



**FOR
LEASE**

4,817 SF

**1090 HANOVER STREET
HANOVER INDUSTRIAL ESTATES
HANOVER TOWNSHIP, PA**

.....

FLEX SPACE

**LOCATED LESS THAN
FIVE MINUTES FROM
INTERSTATE 81**

**CENTRALLY LOCATED
WITHIN THE SCRANTON/
WILKES-BARRE
LABOR MARKET.**



LESS THAN 5 MINUTES FROM I-81

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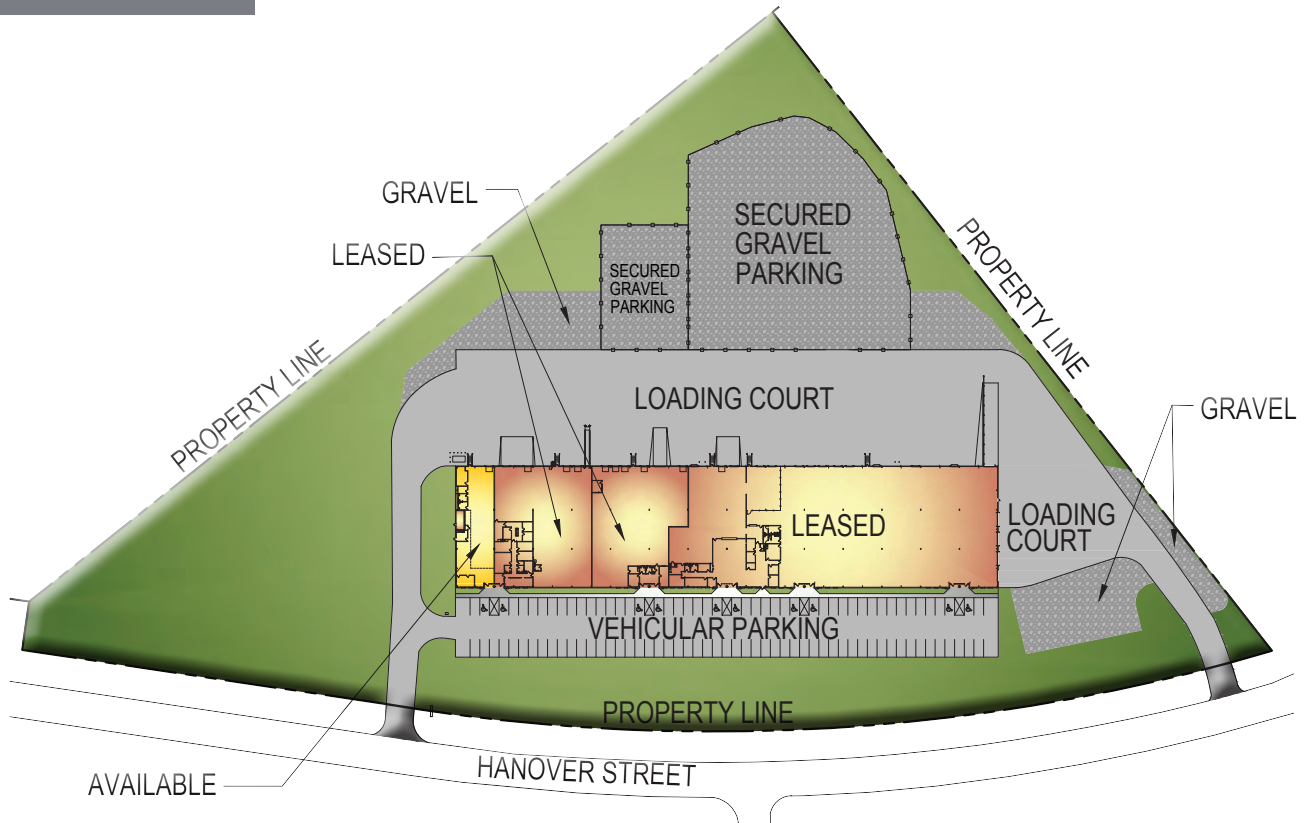
570.823.1100



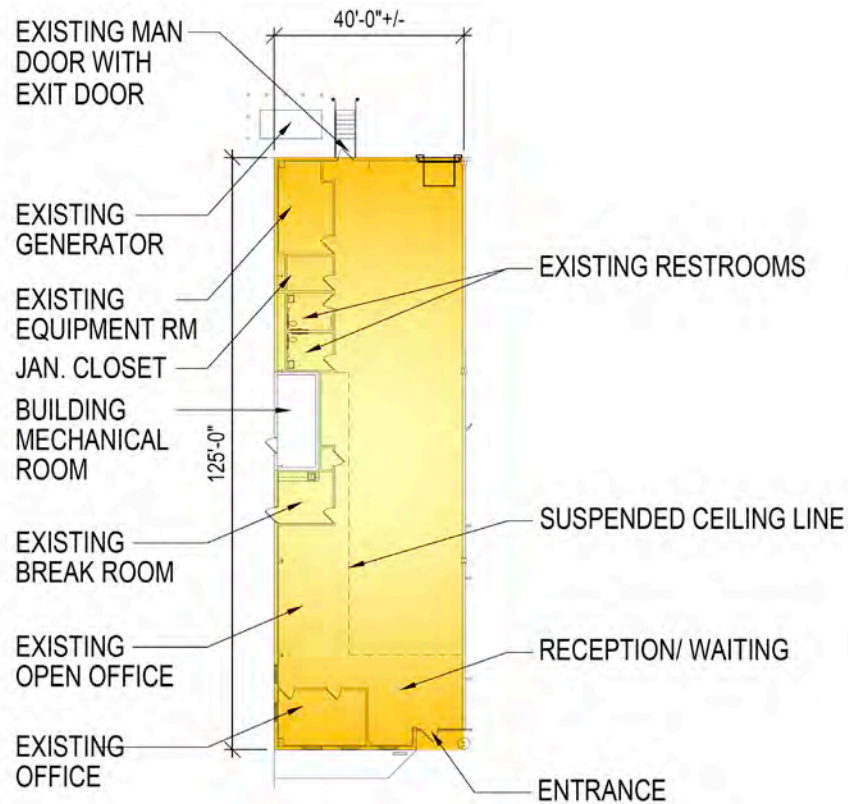
PLANS

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.

SITE PLAN



FLOOR PLAN



FOR LEASE

1090 HANOVER STREET, HANOVER TOWNSHIP, PA

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SPECS

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SIZE

- ▶ **AVAILABLE SPACE:** 4,817 SF flex space in 70,000 SF building.
- ▶ **ACREAGE:** 11.6 acres
- ▶ Space includes approx. 1,332 SF office
- ▶ **BUILDING DIMENSIONS:** 560' (L) x 125' (W)

BUILDING CONSTRUCTION

- ▶ **FLOOR:** 6" concrete floor slab reinforced with welded steel mats.
- ▶ **ROOF:** MR24 standing seam roof system by Butler with insulation.
- ▶ **EXTERIOR WALLS:** Exterior wall system consists of architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation.
- ▶ **COLUMN SPACING:** 40'-0" x 40'-0" bay spacing with a 45'-0" deep staging bay at the loading door.
- ▶ **CEILING HEIGHT:** Building ceiling heights: 26'-2" to 28'-8"

LOADING

- ▶ One (1) 8'-6" x 9'-6" vertical lift dock door with new Rite Hite dock leveler.

UTILITIES

- ▶ **HVAC:** The space heating and cooling is gas-electric roof top packaged HVAC units.
- ▶ **ELECTRICAL SERVICE:** Main service is 600 amp, 277/480 volt, 3-phase. The space has a 300KW diesel generator.
- ▶ **FIRE PROTECTION:** Fire Protection System is Ordinary Hazard III.
- ▶ **LIGHTING:** Warehouse lighting is metal halide Hi-Bay fixtures. Office lighting is 2' x 4' fluorescent troffers with prismatic lenses.
- ▶ **TELECOM:** Fiber served. Providers are PPL, Verizon and Frontier.
- ▶ Provisions for domestic water and natural gas provided.
- ▶ All utilities shall be separately metered.

PARKING & AMENITIES

- ▶ Reserved on-site parking for approximately (12) vehicles with first, come first serve parking for up to (23) additional spaces.
- ▶ Gravel trailer storage available.
- ▶ Professionally designed landscape and maintenance.
- ▶ Marquee sign at site entrance.
- ▶ LCTA Bus Route serves this park.



LABOR DRAW

More than 700,000 people live within 30 miles of Hanover Industrial Estates. Seventeen college campuses with close to 50,000 enrolled students are within an hour drive.

This 4,817 square foot flex space is located less than 2 miles from I-81 and is less than 10 minutes from Downtown Wilkes-Barre. CVS Caremark, Adidas, Patagonia, Chewy.com, Wren Kitchens, and more call Hanover Industrial Estates home.



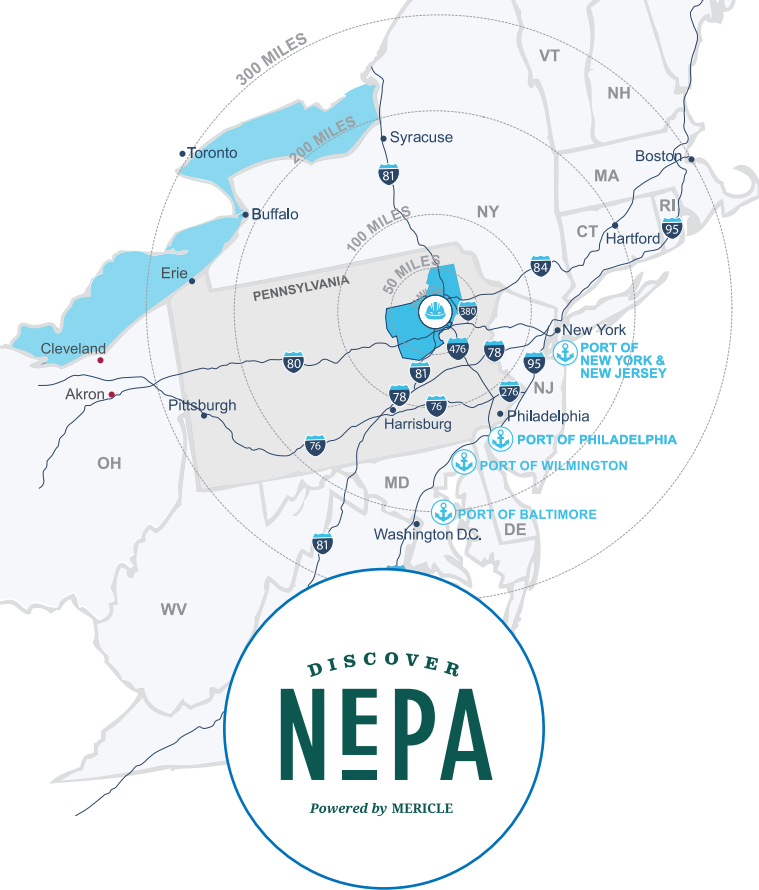
JOB TRAINING

Job training grants will help reduce your costs in Hanover Industrial Estates. Mericle will arrange meetings between your leadership and the officials who coordinate these programs.

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DISCOVER
NEPA

Powered by MERICLE

Northeastern Pennsylvania (NEPA) is close to big cities, but features affordable living, safe neighborhoods, access to recreation, and the opportunity to be heard and make a difference.

Check out **DiscoverNEPA.com** (search "Wilkes-Barre") for events, shopping, dining, and many, many things to do!

Mericle is Northeastern Pennsylvania proud.

CENTRALLY LOCATED ON NORTHEASTERN PENNSYLVANIA'S I-81 CORRIDOR



TRAVEL DISTANCES

CITY

MI AWAY

Downtown Wilkes-Barre, PA	5
Scranton, PA	24
Delaware Water Gap, PA	57
Allentown, PA	69
Morristown, NJ	100
Philadelphia, PA	116
Harrisburg, PA	102
Port of Newark, NJ	127
New York, NY	128
Syracuse, NY	155
Baltimore, MD	181
Hartford, CT	212
Washington DC	224
Pittsburgh, PA	263
Boston, MA	313



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.

BOB BESECKER, Vice President
bbesecker@mericle.com

JIM HILSHER, Vice President
jhilsher@mericle.com

BILL JONES, Vice President
bjones@mericle.com

To learn more, please call one of us at 570.823.1100 to request a proposal and/or arrange a tour.

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**PHOTO
COLLAGE**



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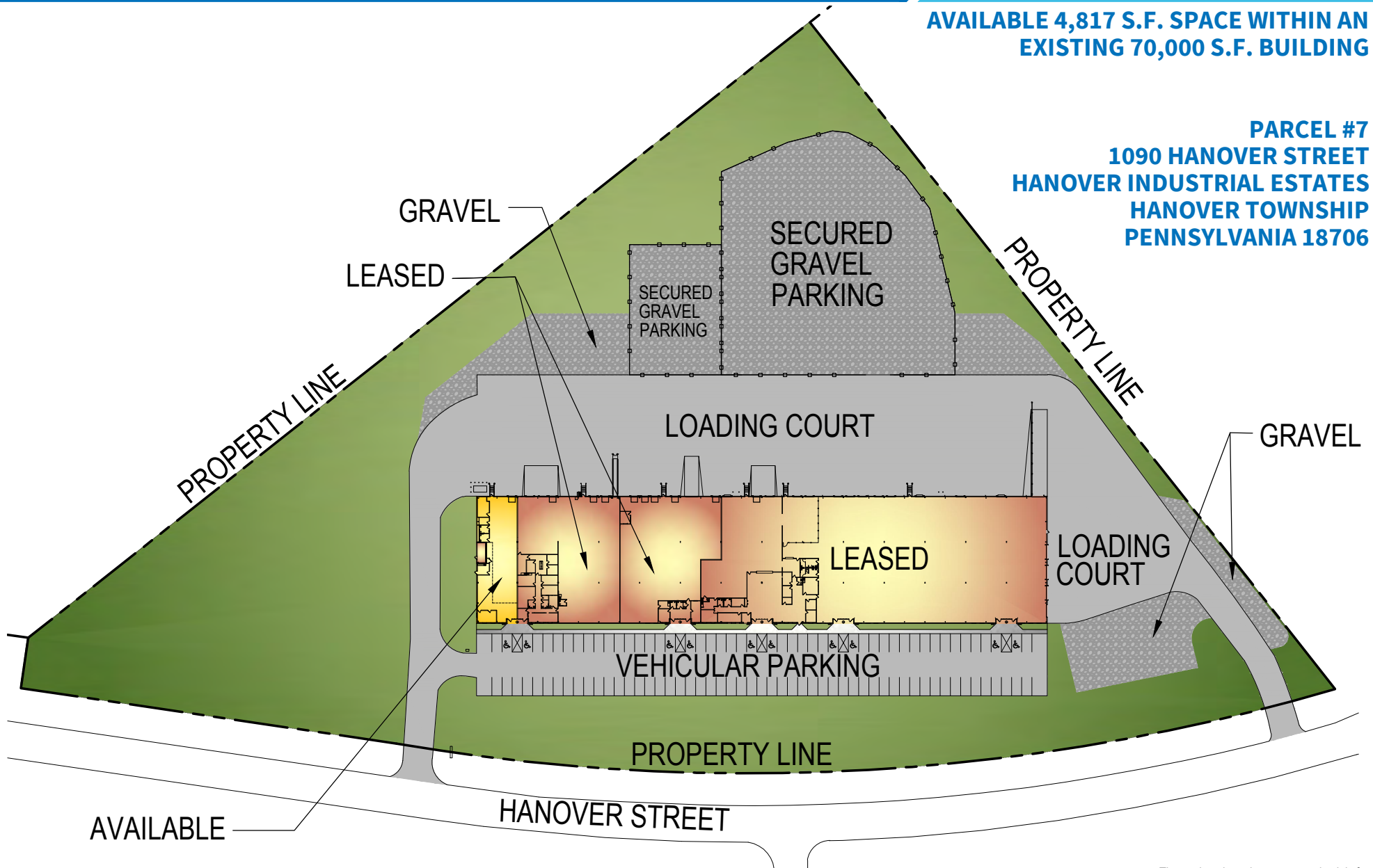
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CONCEPTUAL SITE PLAN

AVAILABLE 4,817 S.F. SPACE WITHIN AN
EXISTING 70,000 S.F. BUILDING

PARCEL #7
1090 HANOVER STREET
HANOVER INDUSTRIAL ESTATES
HANOVER TOWNSHIP
PENNSYLVANIA 18706



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

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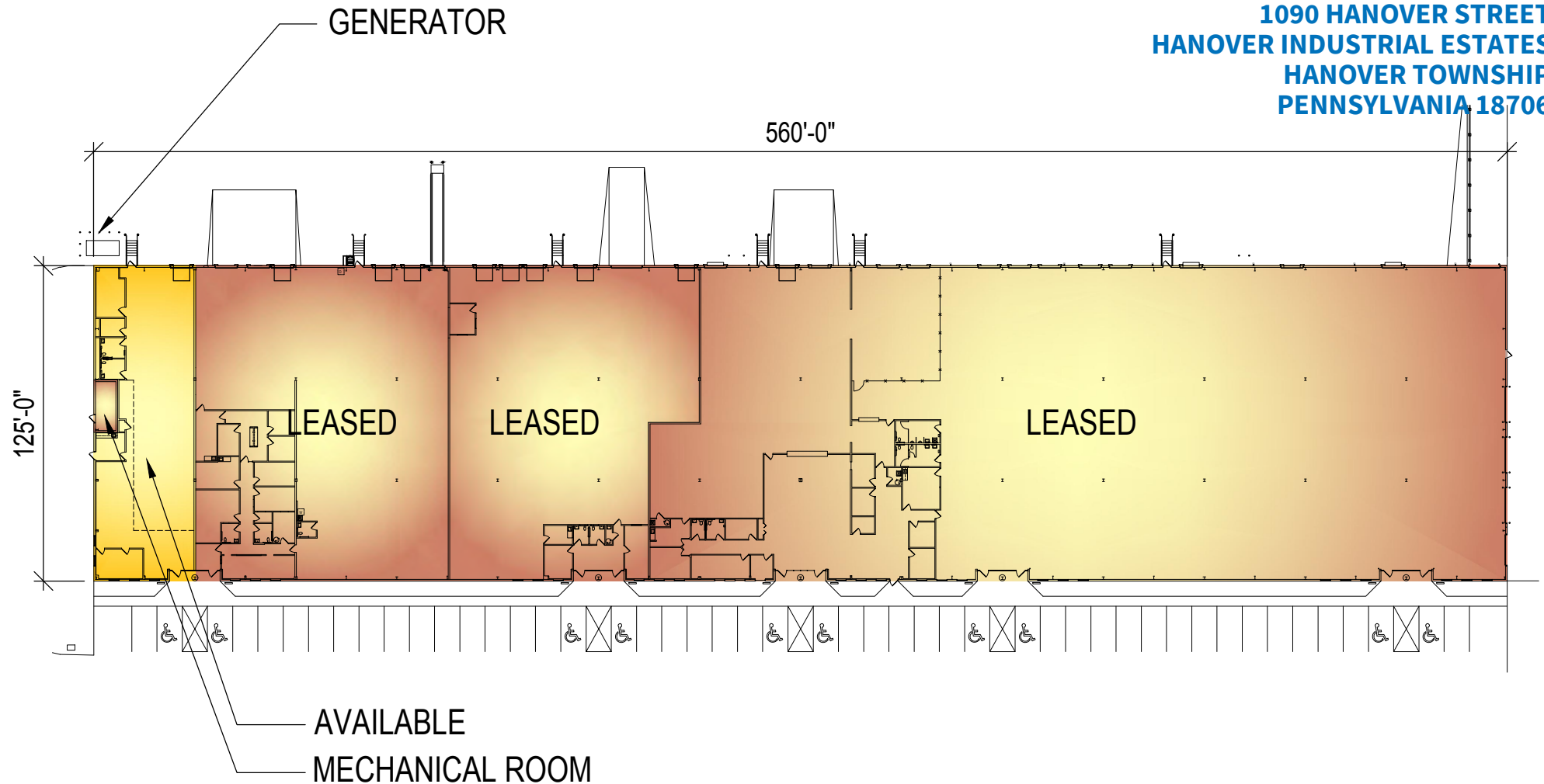
East Mountain Corporate Center
100 Baltimore Drive, Wilkes-Barre, PA 18702

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

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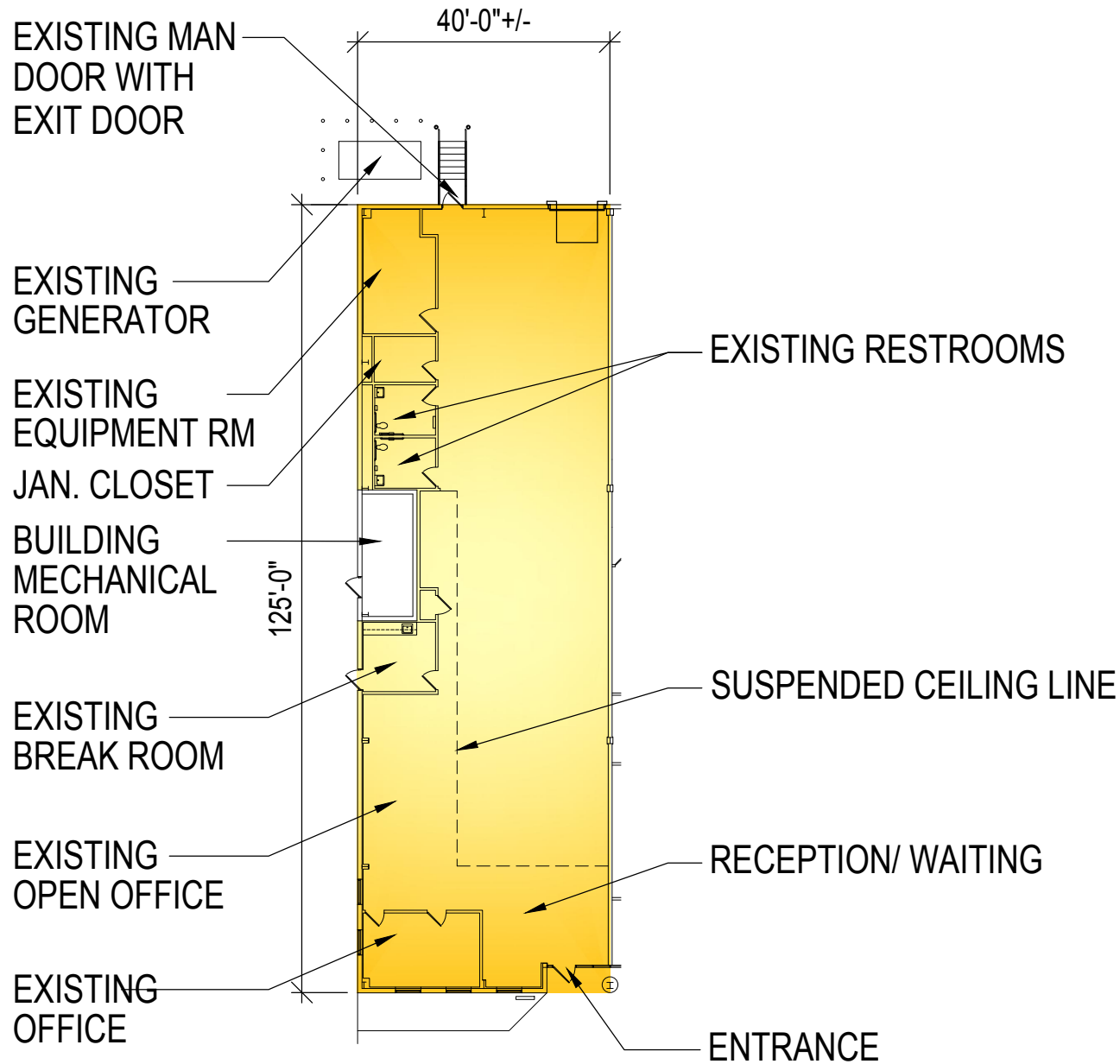
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SITE IMPROVEMENTS

- Reserved on-site parking for approximately (12) vehicles with first come first serve parking for up to (23) additional spaces.
- Site contains approximately 11.6 acres.
- Gravel trailer storage available.
- Asphalt paving, including heavy duty pave at truck areas.
- Professionally designed landscape and maintenance.
- Marquee sign at site entrance.

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BUILDING IMPROVEMENTS

- Existing Building dimensions are 560'-0" (length) x 125'-0" (depth)
- Available space contains 4,817 square feet of office space.
- Column spacing is 40'-0" x 40'-0" bay spacing with a 45'-0" deep staging bay at the loading door.
- 6" concrete floor slab reinforced with welded steel mats.
- Roof system is MR24 standing seam roof system by *Butler* with insulation.
- The exterior wall system shall consist of architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation.

UTILITIES AND BUILDING SYSTEMS

- The office heating and cooling is gas-electric roof top packaged HVAC units.
- The electrical service is 600 amp, 277/480 volt, 3-phase
- The space has a 300KW diesel generator
- The warehouse lighting is metal halide Hi-Bay fixtures.
- The office lighting is 2' x 4' fluorescent troffers with prismatic lenses.
- Fire Protection System is Ordinary Hazard III.
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