

11,051 SF

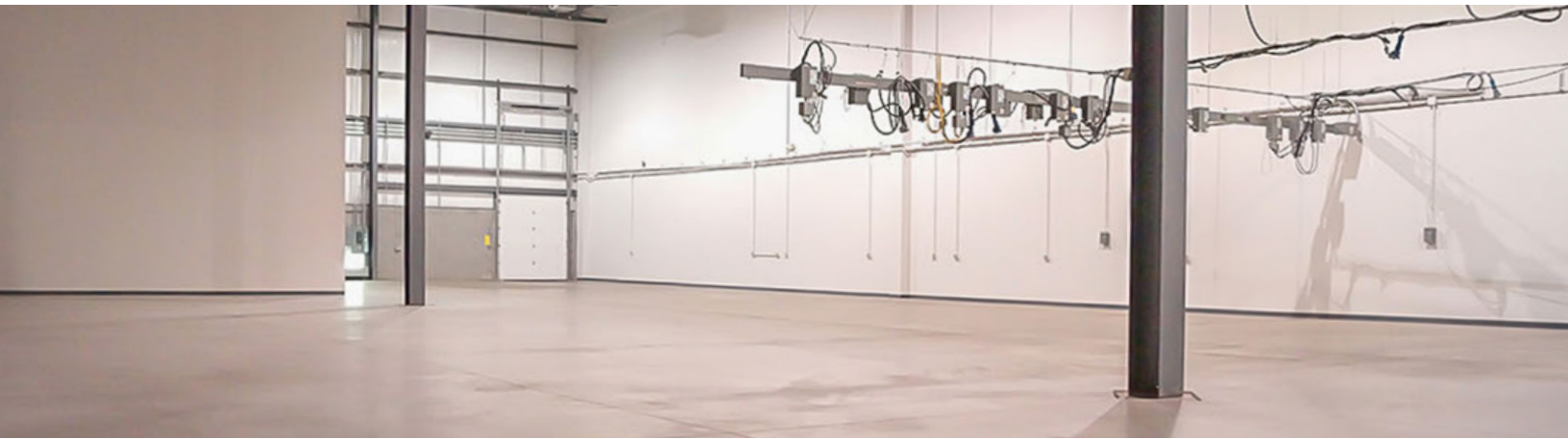
ON 15.64 ACRES AVAILABLE FOR LEASE

1118 HANOVER STREET

HANOVER INDUSTRIAL ESTATES
SUGAR NOTCH BOROUGH, PA



FLEX SPACE FIVE MINUTES TO I-81



DIRECTIONS TO 1118 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. Drive 0.25 miles and the building is 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. Drive 0.25 miles and the building is on the left.

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PLANS AND SPECIFICATIONS

SIZE

- **Available Space:** 11,051 square feet , with approximately 69'-8" X 175' dimensions.
- **Acreage:** 15.64 acres
- **Building Size:** 133,000 SF
- **Building Dimensions:** 760' x 175'
- **Office:** 2,340 S.F.

BUILDING CONSTRUCTION

- **Roof:** MR24 standing seam roof system with insulation
- **Exterior Walls:** Exterior wall system consisting of architectural masonry, aluminum/glazing entrance systems and insulated metal wall panels.
- **Clear Ceiling Height:** 30' clear structural height at low eave and 33'-6" clear structural height at high eave.
- **Column Spacing:** 58'-4" x 40' typical
- **Floor:** 6" concrete floor slab reinforced with welded steel mats.

PARKING

- **Vehicular Parking:** Up to 10 vehicles and 5 trucks.

LOADING

- **Dock Equipment:** Two (2) 8'-6" W x 9'-6" H vertical lift, insulated steel dock doors with 30,000 lb capacity mechanical levelers, dock seals and bumpers.

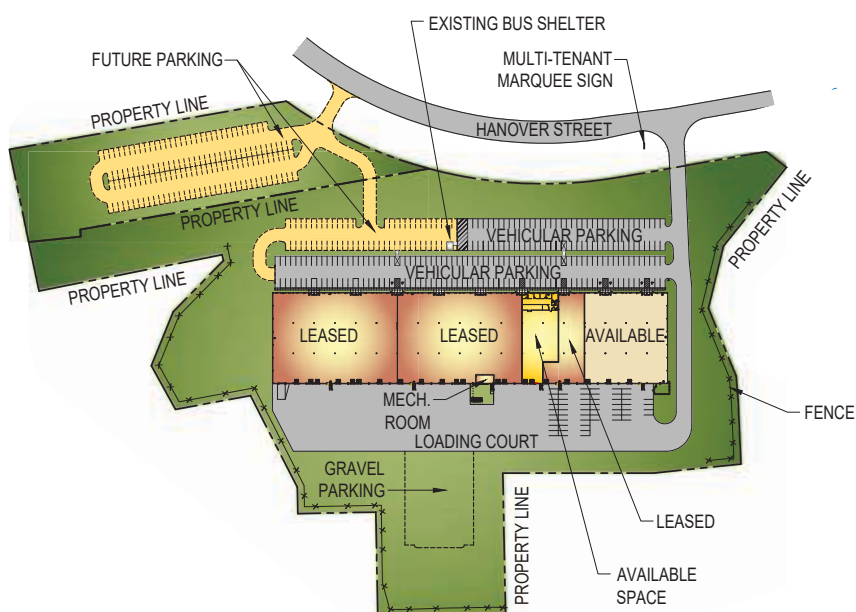
UTILITIES

- **HVAC:** Packaged gas/electric roof-top units.
- **Electrical Service:** 200 Amps 120/208 Volts, 3-phase service.
- **Warehouse Lighting:** 400w metal halide high bay fixtures.
- **Office Lighting:** Recessed 2' x 4' fluorescent fixtures with prismatic lenses.
- **Fire Protection:** Ordinary Hazard Class IV commodity wet sprinkler system.
- **Utilities:** Separately Metered, Public Water, Sewer, Gas, and Electric.

LOCATION

- Less than five minutes from I-81.
- More than 404,000 live within 20 miles of the 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



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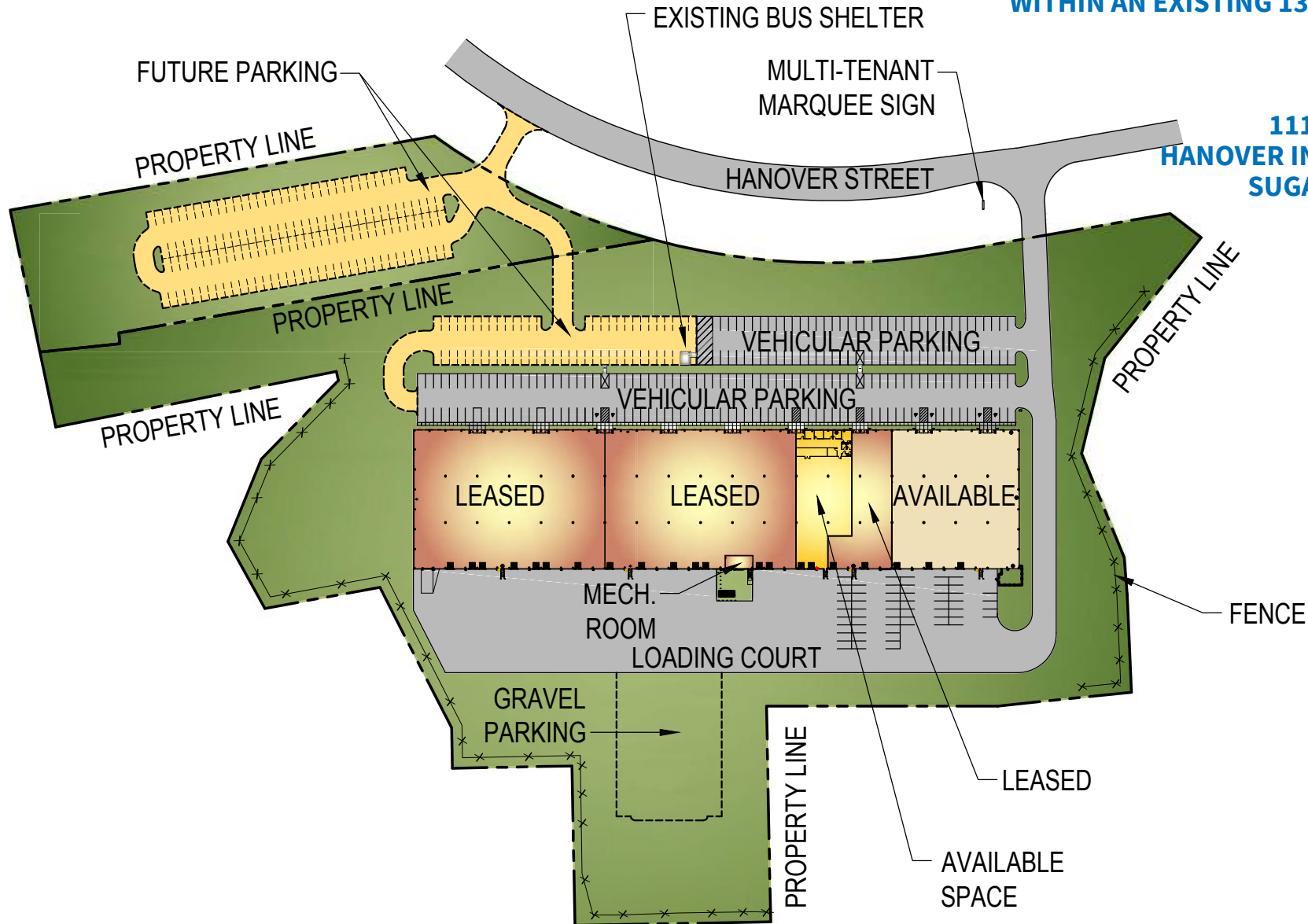
DEVELOPMENT DIVISION

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CONCEPTUAL SITE PLAN

**AVAILABLE 11,051 S.F. SPACE
WITHIN AN EXISTING 133,000 S.F. BUILDING**

**PARCEL #8
1118 HANOVER STREET
HANOVER INDUSTRIAL ESTATES
SUGAR NOTCH, PA 18706**



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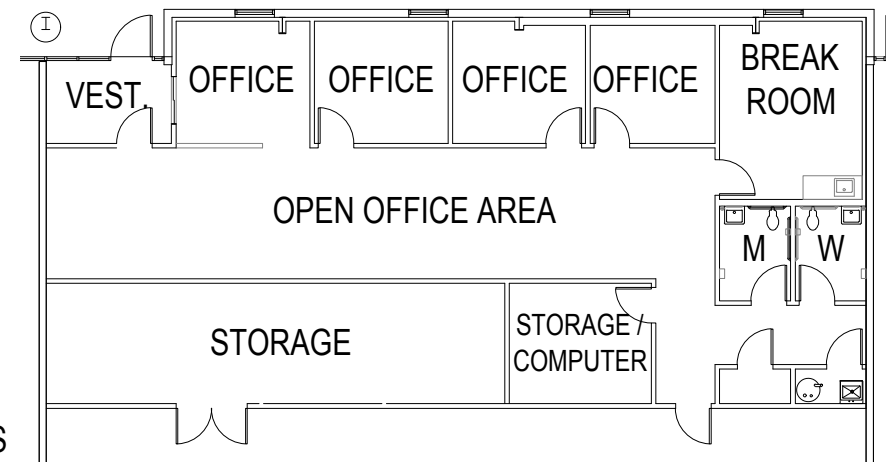
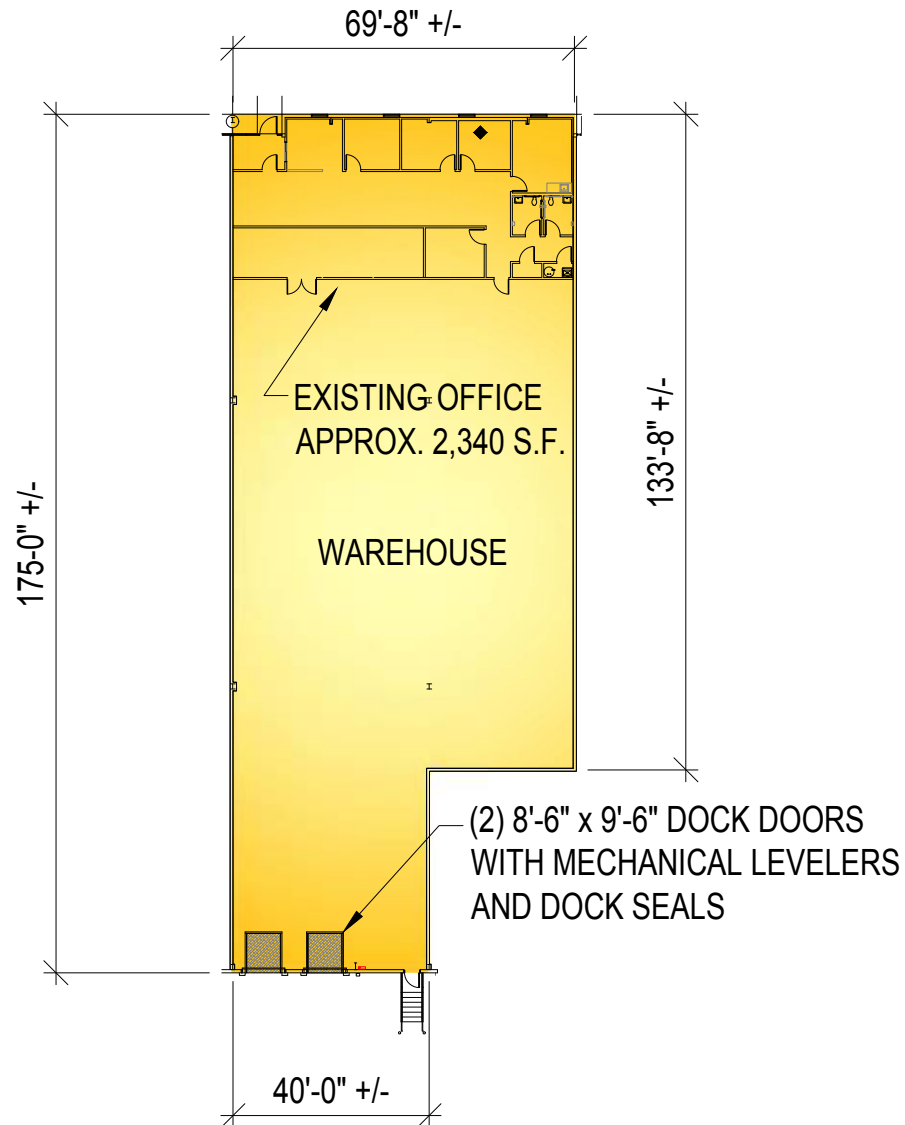
East Mountain Corporate Center
100 Baltimore Drive, Wilkes-Barre, PA 18702

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

CONCEPTUAL FLOOR PLAN

**AVAILABLE 11,051 S.F. SPACE
WITHIN AN EXISTING 133,000 S.F. BUILDING**

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HANOVER INDUSTRIAL ESTATES
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ENLARGED OFFICE PLAN

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

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SITE IMPROVEMENTS

- Site contains approximately 15.64 acres.
- On-site parking for up to 10 vehicles and 5 trucks.
- Multi-tenant Marquee sign at Site Entrance.
- Professionally designed and maintained landscape design.
- On-site bus shelter

BUILDING IMPROVEMENTS

- Available space is 11,051 square feet, with approximately 69'-8" X 175' dimensions.
- Building dimensions are 760' (length) x 175' (width).
- 30' clear structural height at low eave and 33'-6" clear structural height at high eave.
- Existing Office Space is approximately 2,340 S.F.
- Column spacing is 58'-4" x 40'-0" typical.
- 6" thick concrete floor slab reinforced with welded steel mats.
- MR24 standing seam roof system with insulation.
- Exterior wall system constructed with a combination of architectural masonry, aluminum/glazing entrance systems and insulated metal wall panels.
- Available space contains two (2) 8'-6" W x 9'-6" H vertical lift, insulated steel dock doors with 30,000 lb capacity mechanical levelers, dock seals and bumpers.

UTILITIES AND BUILDING SYSTEMS

- Existing Warehouse is heated by energy-efficient, gas-fired unit heaters.
- Existing Office Area is heated and cooled by a packaged gas/electric rooftop unit.
- Electrical service is a 200 amp, 120/208 volt, 3-phase service.
- Warehouse lighting is 400w metal halide high bay fixtures.
- Office lighting is recessed 2 x 4 fluorescent fixtures with prismatic lenses.
- Fire protection system is an Ordinary Hazard Class IV commodity wet sprinkler system.
- Provisions for domestic water and natural gas are provided.
- All utilities shall be separately metered.

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WITHIN AN EXISTING 133,000 S.F. BUILDING**

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