

# 8,480 SF

ON 6.7 ACRES AVAILABLE FOR LEASE

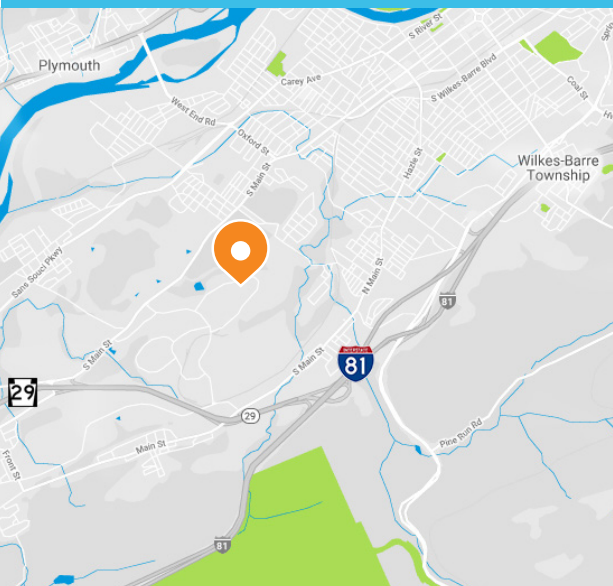
**225 STEWART ROAD**

HANOVER INDUSTRIAL ESTATES

HANOVER TOWNSHIP, WILKES-BARRE, PA 18706



## PLUG N' PLAY OFFICE SPACE | 5 MINUTES TO I-81



- ✓ Park is home to dozens of manufacturing, distribution, office, and life sciences companies.
- ✓ A few tenants include CVS Caremark, Sallie Mae-Navient, Adidas, Patagonia, Mondelez, Cintas, Chewy.com, Genpact, Wren Kitchens, Alexandria Moulding, and many others.
- ✓ Park is located 1.6 miles from S.R. 29, 2.3 miles from I-81, and is less than 10 minutes from Downtown Wilkes-Barre.
- ✓ Close to 183,000 people live within 10 miles.
- ✓ More than 404,000 people live within 20 miles.
- ✓ Two hour ride from New York City and Philadelphia.



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.

**mericle.com**  **570.823.1100**



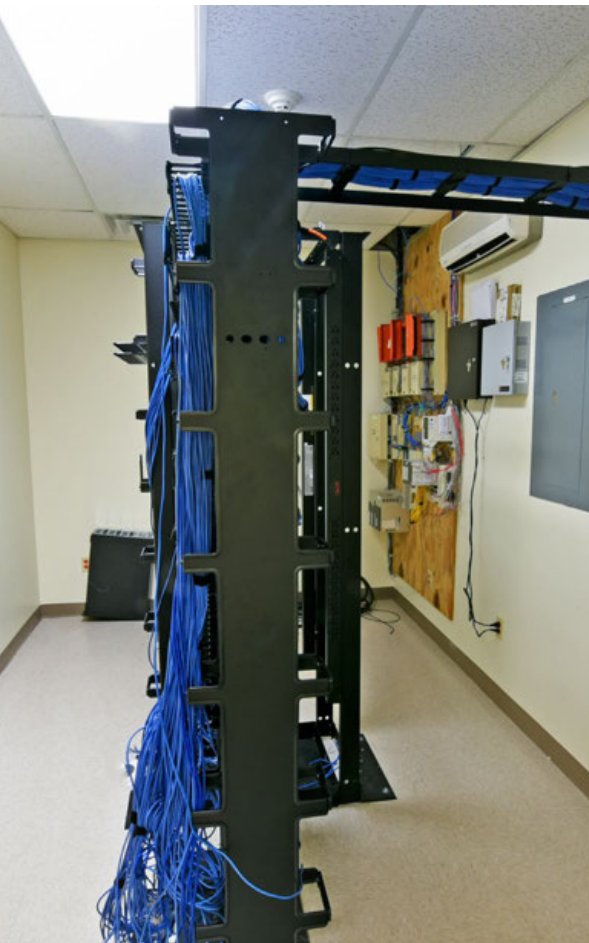










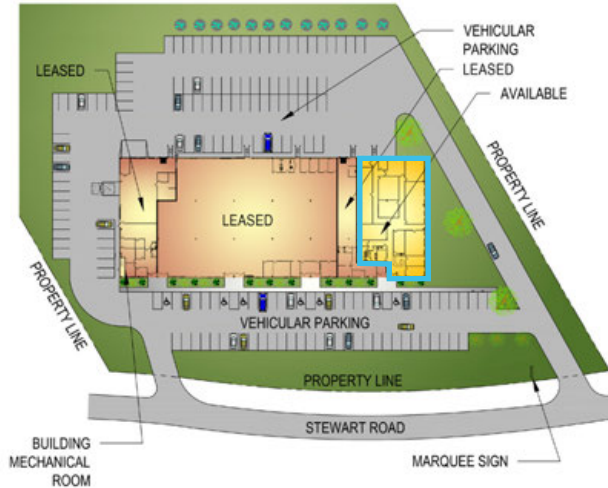




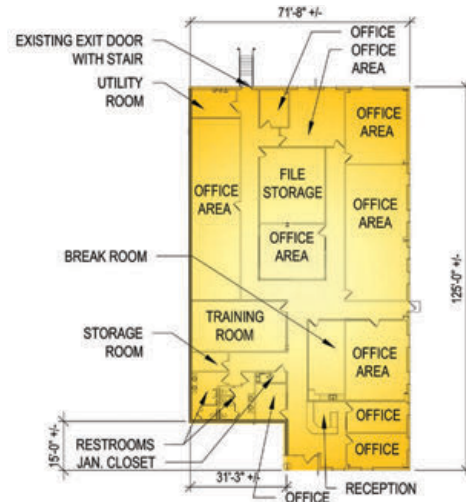


To learn more about 225 Stewart Road and to schedule a tour, please call  
Bob Besecker, Jim Hilsher, or Bill Jones of Mericle's Leasing Team at **570.823.1100**.

## SITE PLAN



## FLOOR PLAN



## SIZE

- **Available Space:** 8,480 SF for lease with an immediately adjacent and available 25,774 SF in a 40,000 SF flex/office building.
- **Acreage:** 6.7 acres

## UTILITIES AND BUILDING SYSTEMS

- **Electrical Service:** 200 amp, 120/208 volt, 3-Phase electrical service.
- **Lighting:** The available office spaces have 2 x 4 fluorescent, troffer light fixtures with prismatic lenses.
- **HVAC:** gas/ electric packaged rooftop units to supply HVAC to the space.
- **Fire Protection:** The available space has an existing, Class III, Ordinary Hazard sprinkler system.
- **Utilities:** All utilities shall be separately metered.
- Provisions for domestic water and natural gas shall be provided.

## SITE AMENITIES

- Abundant on-site vehicle parking.
- Professionally maintained landscaping.
- Marquee sign at entrance to site.
- LCTA bus route serves park.
- 24/7/365 property management service available.

## SPACE IMPROVEMENTS

- Includes office fit-out with carpet tile, resilient flooring, and an acoustical suspended ceiling system at approximately 9'-0" above finish floor.
- Has a built-in reception desk and includes systems furniture in excellent condition.
- Space is at one end of the building and has windows along the front, side, and rear walls.
- The structure is a pre-engineered steel building with a combination of architectural masonry and insulated metal panel walls, an insulated standing seam metal roof, and thermally-broken aluminum framed glass doors and windows.
- Has a 6" thick, reinforced concrete slab floor.
- The building entrances are covered.





## **GREAT LOCATION**

Located in Hanover Township within short driving distance of dining, retail, and entertainment amenities.

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## **PLUG N' PLAY**

Space has a built-in reception desk and includes systems furniture in excellent condition.

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## **MOVE YOUR BUSINESS**

Mericle will be pleased to customize your move-in ready office space to your exact needs.





## DIRECTIONS TO 225 STEWART ROAD

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### TRAVELING NORTH ON I-81

Take exit 164 to PA-29 N toward Nanticoke/US-11. Then take exit 1 toward Sugar Notch/Ashley. Upon entering the park, turn right onto New Commerce Blvd. Stewart Road will be on your right immediately after crossing the railroad tracks. Follow Stewart Road 0.8 miles.

### TRAVELING SOUTH ON I-81

Take exit 164 to PA-29 N toward Nanticoke/US-11. Then take exit 1 toward Sugar Notch/Ashley. Upon entering the park, turn right onto New Commerce Blvd. Stewart Road will be on your right immediately after crossing the railroad tracks. Follow Stewart Road 0.8 miles.



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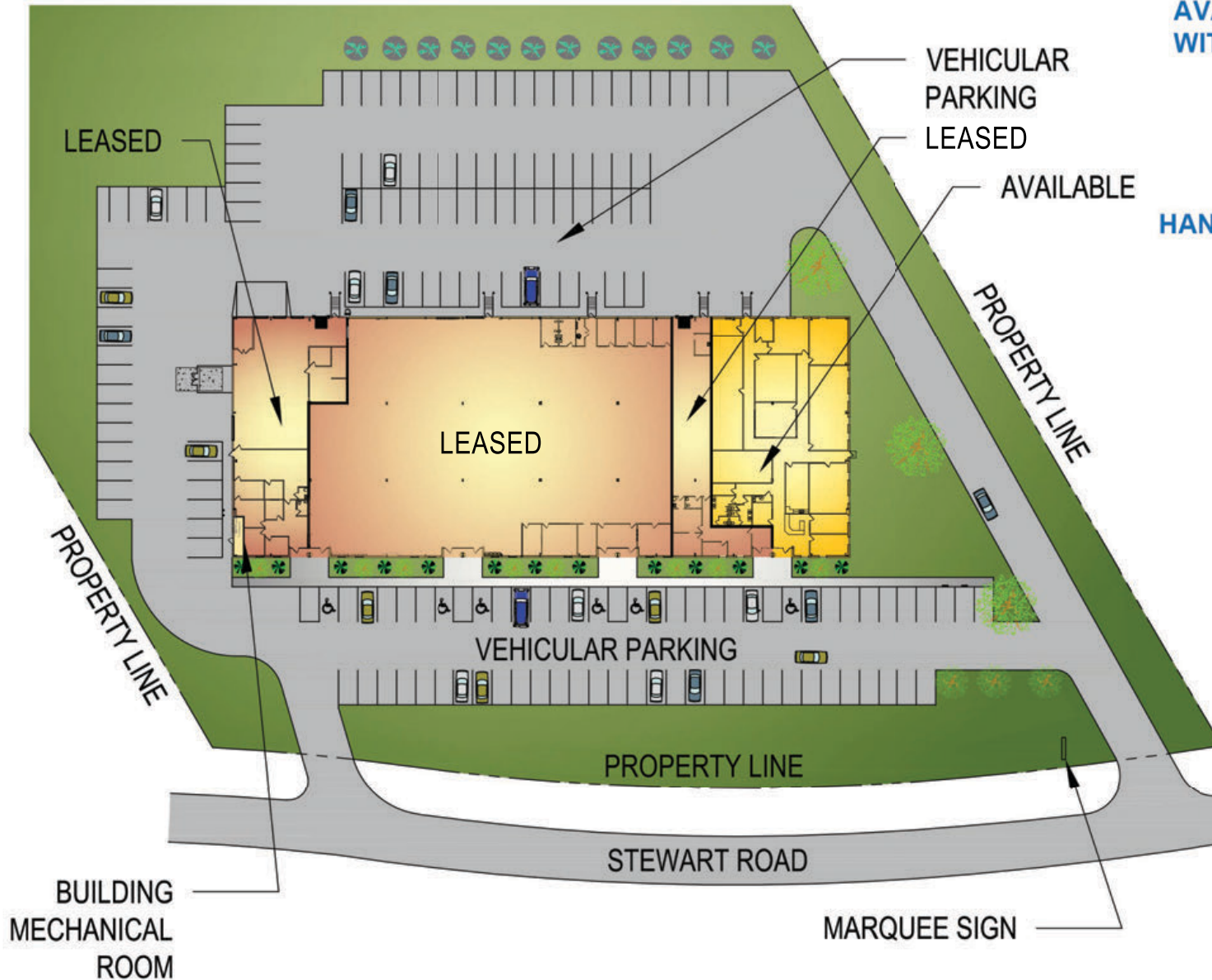
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## EXISTING SITE PLAN

AVAILABLE 8,480 S.F. FACILITY  
WITHIN AN EXISTING 40,000 S.F.  
MULTI-TENANT BUILDING

PARCEL 10E  
225 STEWART ROAD  
HANOVER INDUSTRIAL ESTATES  
HANOVER TOWNSHIP  
WILKES-BARRE, PA 18706



These plans have been prepared solely for  
marketing purposes for the exclusive use of  
— Mericle Commercial Real Estate Services

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100 Baltimore Drive  
Wilkes-Barre, PA 18702

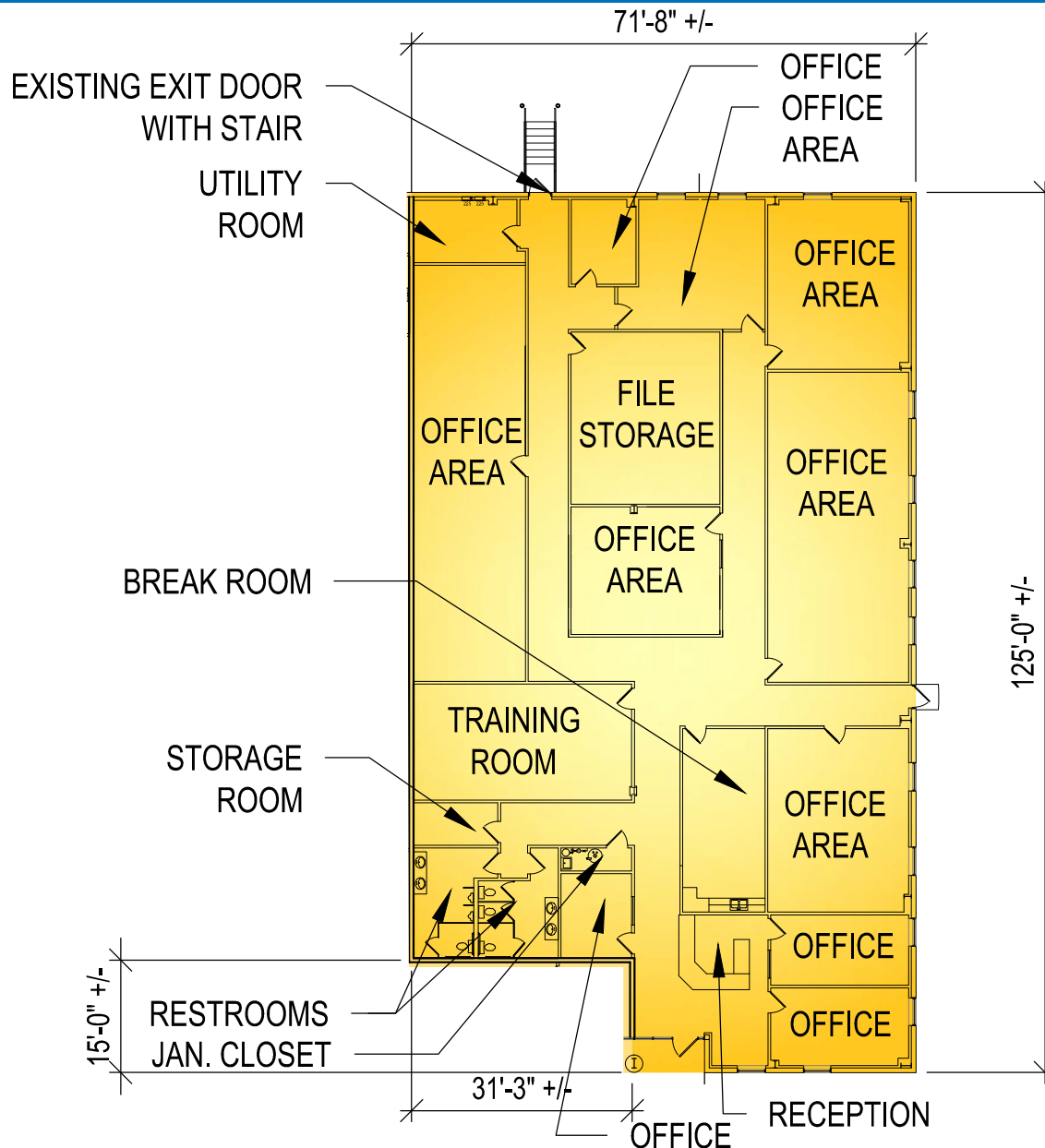
*Developing Northeastern Pennsylvania's I-81 Corridor Since 1985*



## EXISTING FLOOR PLAN

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## SPECIFICATIONS

### SITE AMENITIES

- Site contains 6.7 acres.
- On-site parking available for up to 34 vehicles.
- Asphalt paved parking lot, including heavy-duty pave in truck areas.
- Site has professionally maintained landscaping.
- Marquee sign at entrance to site.
- LCTA Bus Route serves this park.

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### EXISTING BUILDING IMPROVEMENTS

- The existing building is a multi-tenant, flexible space building containing a total of 40,000 S.F.
- The available space is 8,480 S.F. with available adjacent space of an additional 25,774 S.F.
- The available space includes is an existing office fit-out with carpet tile carpeting, resilient flooring, and an acoustical suspended ceiling system at approximately 9'-0" above finish floor.
- The available space has a built-in reception desk.
- The available space is located at one end of the building and has existing windows along the front, side, and rear walls.
- The existing building structure is a pre-engineered steel building with a combination of architectural masonry and insulated metal panel walls, an insulated standing seam metal roof, and thermally-broken aluminum framed glass doors and windows.
- The existing building has a 6" thick, reinforced concrete slab floor.
- The main building entrances are covered.

### UTILITIES AND BUILDING SYSTEMS

- The available space is served by a 200 amp, 120/ 208 v, 3-phase electrical service.
- The available office spaces have 2 x 4 fluorescent, troffer light fixtures with prismatic lenses.
- The available space has gas/ electric packaged rooftop units to supply HVAC to the space.
- The available space has an existing, Class III, Ordinary Hazard sprinkler system.
- Domestic water and natural gas available.
- All utilities shall be separately metered.

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