



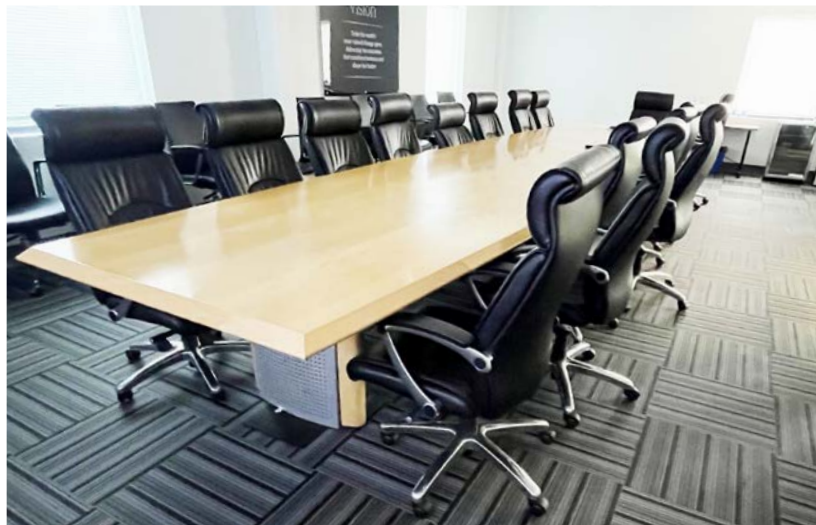
**FOR
LEASE**

21,731 SF

**349-357 NEW COMMERCE BOULEVARD
HANOVER INDUSTRIAL ESTATES
HANOVER TOWNSHIP, PA**

.....

OFFICE



PRIME OFFICE SPACE JUST MINUTES FROM INTERSTATE 81

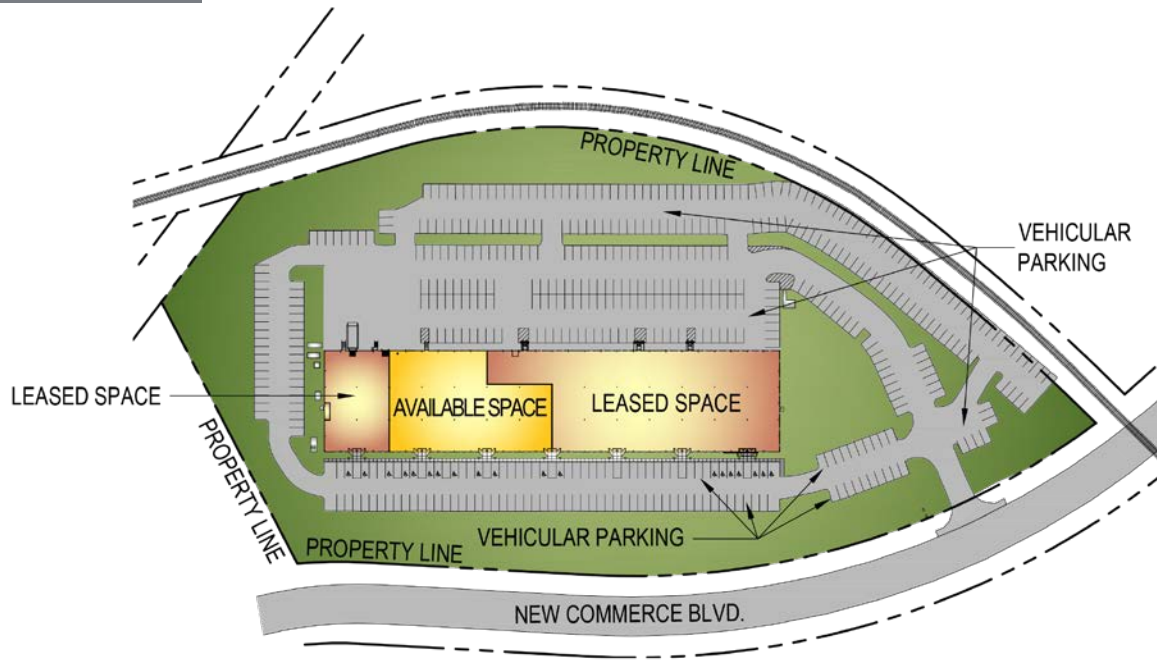
mericle.com  **570.823.1100**



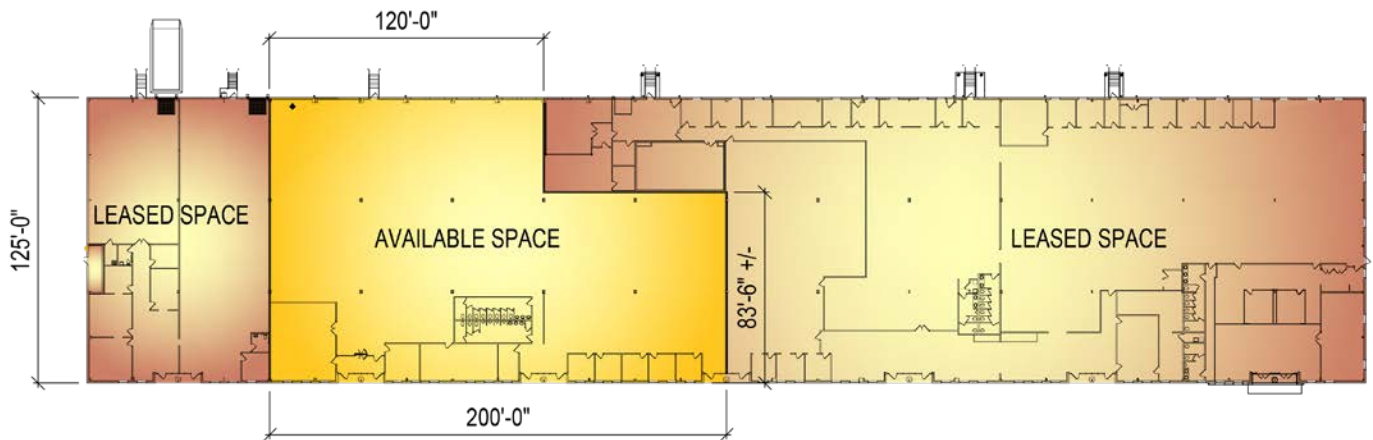
PLANS

SITE PLAN

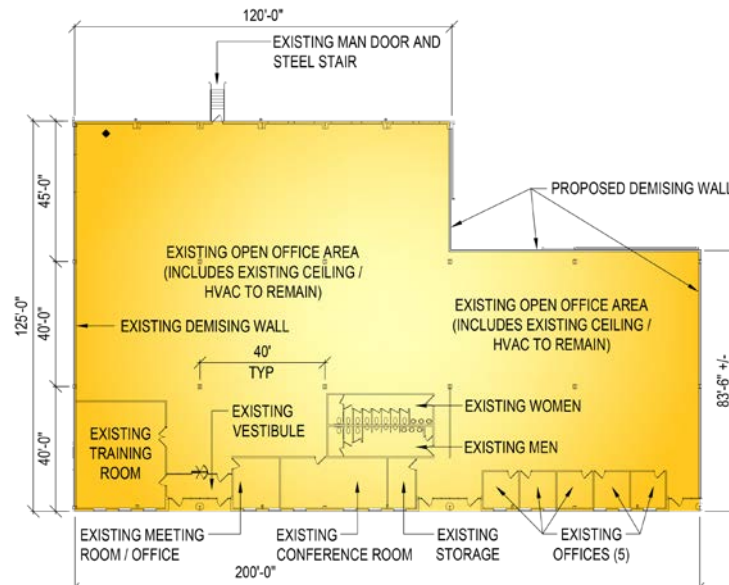
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BUILDING PLAN



FLOOR PLAN



FOR LEASE

349-357 NEW COMMERCE BLVD., HANOVER TOWNSHIP, PA

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SPECS

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SIZE

- ▶ **AVAILABLE SPACE:** Available 21,731 SF space within an existing 70,000 SF building.
- ▶ **ACREAGE:** 10.52 acres
- ▶ **BUILDING DIMENSIONS:** 560'-0" (length) x 125'-0" (width)

BUILDING CONSTRUCTION

- ▶ **FLOOR:** 6" thick concrete floor slab reinforced with welded steel mats.
- ▶ **ROOF:** Butler Manufacturing, MR-24 standing seam.
- ▶ **EXTERIOR WALLS:** Architectural masonry, aluminum frame windows, metal panels with insulation, and aluminum frame curtainwall entrances with canopies
- ▶ **CLEAR CEILING HEIGHT:** Average clear structural height of approximately 28'-7".
- ▶ **COLUMN SPACING:** 40'-0" x 40'-0" bay spacing with a 45'-0" deep staging bay.

UTILITIES

- ▶ **HVAC:** Multiple packaged gas/electric roof top units.
- ▶ **LIGHTING:** 2 x 4 fluorescent lay-in troffer fixtures.
- ▶ **POWER:** Two (2) 400 Amp, 120/208 Volt, 3-phase service.
- ▶ **FIRE PROTECTION:** Hazard Class III Wet sprinkler system.
- ▶ **UTILITIES:** All utilities shall be separately metered.

PARKING

- ▶ On-site parking for approx. (179) vehicles with additional parking up to (306) total vehicular spaces.
- ▶ Asphalt paving, light duty pave in vehicle parking areas.

SITE FEATURES

- ▶ Professionally prepared & maintained landscaping.



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 21,731 square foot office 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.



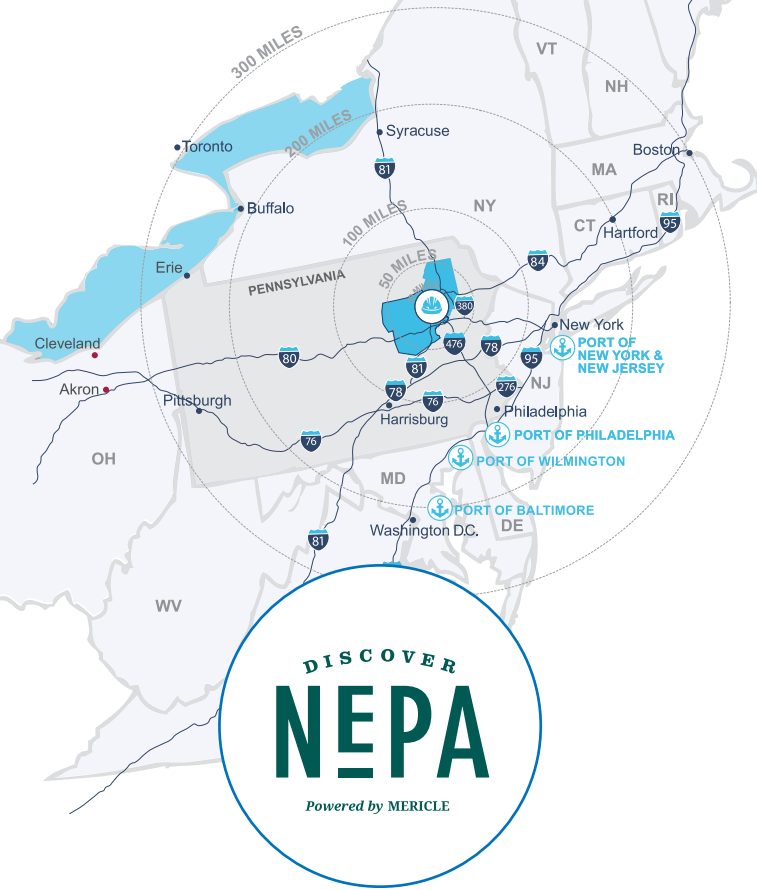
JOB TRAINING

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.

FOR LEASE

349-357 NEW COMMERCE BLVD., HANOVER TOWNSHIP, PA

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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

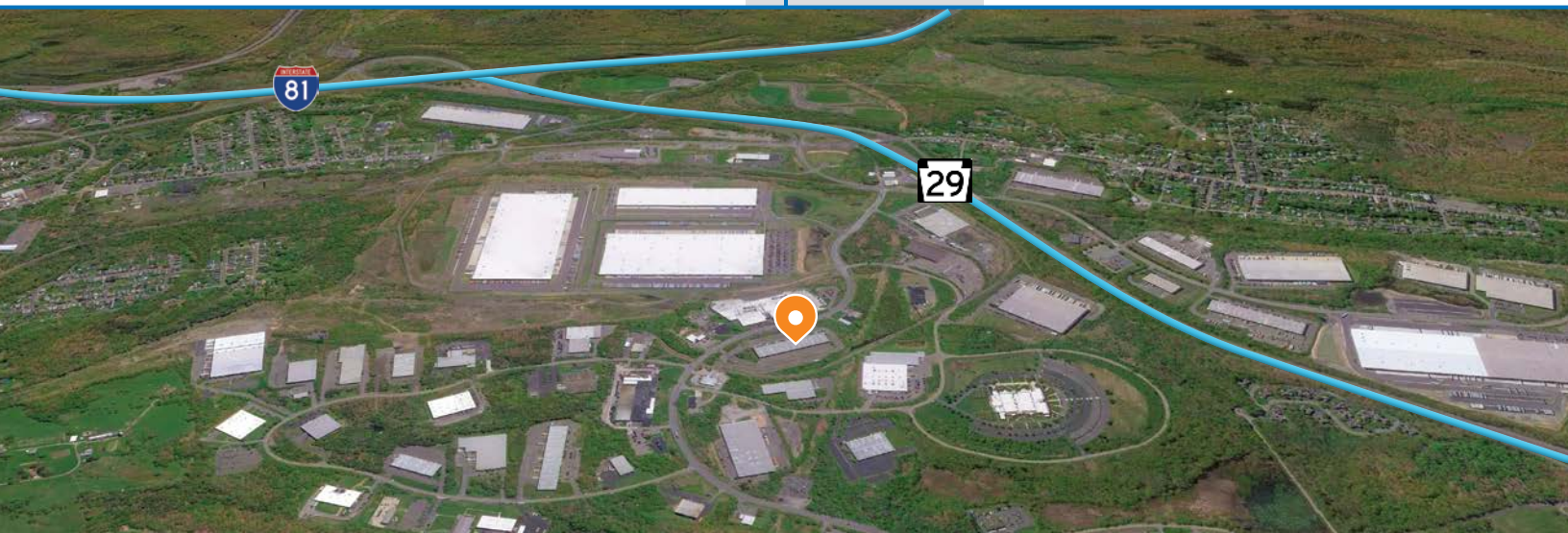


TRAVEL DISTANCES

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.

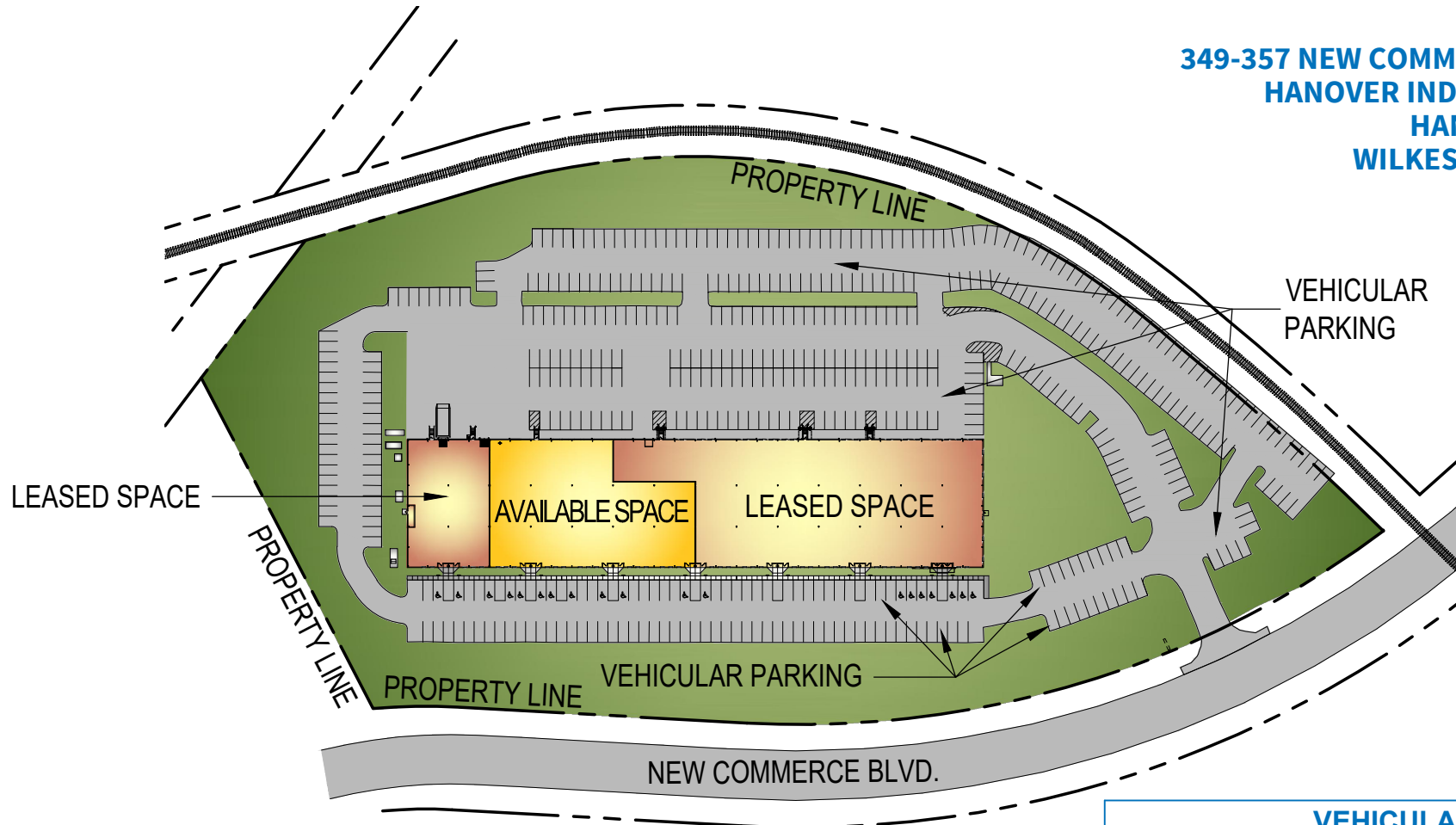
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CONCEPTUAL SITE PLAN

**AVAILABLE 21,731 S.F. SPACE
WITHIN AN EXISTING 70,000 S.F. BUILDING**

**PARCEL #13B
349-357 NEW COMMERCE BOULEVARD
HANOVER INDUSTRIAL ESTATES
HANOVER TOWNSHIP
WILKES-BARRE, PA 18706**



VEHICULAR PARKING	179
ACREAGE	10.52

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

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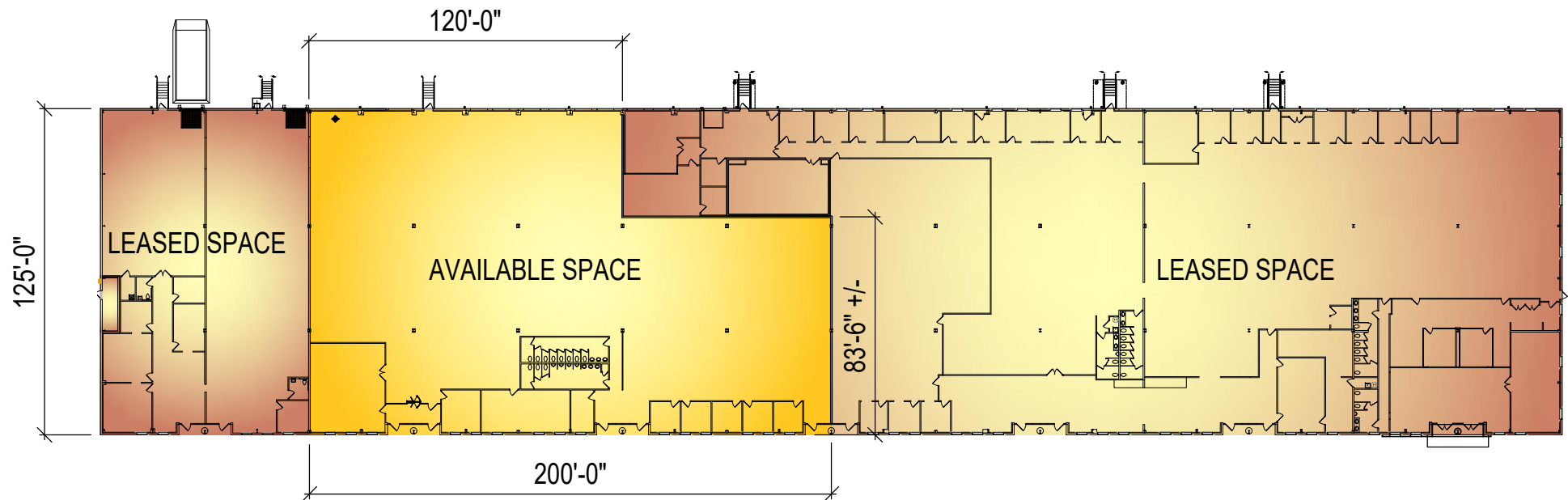
East Mountain Corporate Center
100 Baltimore Drive, Wilkes-Barre, PA 18702

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

CONCEPTUAL BUILDING PLAN

**AVAILABLE 21,731 S.F. SPACE
WITHIN AN EXISTING 70,000 S.F. BUILDING**

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HANOVER INDUSTRIAL ESTATES
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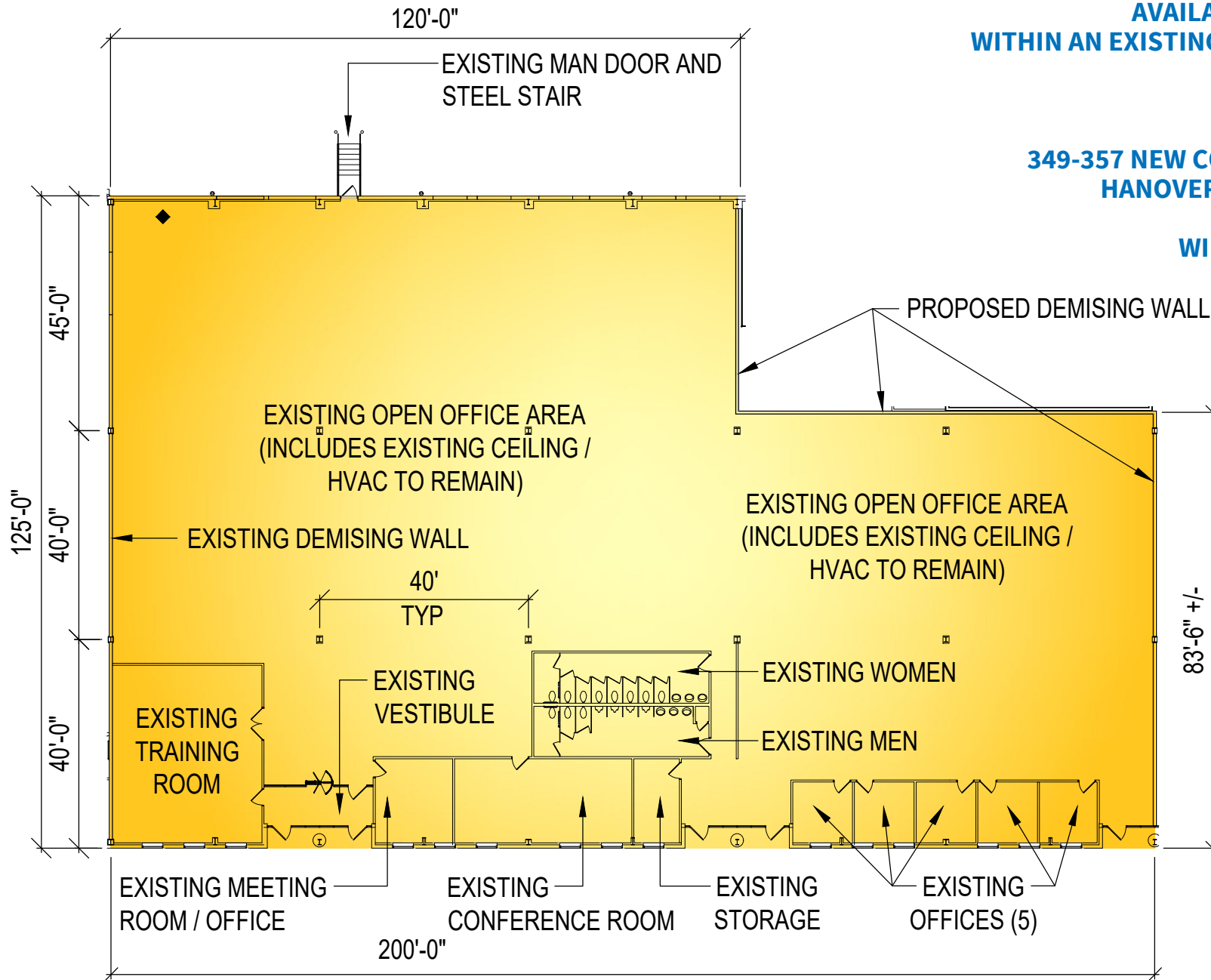
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100 Baltimore Drive, Wilkes-Barre, PA 18702

WE BUILD BUILDINGS.
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CONCEPTUAL FLOOR PLAN

**AVAILABLE 21,731 S.F. SPACE
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HANOVER INDUSTRIAL ESTATES
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**AVAILABLE 21,731 S.F. SPACE
WITHIN AN EXISTING 70,000 S.F. BUILDING**

**PARCEL #13B
349-357 NEW COMMERCE BOULEVARD
HANOVER INDUSTRIAL ESTATES
HANOVER TOWNSHIP
WILKES-BARRE, PA 18706**

SITE IMPROVEMENTS

- Site contains approximately 10.52 acres
- On-site parking for approximately one hundred seventy-nine (179) vehicles with additional parking up to three hundred six (306) total vehicular spaces
- Asphalt paving, light duty pave in vehicle parking areas
- Professionally prepared and maintained landscaping
- Marquee sign at site entrance

BUILDING IMPROVEMENTS

- Building contains 70,000 square feet
- Building dimensions are 560'-0" (length) x 125'-0" (width)
- The available space is 21,731 square feet
- 40'-0" x 40'-0" bay spacing with a 45'-0" deep staging bay
- 6" thick concrete floor slab reinforced with welded steel mats
- Exterior wall system consisting of architectural masonry, aluminum frame windows, metal panels with insulation and aluminum frame curtainwall entrances with canopies
- Average clear structural height of approximately 28'-7"
- *Butler Manufacturing*, MR-24 standing seam

UTILITIES AND BUILDING SYSTEMS

- Available space heating system consists of multiple packaged gas/electric roof top units
- Existing electrical service consists of two (2) 400 AMP, 120/208V, 3 phase service
- Available space lighting is 2 x 4 fluorescent lay-in troffer fixtures
- Fire protection system is an ordinary Hazard Class III Wet sprinkler system
- Provisions for domestic water and natural gas are provided
- All utilities are separately metered

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