



**FOR  
LEASE**

# 30,147 SF

**1061 HANOVER STREET, P11A  
HANOVER INDUSTRIAL ESTATES  
HANOVER TOWNSHIP, PA**

.....

**INDUSTRIAL**



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

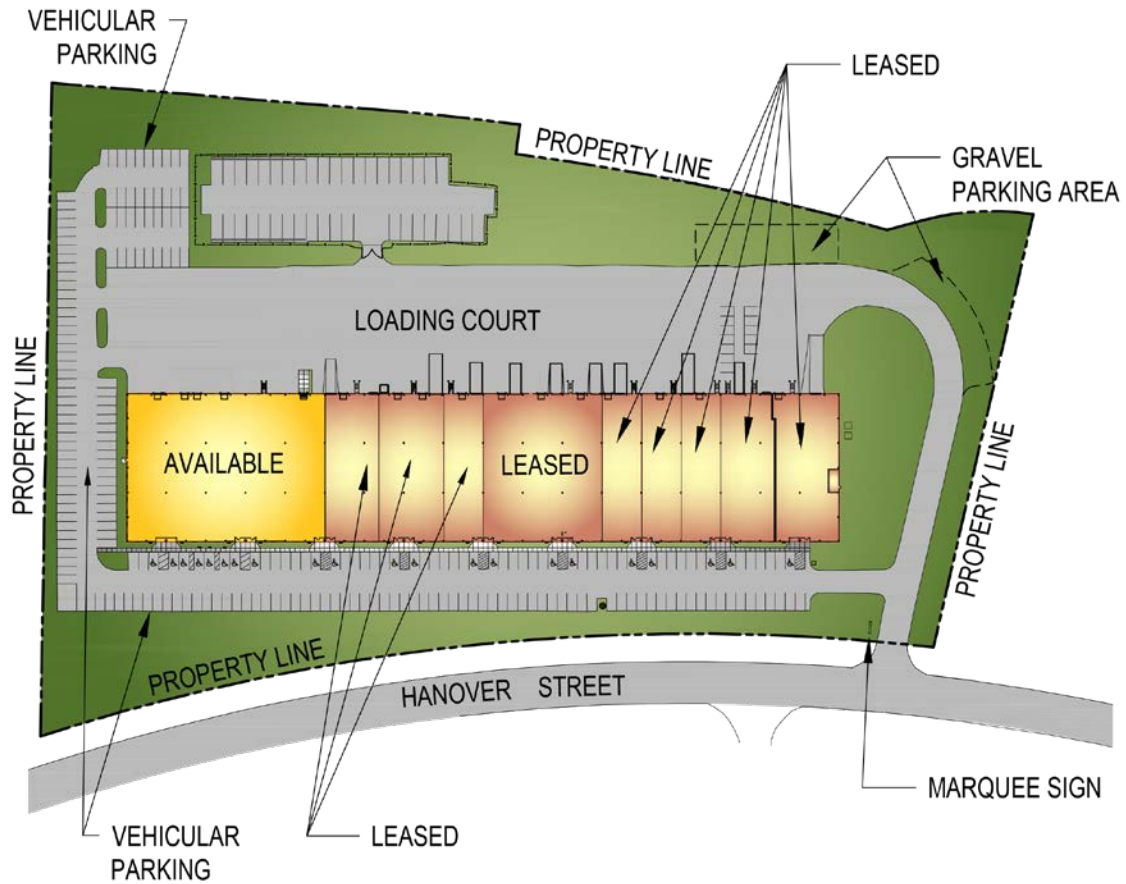
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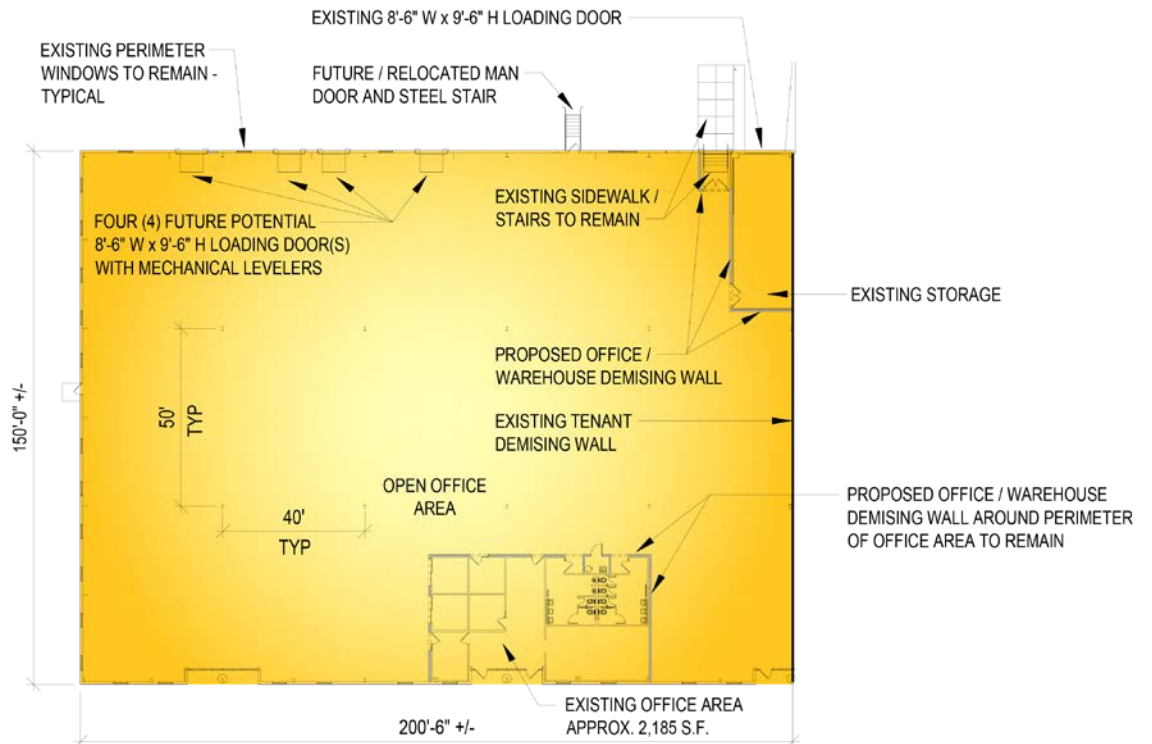
# PLANS

## SITE 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.



## FLOOR PLAN



FOR LEASE

1061 HANOVER STREET, HANOVER TOWNSHIP, PA

[mercireadytogo.com/1061HanoverStreet](http://mercireadytogo.com/1061HanoverStreet)

# SPECS

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## SIZE

- ▶ **AVAILABLE SPACE:** 30,147 SF available within an existing 108,000 SF building.
- ▶ **ACREAGE:** 11.21 acres
- ▶ **BUILDING DIMENSIONS:** 720'(l) x 150'(w)
- ▶ **AVAILABLE SPACE DIMENSIONS:** 200'-6"(l) x 150'(w)
- ▶ 2,185 SF of existing Main Office.

## BUILDING CONSTRUCTION

- ▶ **FLOOR:** 6" thick concrete floor slab reinforced with welded steel mats.
- ▶ **ROOF:** *Butler Manufacturing*, MR-24 standing seam.
- ▶ **EXTERIOR:** Architectural masonry, aluminum frame entrance system, and metal wall panels with insulation.
- ▶ Available space contains 4'-0" x 4'-0" insulated, aluminum frame windows.
- ▶ **COLUMN SPACING:** 40'-0" x 50'-0" bay spacing
- ▶ **LOADING DOORS:** One (1) 8'-6" x 9'-6" vertical lift dock door with the future potential for four (4) 8'-6" x 9'-6" vertical lift doors with vision kits by *Haas Door* or equal with 40,000 LB capacity mechanical levelers with bumpers by *Rite-Hite* or equal.

## PARKING

- ▶ On-site parking for approximately (138) vehicles.
- ▶ Asphalt paving, including heavy duty pave at truck areas and light duty pave in vehicle parking areas.

## UTILITIES

- ▶ **WAREHOUSE HVAC:** One (1) proposed energy efficient, roof mounted *Cambridge* direct-fire unit.
- ▶ **OFFICE HVAC:** Packaged gas/electric roof top unit.
- ▶ **ELECTRICAL SERVICE:** 800 AMP, 277/480V, 3 phase service.
- ▶ **LIGHTING:** The warehouse lighting shall consist of energy-efficient LED fixtures.
- ▶ Existing Main Office lighting consists of 2 x 4 parabolic fixtures.
- ▶ **FIRE PROTECTION:** Class III Wet sprinkler system
- ▶ Separately metered public water, sewer, gas, and electric.

## SITE FEATURES

- ▶ Professionally prepared landscape design.
- ▶ Marquee sign with masonry base at site entrance.



### 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 108,000 square foot office/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.



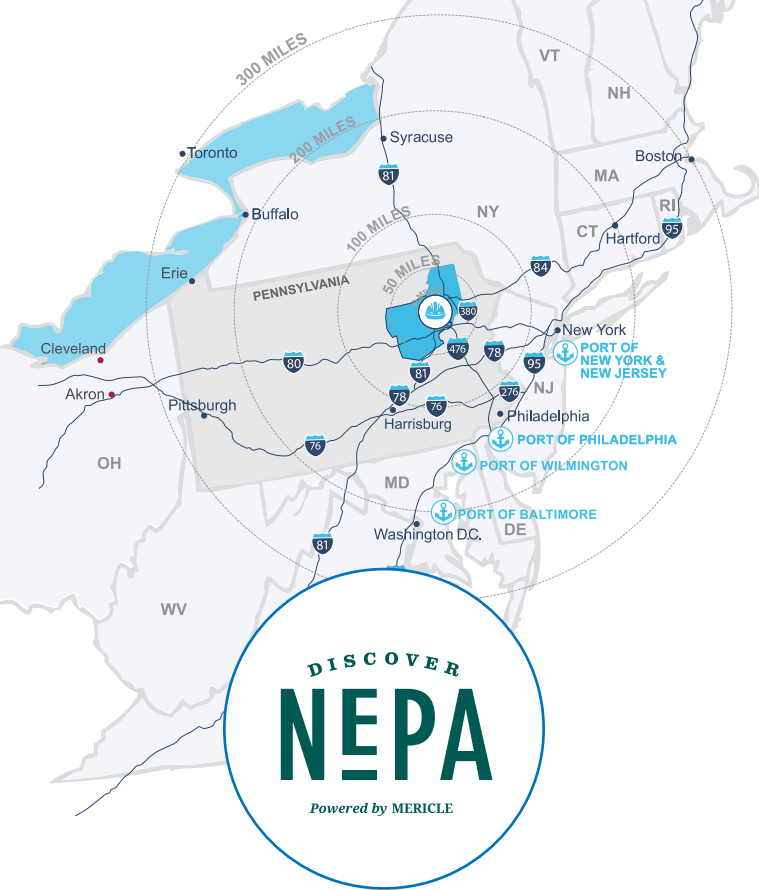
### JOB TRAINING

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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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 |



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**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.

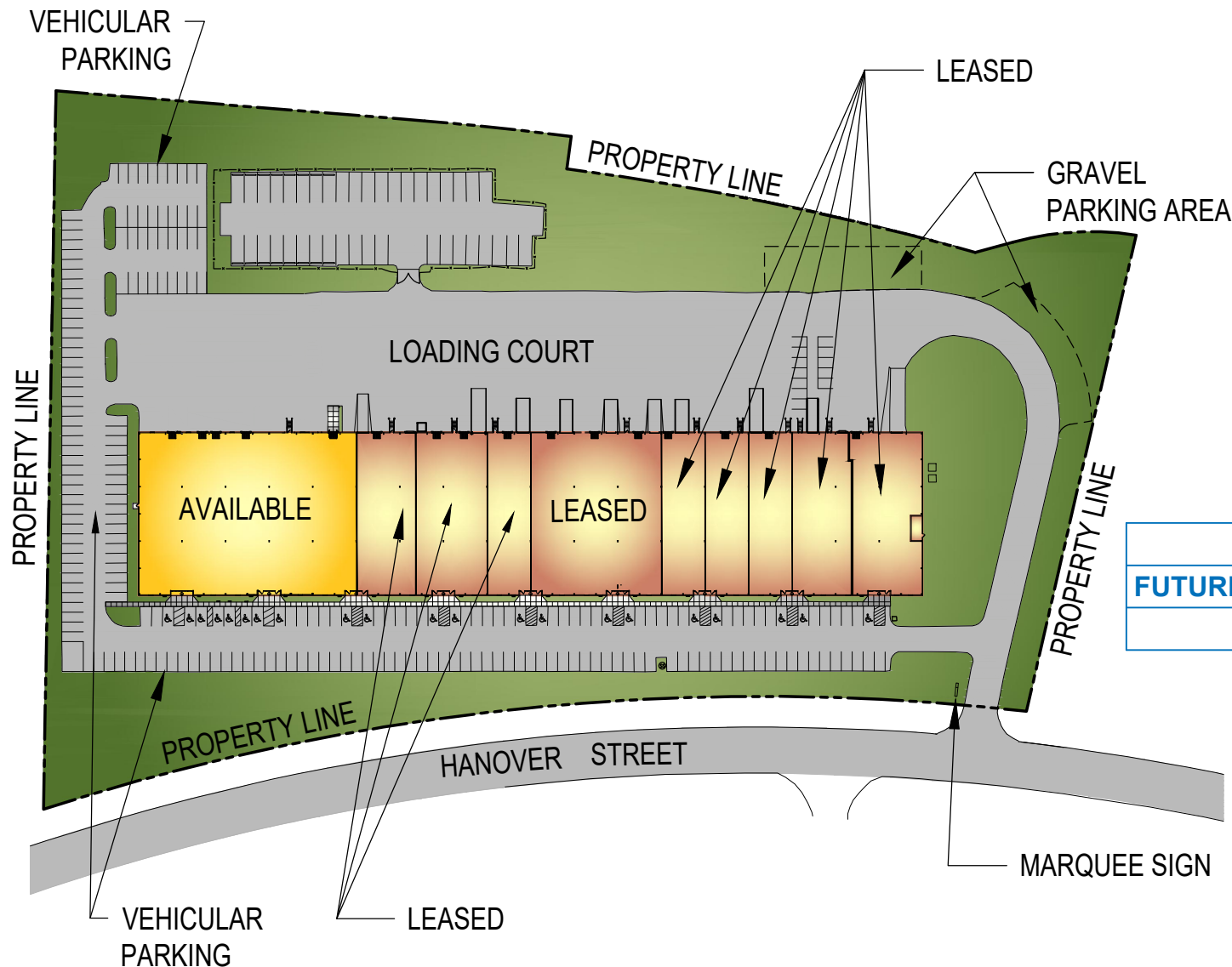
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# CONCEPTUAL SITE PLAN

AVAILABLE 30,147 S.F. SPACE WITHIN AN  
EXISTING 108,000 S.F. BUILDING

**PARCEL #11A**  
**1061 HANOVER STREET**  
**HANOVER INDUSTRIAL ESTATES**  
**HANOVER TOWNSHIP**  
**PENNSYLVANIA, 18706**



|                             |       |
|-----------------------------|-------|
| VEHICULAR PARKING           | 138   |
| FUTURE POTENTIAL DOCK DOORS | 4     |
| ACREAGE                     | 11.21 |

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

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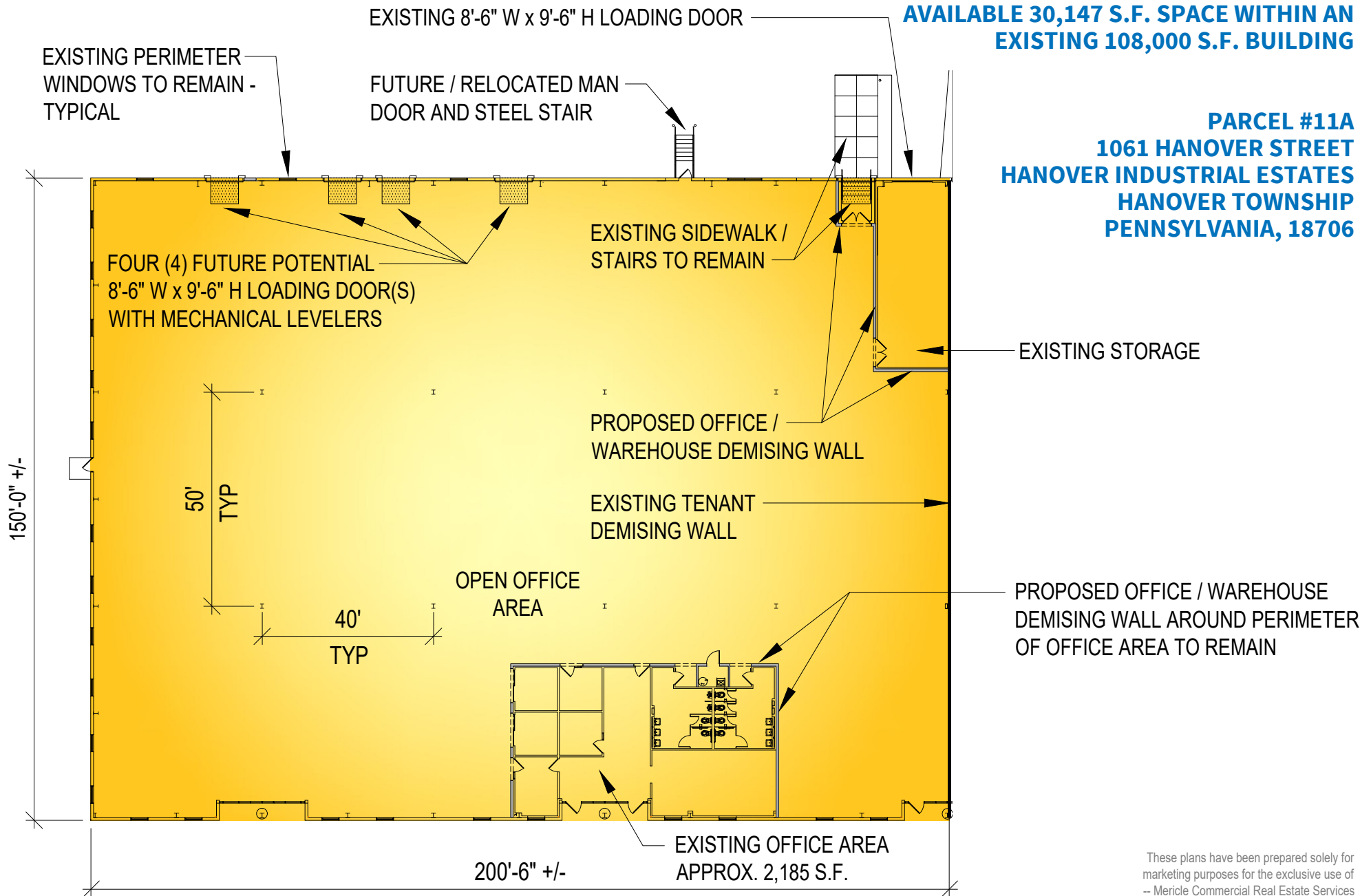
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East Mountain Corporate Center  
100 Baltimore Drive, Wilkes-Barre, PA 18702

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# CONCEPTUAL FLOOR PLAN



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