-8" (depth).
- Available space dimensions 60'-0" (length) x 125'-8" (depth)
- Available space contains approximately 2,800 square foot office area.
- 20'-6 1/2" clear structural height at low eave and 23'-1" clear structural height at high eave.
- 40' x 40' bay spacing with a 45' deep staging bay at the loading dock.
- 6" thick concrete floor slab reinforced with welded steel mats.
- MR24 standing seam metal roof system with insulation.
- Exterior wall system consisting of architectural masonry, aluminum / glazing entrance systems and metal wall panels with insulation.
- Available space contains one (1) 8' x 9' vertical-lift, dock door with mechanical leveler and bumpers.
- Available space contains (1) 12' w x 14' h vertical-lift insulated steel drive-in door with a 12' W x 31'-0" LG precast ramp.

BUILDING SYSTEMS

- Existing Warehouse is heated with high-efficiency, suspended, gas-fired unit heaters.
- Existing Office Space has two (2) gas/electric packaged rooftop units for heating and cooling.
- Existing Warehouse lighting are metal halide high bays.
- Existing Office Area lighting is 2 x 4 drop-in, fluorescent troffers with prismatic lenses.
- Existing electrical services is a 200 AMP, 3-phase, 120/ 208 v
- Existing Warehouse Fire-protection system is an Ordinary Hazard Class III system.
- Existing Office Area Fire-protection system is a Light Hazard system.
- Domestic water and natural gas are provided.
- All utilities separately metered.

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