



**FOR  
LEASE**

# 224,000 SF

**EXPANDABLE**

**300 LASLEY AVENUE  
HANOVER INDUSTRIAL ESTATES  
HANOVER TOWNSHIP, PA**

.....

## INDUSTRIAL

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

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



**EXPANDABLE + POTENTIAL IOS/TRAILER STORAGE**

**mericle.com**



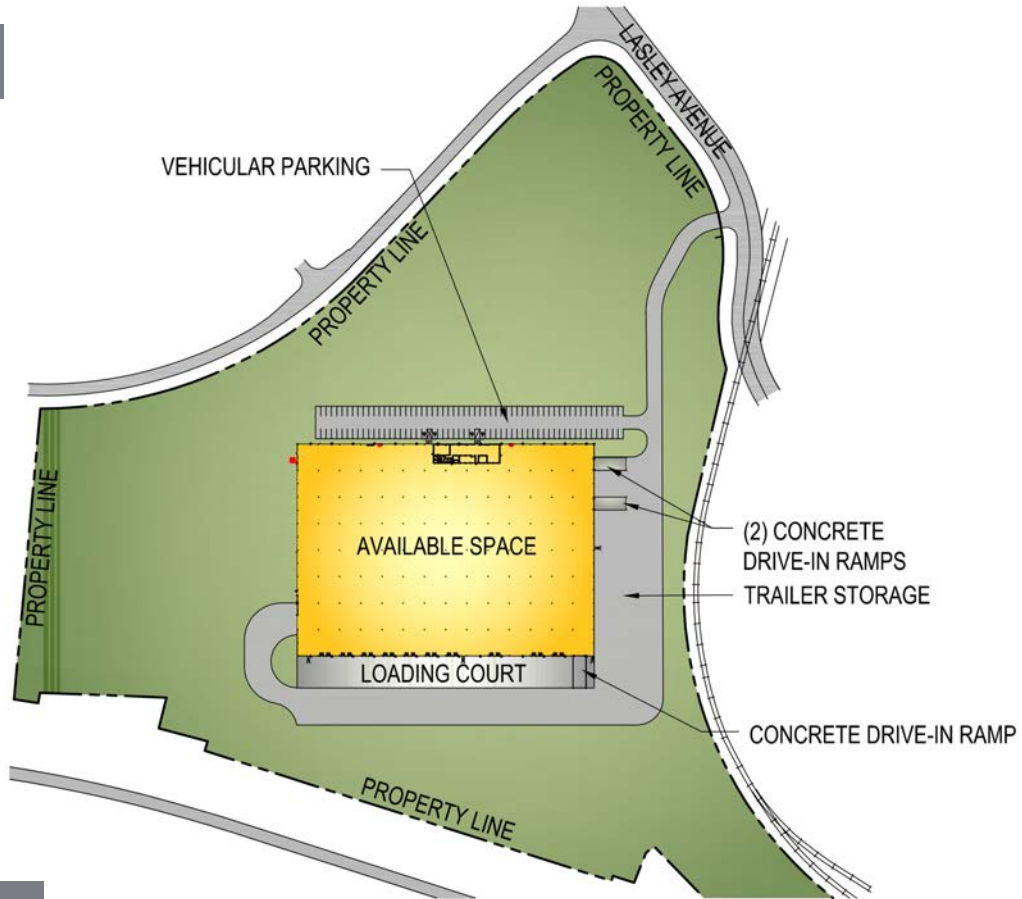
**570.823.1100**



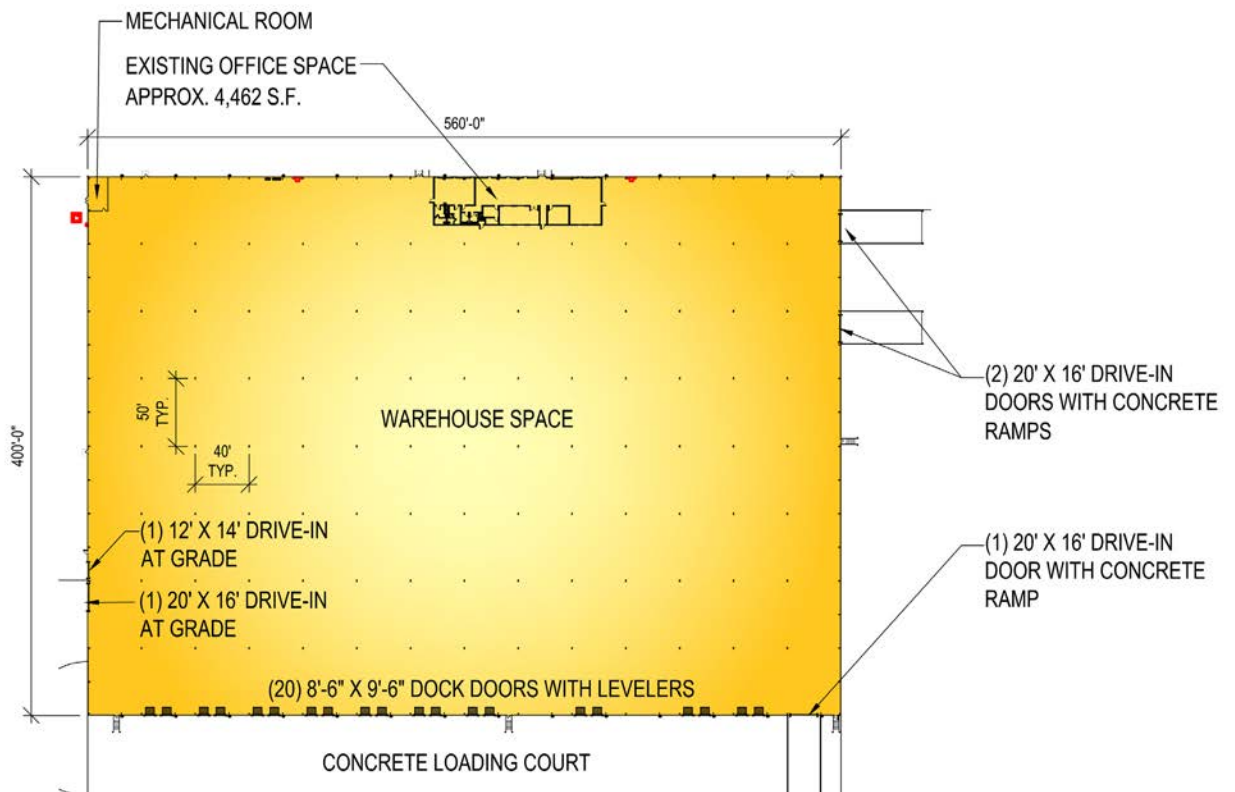
# PLANS

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



## BUILDING PLAN



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# SPECS

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## SIZE

- ▶ **AVAILABLE SPACE:** 224,000 SF (expandable).
- ▶ **ACREAGE:** 33.417 Acres.
- ▶ **BUILDING DIMENSIONS:** 560'(l) x 400'(d).
- ▶ **OFFICE SPACE:** Existing main office is 4,462 SF.

## BUILDING CONSTRUCTION

- ▶ **FLOOR:** 6" thick reinforced concrete.
- ▶ **ROOF:** Butler Manufacturing MR-24 standing seam metal roof.
- ▶ **EXTERIOR WALLS:** Masonry and insulated metal panels.
- ▶ **CEILING HEIGHT:** Approximately 32' on the low side.
- ▶ **COLUMN SPACING:** 40' x 50' typical.

## LOADING

- ▶ **DOCK DOORS:** Twenty (20) 8.5' x 9.5' doors with mechanical levelers.
- ▶ **DRIVE-IN DOORS:** Three (3) 20' x 16' drive-in doors with ramps and motor operators, one (1) 20' x 16' at grade door with motor operator and one (1) 12' x 14' at-grade door.
- ▶ **DOCK APRON:** 8" thick x 60' deep.

## PARKING

- ▶ On-site parking for 114 vehicles (expandable).
- ▶ Room on-site to add a large trailer parking area.

## UTILITIES

- ▶ **WAREHOUSE HEATING:** Indirect gas-fired unit heaters.
- ▶ **OFFICE HVAC:** Trane packaged roof top units.
- ▶ **ELECTRICAL SERVICE:** 1200 Amps (expandable to 4,000 Amps), 480/277 Volt, 3-phase service.
- ▶ **WAREHOUSE LIGHTING:** T-Bay, high-efficiency fluorescent fixtures.
- ▶ **OFFICE LIGHTING:** Lay-in fluorescent fixtures with prismatic lenses.
- ▶ **FIRE PROTECTION:** Warehouse area - ESFR; Office area - Light duty hazard.
- ▶ **UTILITIES:** All utilities shall be separately metered.
- ▶ **ELECTRIC:** UGI Utilities.
- ▶ **GAS:** UGI Utilities, Inc.
- ▶ **WATER:** Pennsylvania American Water Company.
- ▶ **SEWER:** Wyoming Valley Sanitary Authority.
- ▶ **TELECOM:** Verizon, PenTeleData, Frontier Communications, and CenturyLink serve the park.

## FEATURES

- ▶ Battery charger area.
- ▶ 1,500 GPM fire pump.
- ▶ Rail line is immediately adjacent to the site.
- ▶ Potential industrial outdoor storage area (IOS).



### 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 224,000 square foot industrial facility 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.



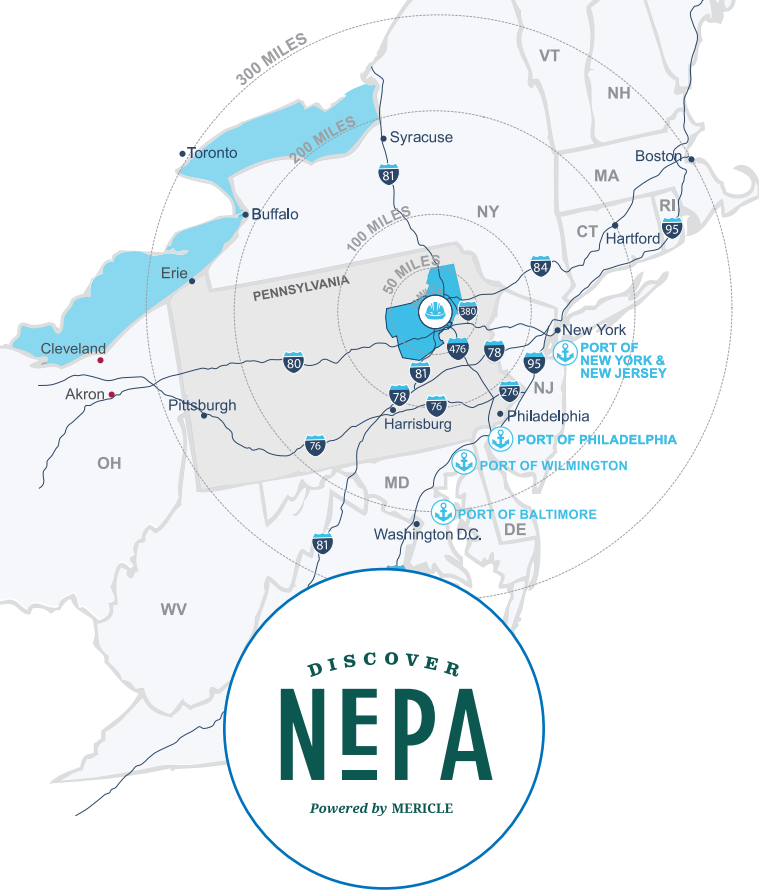
### JOB TRAINING

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

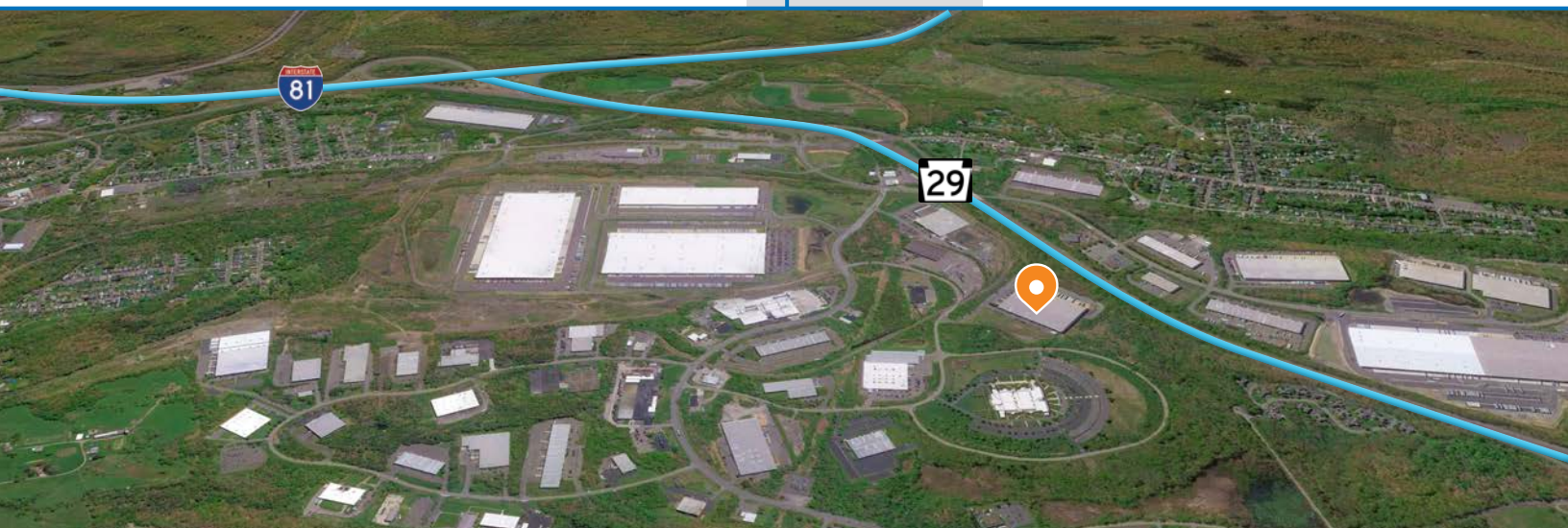


## TRAVEL DISTANCES

### 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.

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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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