

4,817 SF

AVAILABLE FOR LEASE ON 11.61 ACRES

1090 HANOVER STREET
HANOVER INDUSTRIAL ESTATES
HANOVER TOWNSHIP, PA



IDEAL NETWORK FITTED SPACE



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 off the exit ramp. At the stop sign continue straight on Hanover Street. Proceed .5 mile to 1090 Hanover Street on the 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 off the exit ramp. At the stop sign continue straight on Hanover Street. Proceed .5 mile to 1090 Hanover Street on the left.

PLANS AND SPECIFICATIONS

SIZE

- Building contains 70,000 square feet
- Building dimensions are 560'-0" (length) x 125'-0" (depth)
- Available space is 4,817 square feet
- Space includes a power room, two switch rooms, an ISP room, an MCC room, and a break room
- Space includes 1,332 SF office
- Site contains approximately 11.61 acres

BUILDING CONSTRUCTION

- Exterior walls: masonry and metal wall panels
- 6" reinforced concrete floors
- Floor covering: carpeting and VCT
- Building ceiling heights: 26'-2" to 28'-8"
- MR24 standing seam roof system
- 40'-0" x 40'-0" bay spacing with 45' at loading bay

LOADING

- The space contains one (1) 8'-6" x 9'-6" vertical lift dock door (blocked by cooling units)

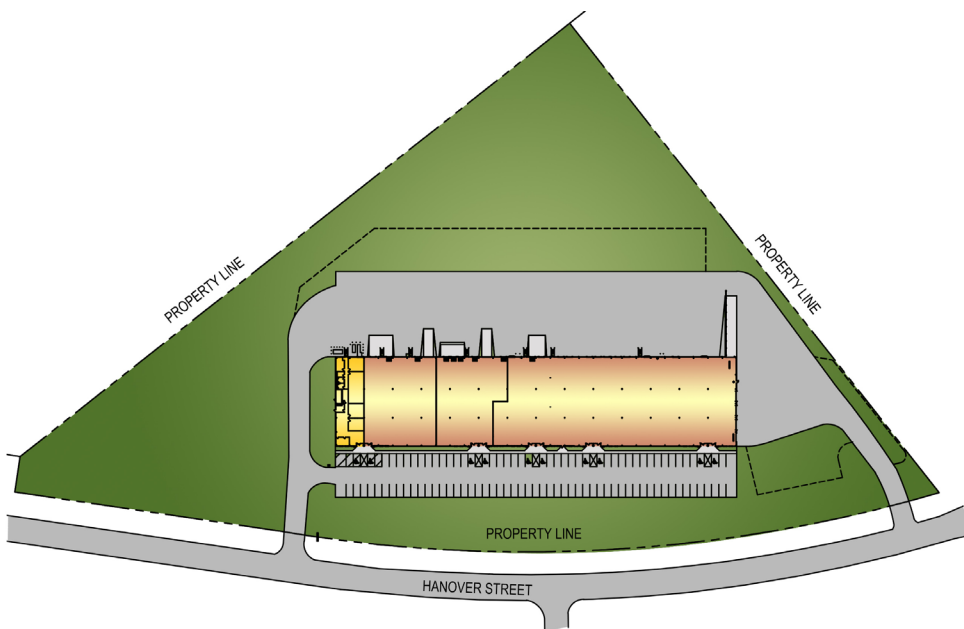
UTILITIES

- The existing warehouse heating system is gas-fired, suspended unit heaters. The office space has a packaged rooftop HVAC unit by Trane
- Power: 600A, 277/480V, 3-phase electrical service
- Telecom: Fiber served. Providers are PPL, Verizon and Frontier.
- Space has a Liebert Chilling System with 5 Liebert wall units at 3-tons each and 3 Liebert free-standing units at 5-tons each. Liebert system has 2 exterior dry coolers that have 350,000 BTU capacity per unit.
- Space has an FM 200 extinguishing system
- Space has 300KW diesel generator

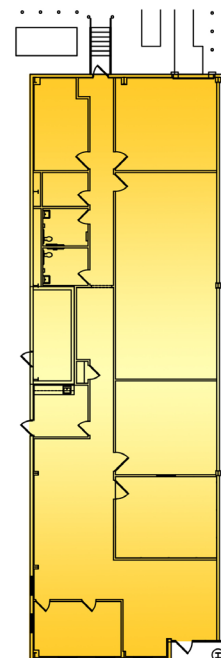
PARKING AND AMENITIES

- On-site parking for up to 12 vehicles
- Site has professionally maintained landscaping.
- Marquee sign at entrance to site
- LCTA Bus Route serves this park

SITE PLAN



FLOOR 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.

PHOTO COLLAGE

1072 HANOVER STREET | 4,817 SF

HANOVER INDUSTRIAL PARK | HANOVER TOWNSHIP, PA



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To learn more about 1072 Hanover Street and to schedule a tour, please call
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