



**FOR
LEASE**

19,204 SF

**231-237 STEWART ROAD
HANOVER INDUSTRIAL ESTATES
HANOVER TOWNSHIP
WILKES-BARRE, PA 18706**

.....

**INDUSTRIAL/
FLEX**

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



LESS THAN 5 MINUTES FROM INTERSTATE 81

mericle.com  **570.823.1100**



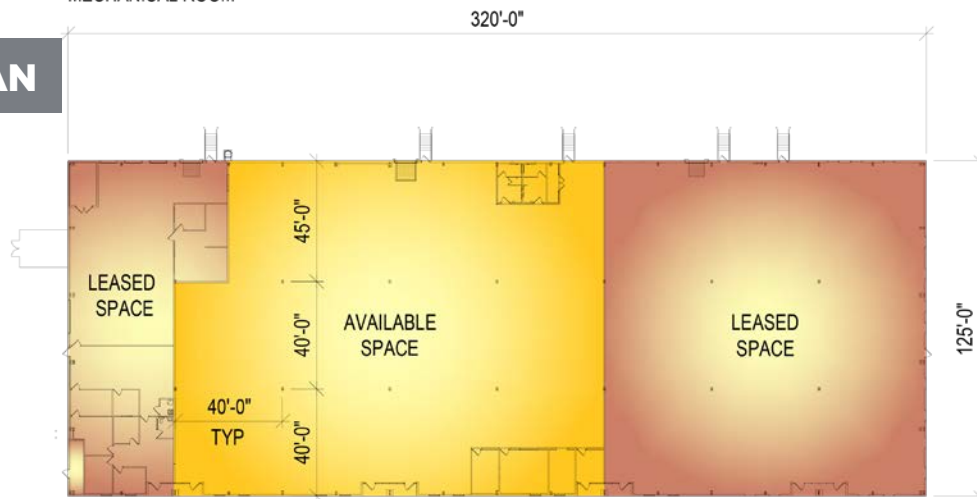
PLANS

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.

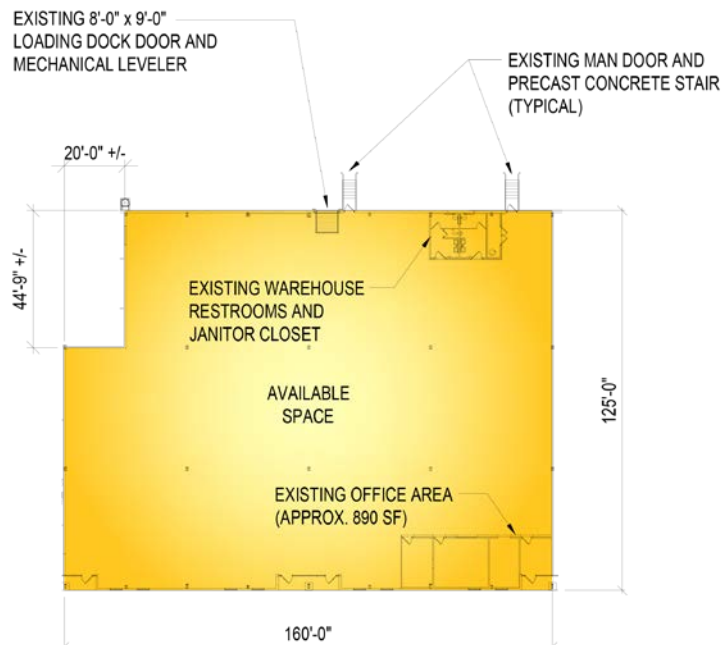
SITE PLAN



BUILDING PLAN



FLOOR PLAN



FOR LEASE

231-237 STEWART ROAD, HANOVER TOWNSHIP, PA

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SPECS

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SIZE

- ▶ **AVAILABLE SPACE:** 19,204 SF space within an existing 40,000 SF building.
- ▶ **ACREAGE:** 6.7 acres
- ▶ **BUILDING DIMENSIONS:** 125'-0" (width) x 320'-0" (length)
- ▶ Existing 890 SF office fit-out and warehouse restrooms.

BUILDING CONSTRUCTION

- ▶ **FLOOR:** 6" thick, reinforced concrete floor slab.
- ▶ **ROOF:** *Butler Manufacturing*, MR-24 standing seam.
- ▶ **CLEAR CEILING HEIGHT:** Approx. 21'-6" at low eave.
- ▶ **EXTERIOR WALLS:** Architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation.
- ▶ 40'-0" x 40'-0" bay spacing with a 45'-0" deep staging bay.

LOADING

- ▶ Single-sided loading.
- ▶ **DOCK EQUIPMENT:** One (1) 8'-0" x 9'-0" vertical lift dock door with a minimum 30,000 LB capacity mechanical levelers with bumpers by *Rite-Hite* or equal. Future/potential dock doors are available.

PARKING

- ▶ On-site parking for approximately (15) vehicles, additional spaces available.
- ▶ Asphalt paving, including light duty pave in vehicle parking areas.

UTILITIES

- ▶ **WAREHOUSE HVAC:** One (1) energy-efficient, roof-mounted *Trane* direct-fire unit.
- ▶ **OFFICE HVAC:** Gas/electric packaged rooftop unit to supply HVAC.
- ▶ **WAREHOUSE LIGHTING:** Energy-efficient LED fixtures.
- ▶ **ELECTRICAL POWER:** One (1) 1,200 Amp, (1) 400 Amp, 208/120 Volt, 3-phase electrical service.
- ▶ Office space has 2 x 4 fluorescent, troffer light fixtures with prismatic lenses.
- ▶ **FIRE PROTECTION:** Class III, Ordinary Hazard sprinkler system.
- ▶ **UTILITIES:** Provisions for domestic water and natural gas are provided. All utilities shall be separately metered.

FEATURES

- ▶ Professionally prepared and maintained landscaping.
- ▶ Foreign Trade Zone status possible.
- ▶ Marquee sign at entrance to site
- ▶ LCTA Bus Route serves this park
- ▶ Centrally located within Scranton/Wilkes-Barre labor market.



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 40,000 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.



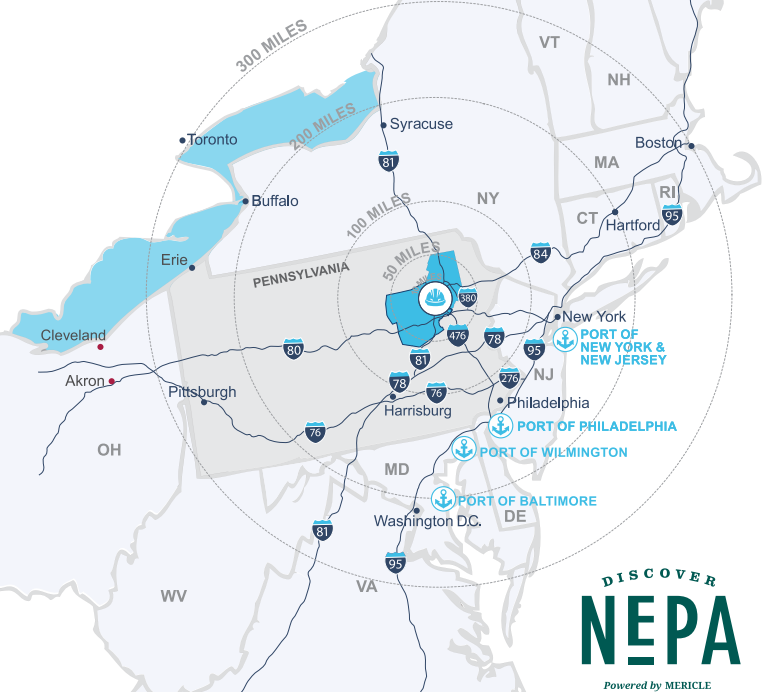
JOB TRAINING

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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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!

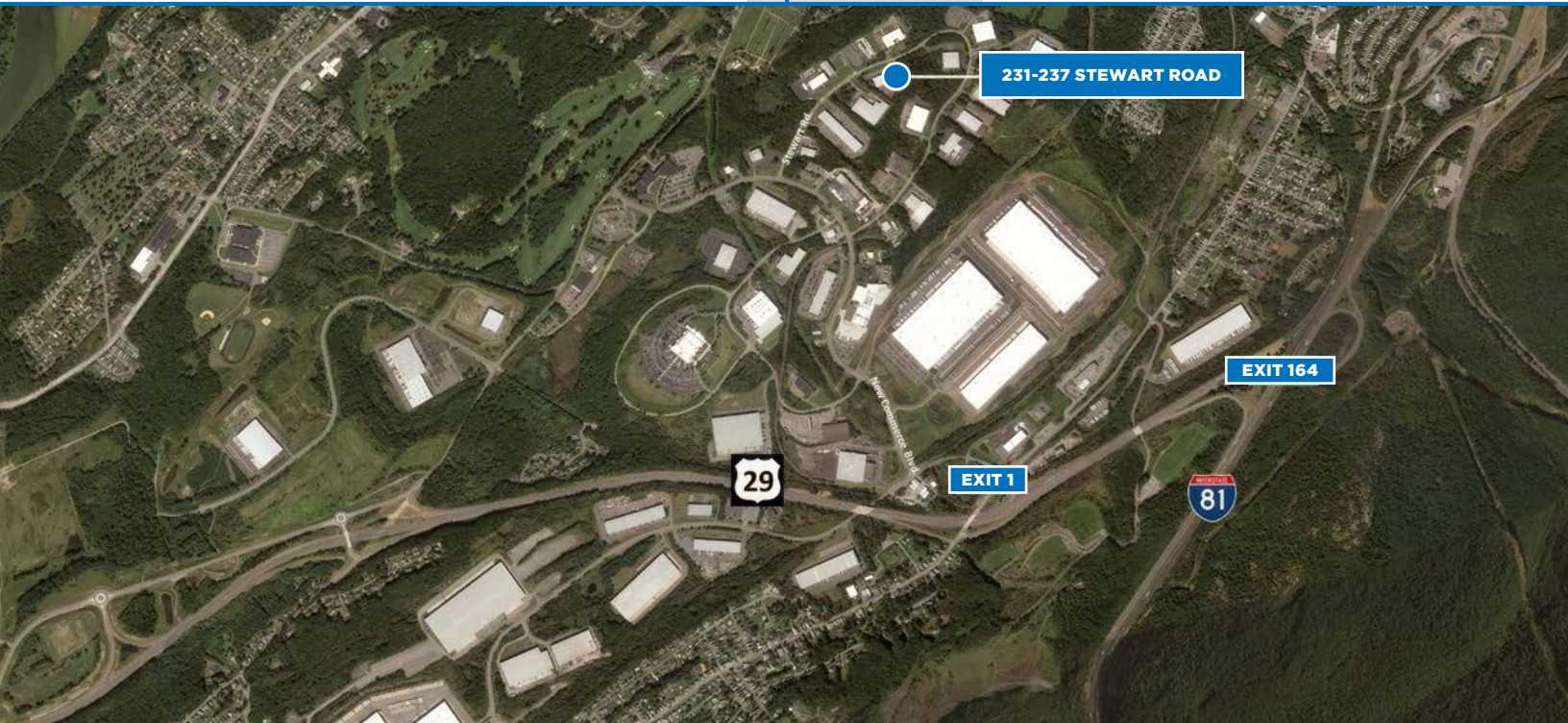
Mericle is Northeastern Pennsylvania proud.

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
Harrisburg, PA	102
Philadelphia, PA	116
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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CONCEPTUAL SITE PLAN

**AVAILABLE 19,204 S.F. SPACE
WITHIN AN EXISTING 40,000 S.F. BUILDING**

**PARCEL #10E
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VEHICULAR PARKING	15
DOCK DOORS	1
DRIVE-IN DOOR	-
ACREAGE	6.7



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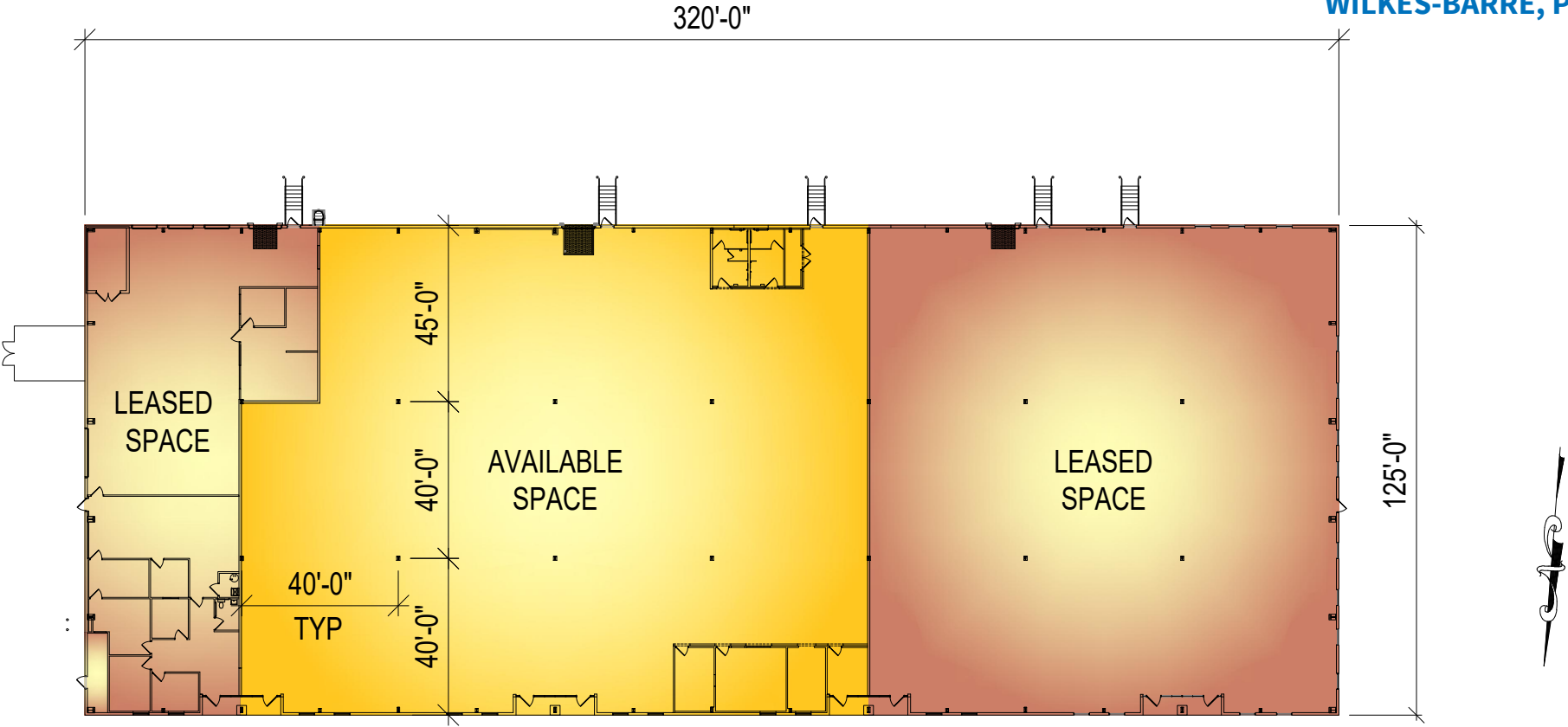
East Mountain Corporate Center
100 Baltimore Drive, Wilkes-Barre, PA 18702

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

CONCEPTUAL BUILDING PLAN

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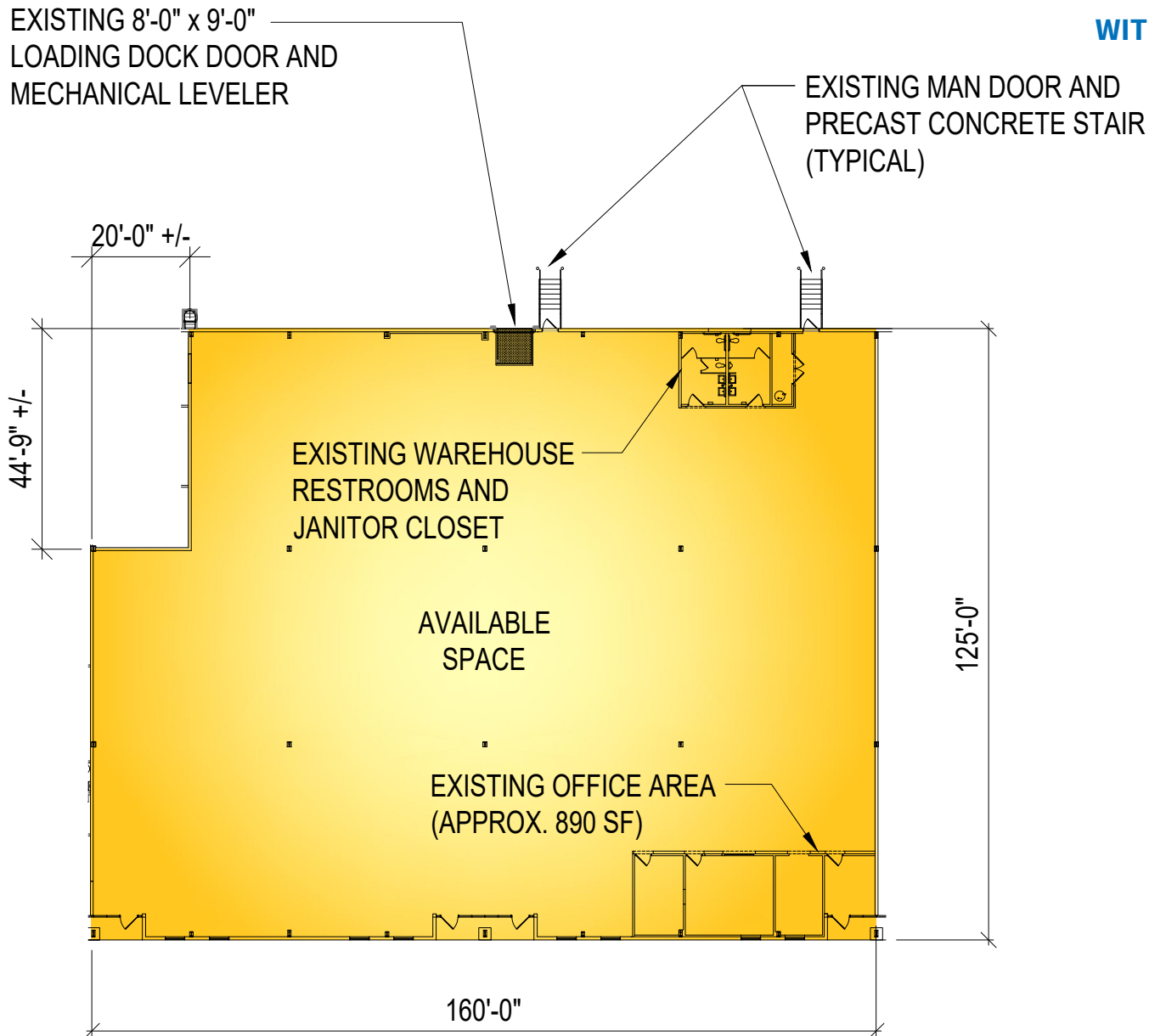
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CONCEPTUAL FLOOR PLAN

**AVAILABLE 19,204 S.F. SPACE
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**PHOTO
COLLAGE**



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