



**FOR
LEASE**

12,629 SF

**133 STEWART ROAD
HANOVER INDUSTRIAL ESTATES
HANOVER TOWNSHIP, PA**

.....

INDUSTRIAL

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

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



LESS THAN 5 MINUTES FROM INTERSTATE I-81

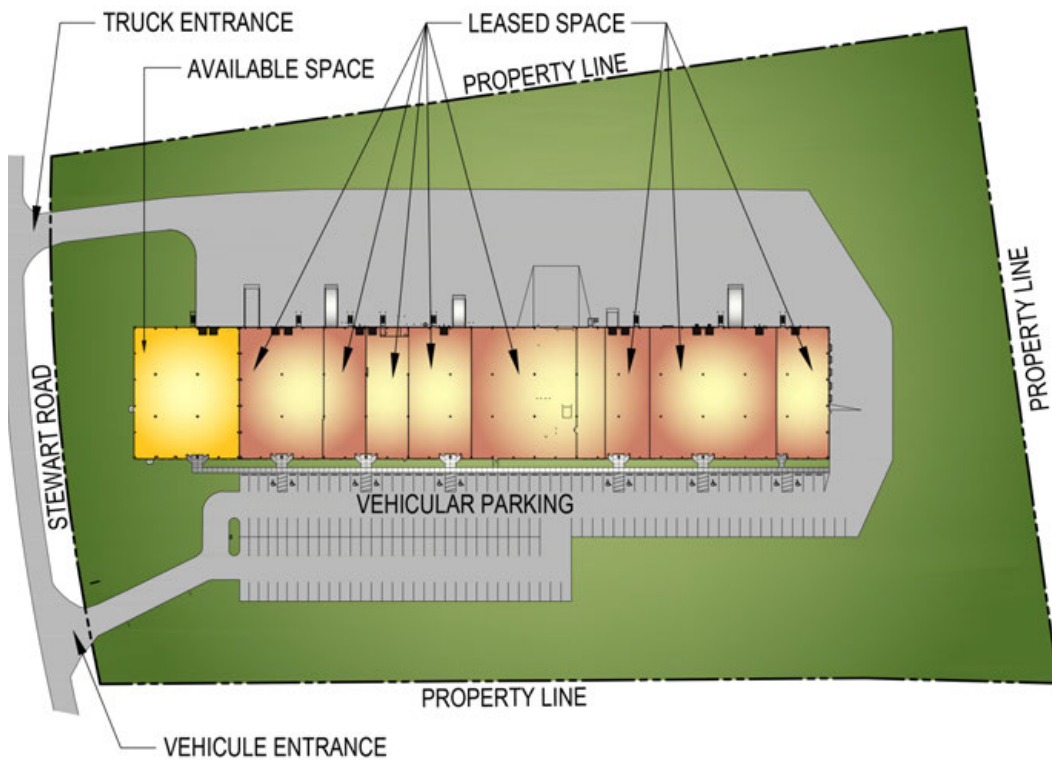
mericle.com  **570.823.1100**



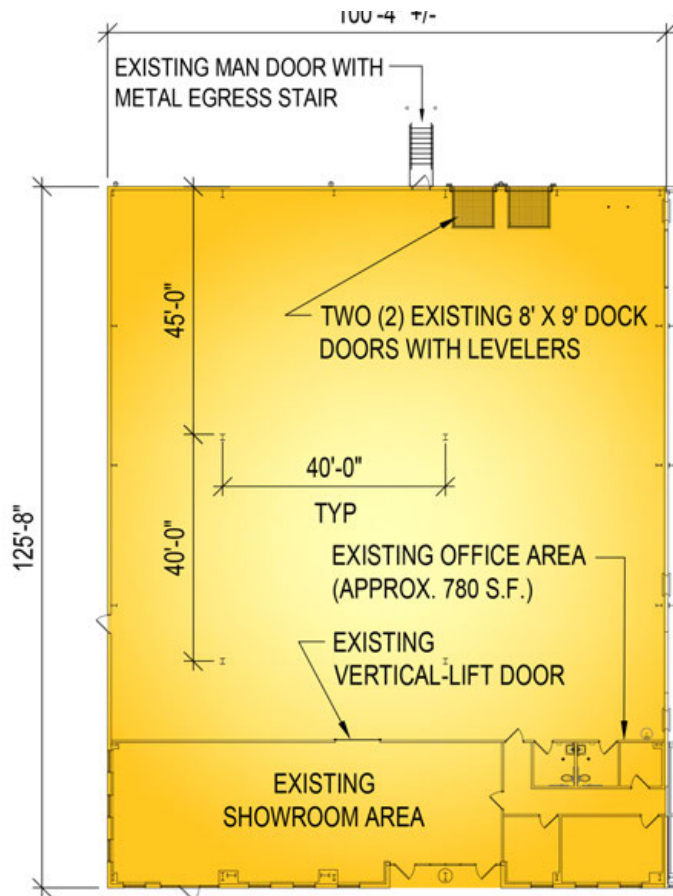
PLANS

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



FLOOR PLAN



FOR LEASE

133 STEWART ROAD, HANOVER TOWNSHIP, PA

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SPECS

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SIZE

- ▶ **AVAILABLE SPACE:** 12,629 SF.
- ▶ **ACREAGE:** 11.63 Acres.
- ▶ **BUILDING DIMENSIONS:** 660'-8" (length) x 125'-8" (width).
- ▶ **AVAILABLE SPACE DIMENSIONS:** 100'-4" (length) x 125'-8" (depth).
- ▶ **BUILDING SIZE:** 83,026 square feet.
- ▶ **EXISTING OFFICE SPACE:** Approx. 780 SF.

BUILDING CONSTRUCTION

- ▶ **FLOOR:** 6" thick concrete floor slab reinforced with welded steel mats.
- ▶ **CEILING HEIGHT:** Approx. 23'-7" at low eave.
- ▶ **ROOF:** Butler Manufacturing MR-24 standing seam metal roof.
- ▶ **EXTERIOR WALLS:** Consisting of architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation.
- ▶ **COLUMN SPACING:** 40' x 40' typical with a 45'-0" deep staging bay.

LOADING

- ▶ **DOCK DOORS:** Two (2) 8'-0" x 9'-0" vertical lift dock doors with mechanical levelers and bumpers.

PARKING

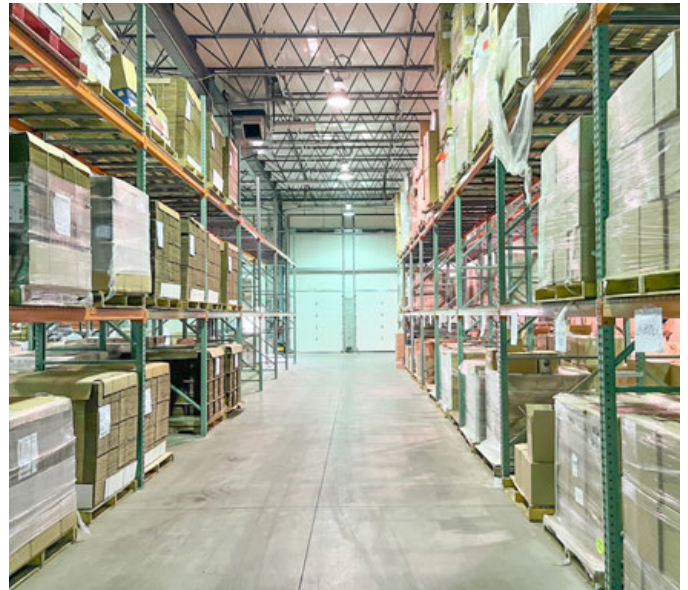
- ▶ On-site parking for approximately twenty-five (25) vehicles.

FEATURES

- ▶ Asphalt paving, including heavy duty pave at truck areas and light duty pave in vehicle parking areas.
- ▶ Professionally prepared and maintained landscaping.
- ▶ Marquee sign at entrance to site.
- ▶ LCTA Bus Route serves this park.

UTILITIES

- ▶ **WAREHOUSE HEATING:** High-efficiency, suspended, gas-fired unit heaters.
- ▶ **OFFICE SPACE HVAC:** Gas/electric packaged rooftop unit for heating and cooling.
- ▶ **ELECTRICAL SERVICE:** 400 Amp, 120/208 Volt, 3-phase, expandable.
- ▶ **WAREHOUSE LIGHTING:** Metal halide high bays.
- ▶ **OFFICE LIGHTING:** 2' x 4' drop-in, fluorescent troffers with prismatic lenses.
- ▶ **WAREHOUSE FIRE PROTECTION:** Class III, Ordinary Hazard system.
- ▶ **OFFICE FIRE PROTECTION:** Class II, Ordinary Hazard system.
- ▶ **UTILITIES:** All utilities shall be separately metered. Provisions for domestic water and natural gas are provided.



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 12,629 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.



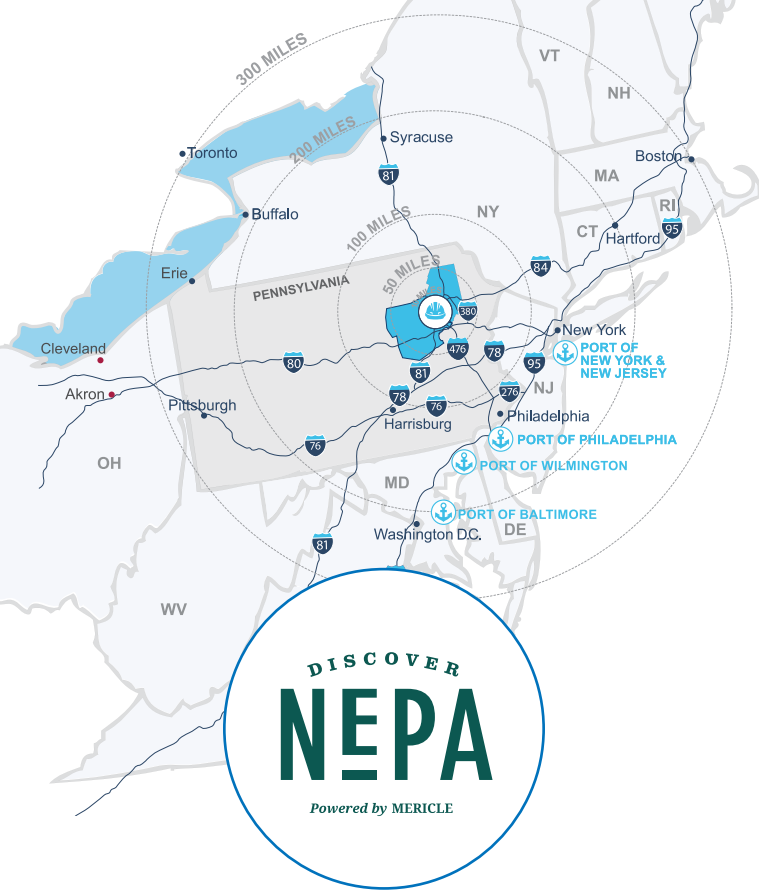
JOB TRAINING

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.

FOR LEASE

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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

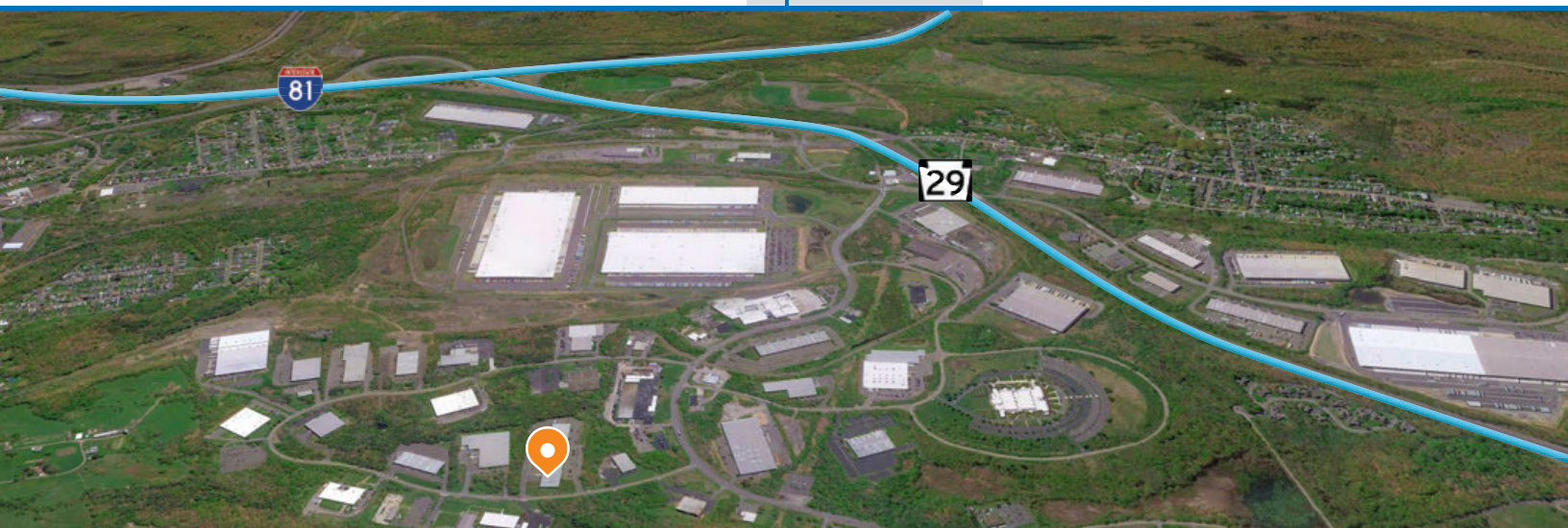


TRAVEL DISTANCES

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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