



**FOR
LEASE**

252,000 SF

**1070 HANOVER STREET
HANOVER INDUSTRIAL ESTATES
HANOVER TOWNSHIP, PA**

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**MANUFACTURING
READY**



GREAT INDUSTRIAL SPACE ON THE I-81 CORRIDOR

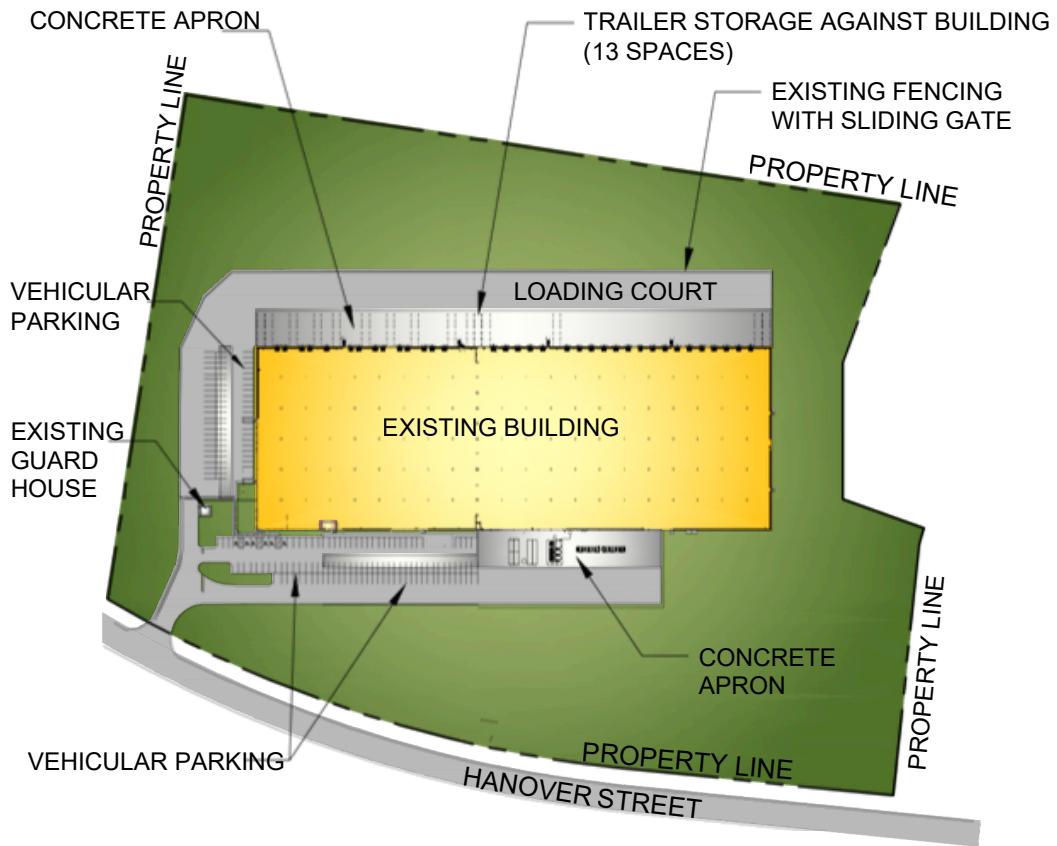
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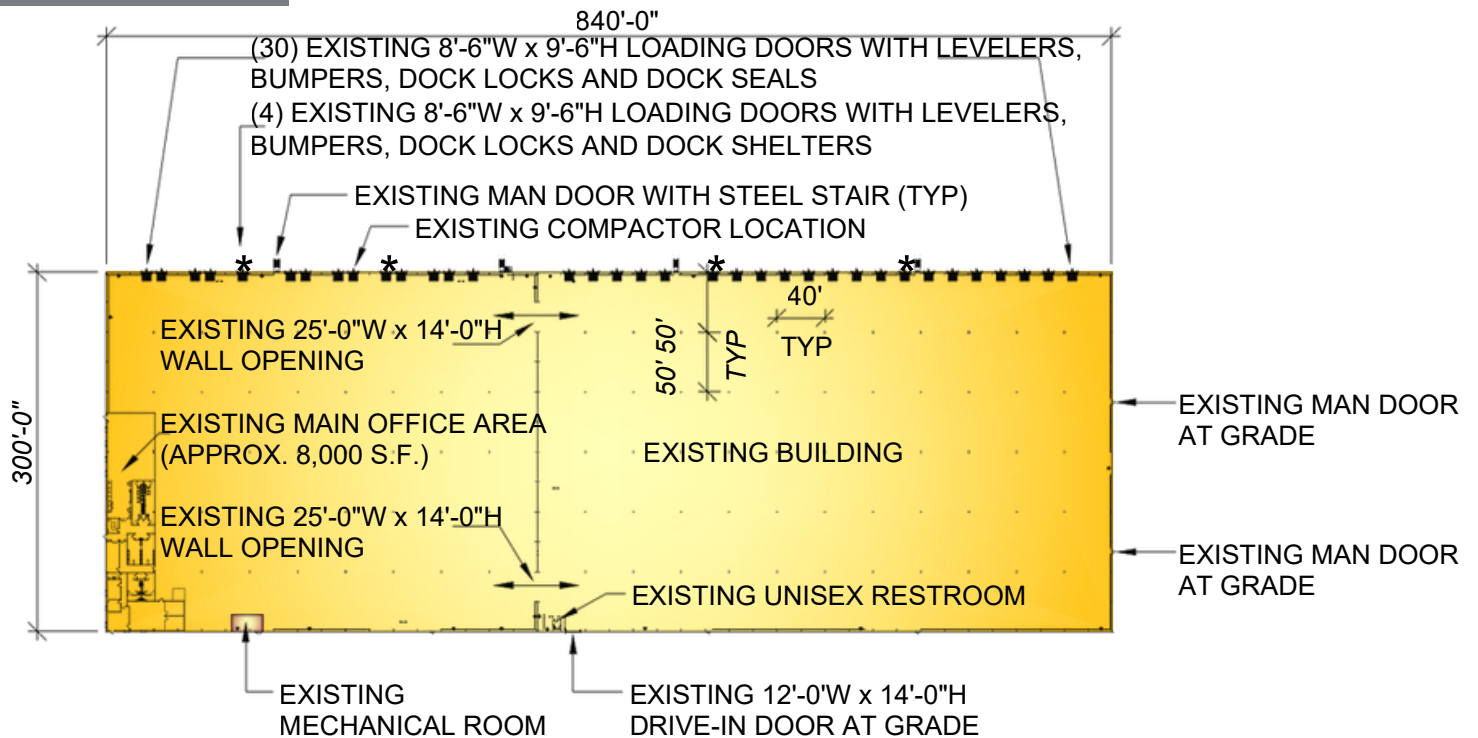
PLANS

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



FOR LEASE

1070 HANOVER STREET, HANOVER TOWNSHIP, PA

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SPECS

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SIZE

- ▶ **AVAILABLE SPACE:** 252,000 SF
- ▶ **ACREAGE:** 26,57 acres
- ▶ **BUILDING DIMENSIONS:** 300'-0" (width) x 840'-0" (length)

BUILDING CONSTRUCTION

- ▶ **FLOOR:** 6" thick concrete floor slab, reinforced with welded steel mats. Floor has been treated with curing compound.
- ▶ **ROOF:** *Butler Manufacturing*, MR-24 standing seam.
- ▶ **EXTERIOR WALLS:** Exterior wall system consisting of architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation.
- ▶ **CLEAR CEILING HEIGHT:** Average structural clear height of approximately 31'-11".
- ▶ **COLUMN SPACING:** 40'-0" x 50'-0" bay spacing

LOADING

- ▶ **DOORS:** Thirty (30) 8'-6" x 9'-6" vertical lift dock doors by *Haas Door* or equal with 29,000 LB capacity mechanical levelers with bumpers, dock locks and dock seals by *Rite-Hite* or equal.
- ▶ Four (4) 8'-6" x 9'-6" vertical lift dock doors by *Haas Door* or equal with 29,000 LB capacity mechanical levelers with bumpers, dock locks and dock shelters by *Rite-Hite* or equal.
- ▶ One (1) 8'-6" x 9'-6" vertical lift dock doors by *Haas Door* or equal with 29,000 LB capacity mechanical leveler by *Rite-Hite* or equal at compactor location.
- ▶ One (1) 12'-0" x 14'-0" vertical lift dock door by *Haas Door* or equal at grade.
- ▶ 6" thick x 60' deep, reinforced concrete dock apron at loading dock with an approximate 120' total loading court depth.

UTILITIES

- ▶ **HVAC:** Energy-efficient, gas fired unit heaters. Existing office heating system consists of gas/electric packaged roof-top units.
- ▶ **LIGHTING:** Energy-efficient LED fixtures. Existing office lighting consists of LED fixtures.
- ▶ **POWER:** One (1) 4000 Amp, 480/277 Volt, 3 phase switchgear and (1) 800 Amp, 480/277 Volt, 3 phase service for the fire pump.
- ▶ **FIRE PROTECTION:** Early Suppression Fast Response (ESFR) K14.
- ▶ **UTILITIES:** Provisions for domestic water and natural gas are provided.
- ▶ All utilities are separately metered.

PARKING

- ▶ On-site parking for approximately one hundred eighty-two (182) vehicles.
- ▶ Asphalt paving, including heavy duty pave at truck areas and light duty pave in vehicle parking areas.

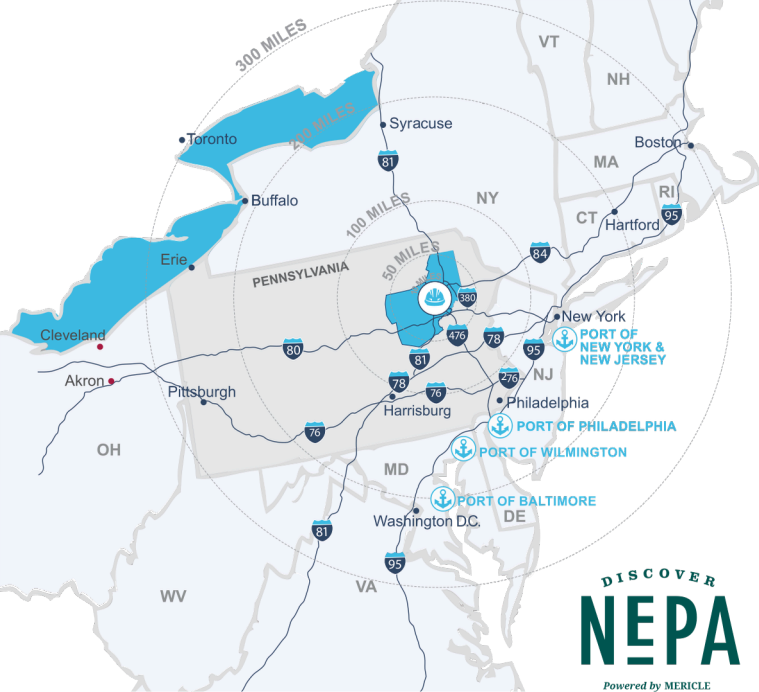
SITE FEATURES

- ▶ Security guard house at site entrance.
- ▶ Professionally prepared and maintained landscaping.

Move-In Ready Manufacturing Infrastructure

This former woodworking facility retains numerous high-value manufacturing systems that can significantly reduce fit-out costs and accelerate occupancy. Features include:

- Approximately 568 heavy-duty *Speedrack* pallet rack uprights with approximately 9,300 beams, complete with integrated in-rack ESFR sprinkler protection
- A plant-wide 1,800 CFM of compressed air distribution system at 125 PSI from three (3) *Sullair LS9009S* rotary screw air compressors & distribution piping
- 10,000 MBH of hot water from (3) *Viessmann Vitocrossal 300 CA3B 3.5* gas condensing boilers & distribution piping
- A 110,000 CFM *Modesta* centralized dust collection system with *Nordfab Quick-Fit* ductwork
- Low-voltage infrastructure including structured cabling, security cameras, card readers, and access control.



DISCOVER
NEPA
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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!

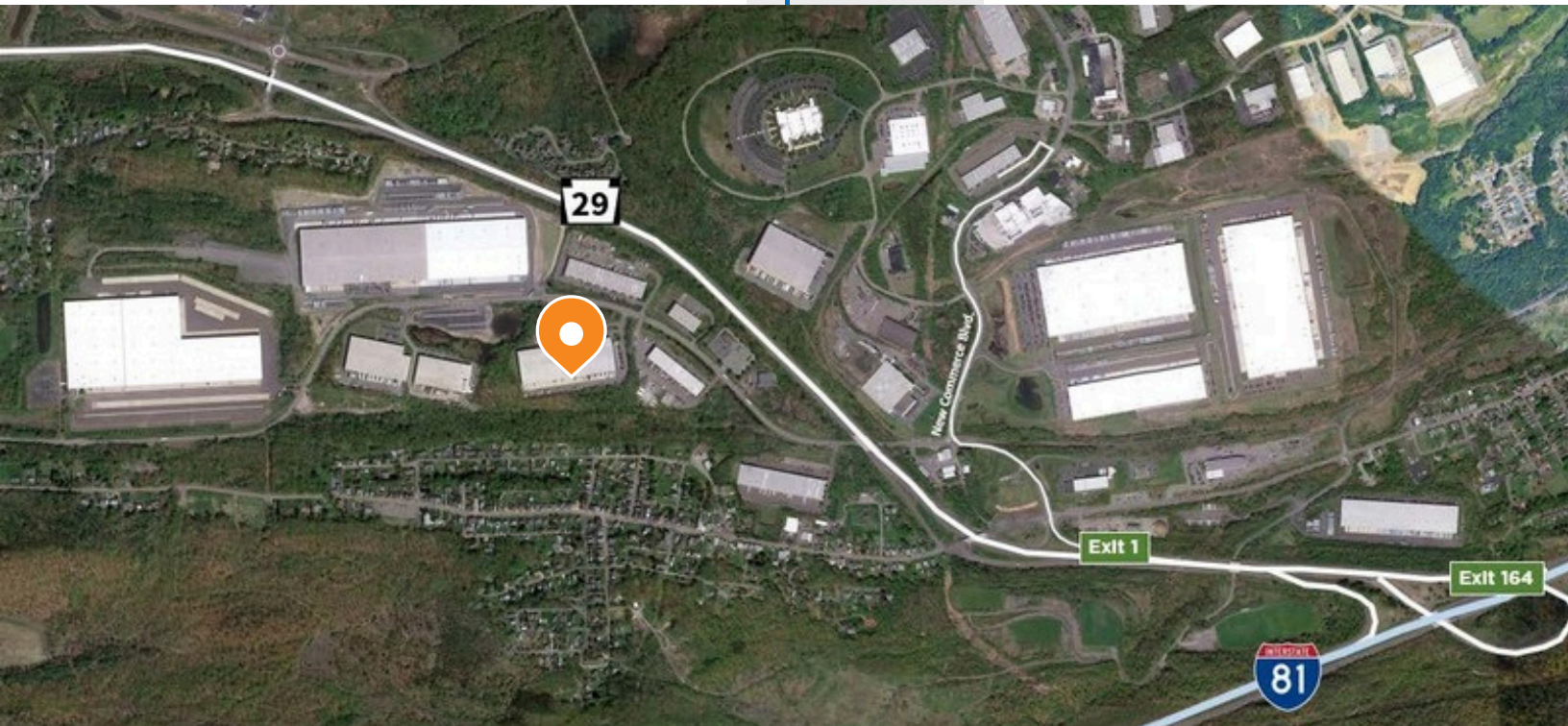
Mericle is Northeastern Pennsylvania proud.

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



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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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