



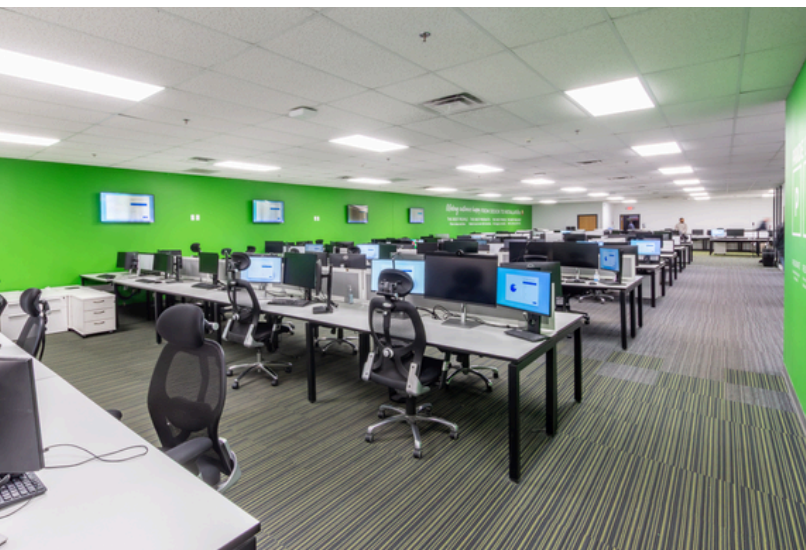
**FOR  
LEASE**

# 10,046 SF

**1110 HANOVER STREET  
HANOVER INDUSTRIAL ESTATES  
SUGAR NOTCH BOROUGH, PA**

.....

**FLEX**



**GREAT FLEX SPACE ON THE I-81 CORRIDOR**

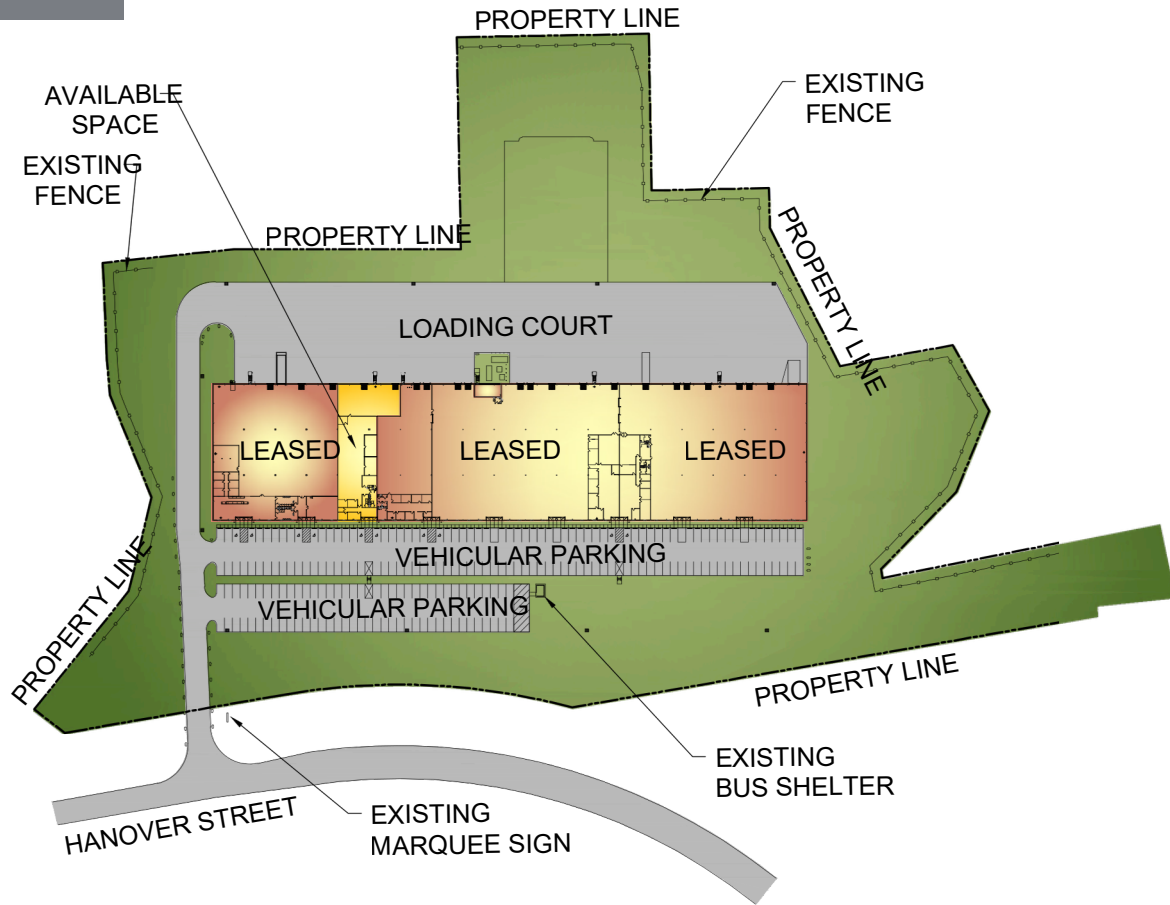
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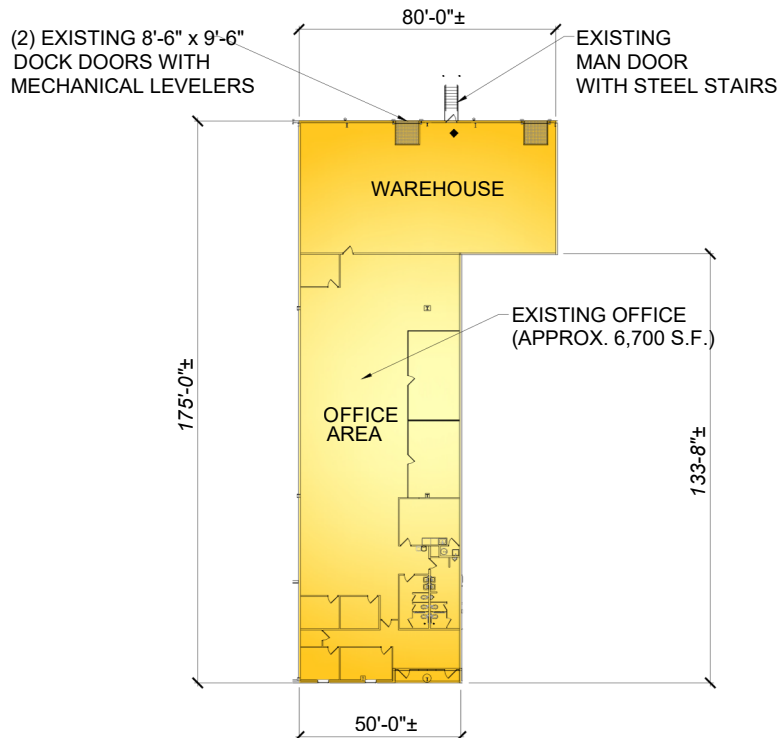
# PLANS

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

1110 HANOVER STREET, HANOVER TOWNSHIP, PENNSYLVANIA

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# SPECS

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## SIZE

- ▶ **AVAILABLE SPACE:** 10,046 SF
- ▶ **ACREAGE:** 15.64 acres
- ▶ **BUILDING DIMENSIONS:** Existing building dimensions are 175'-0" (width) x 760'-0" (length)
- ▶ **OFFICE SPACE:** +/- 6,700SF
- ▶ **WAREHOUSE SPACE:** +/- 3,346 SF

## BUILDING CONSTRUCTION

- ▶ **FLOOR:** 6" thick concrete floor slab reinforced with welded steel mats.
- ▶ **ROOF:** MR-24 standing seam roof system with insulation
- ▶ **EXTERIOR WALLS:** Exterior wall system constructed with a combination of architectural masonry, aluminum/glazing entrance systems and insulated metal wall panels.
- ▶ **CLEAR CEILING HEIGHT:** Average structural clear height of approximately 31'-4". Existing Office Space of approximately 6,700 square feet has acoustical ceiling tiles at 9'-0" above finish floor.
- ▶ **COLUMN SPACING:** 58'-4" x 40'-0" typical

## LOADING

- ▶ **DOORS:** Available space contains two (2) 8'-6" W x 9'-6" H vertical lift, insulated steel dock doors with 30,000 lb capacity mechanical levelers with bumpers.

## UTILITIES

- ▶ **HVAC:** Packaged, gas/electric roof top units
- ▶ **LIGHTING:** Existing warehouse lighting consists of LED light fixtures. Existing office lighting consists of recessed 2 x 4 fluorescent fixtures with prismatic lenses.
- ▶ **POWER:** Existing electrical service is a 200 amp, 120/208 volt, 3-phase service.
- ▶ **FIRE PROTECTION:** Ordinary Hazard Class IV commodity wet sprinkler system
- ▶ **UTILITIES:** Provisions for domestic water and natural gas are provided. All utilities are separately metered.

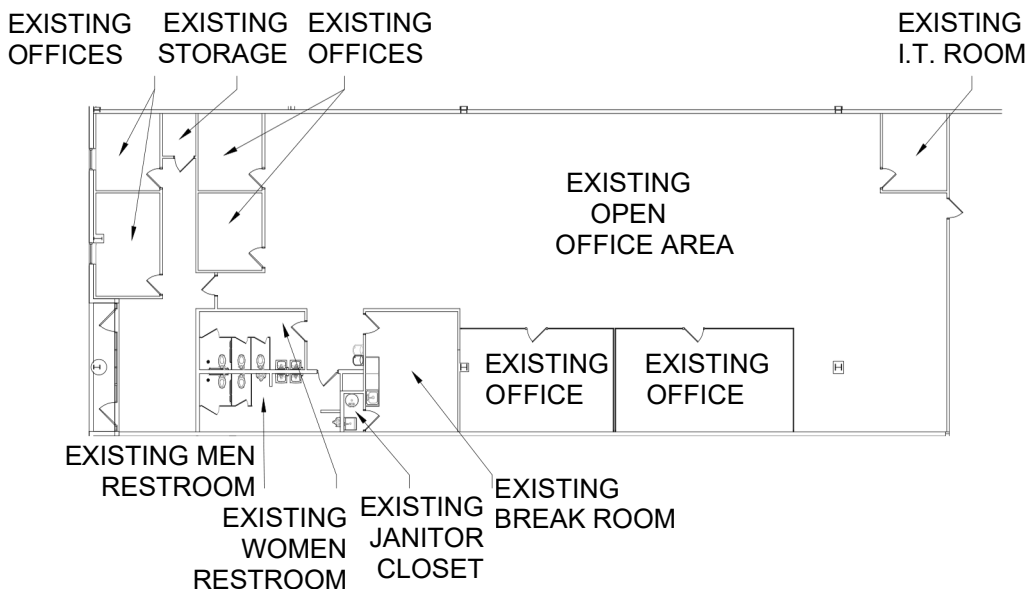
## PARKING

- ▶ On-site parking for approximately eighty-nine (89) vehicles with additional spaces available.

## SITE FEATURES

- ▶ Multi-tenant Marquee sign at Site Entrance.
- ▶ Professionally designed and maintained landscape design.
- ▶ On-site bus shelter.

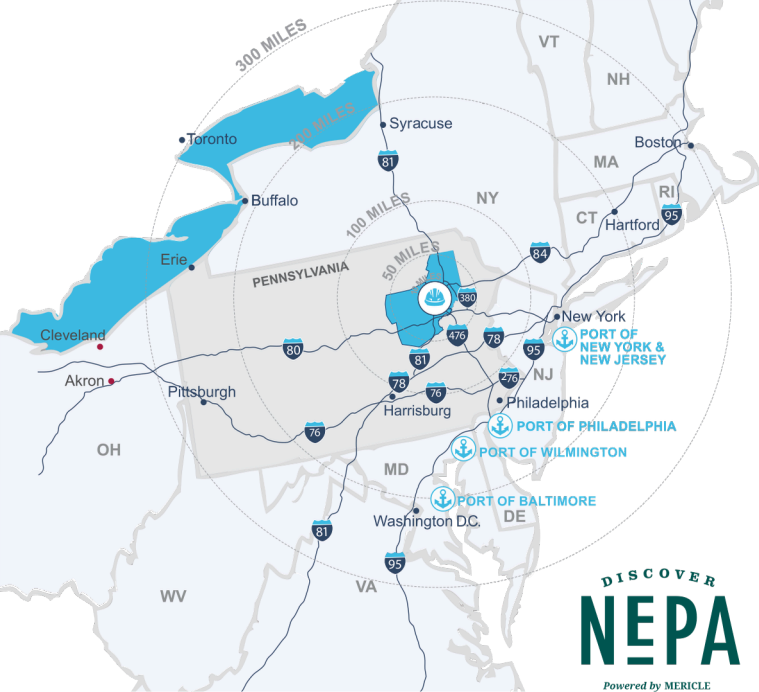
## OFFICE PLAN



FOR LEASE

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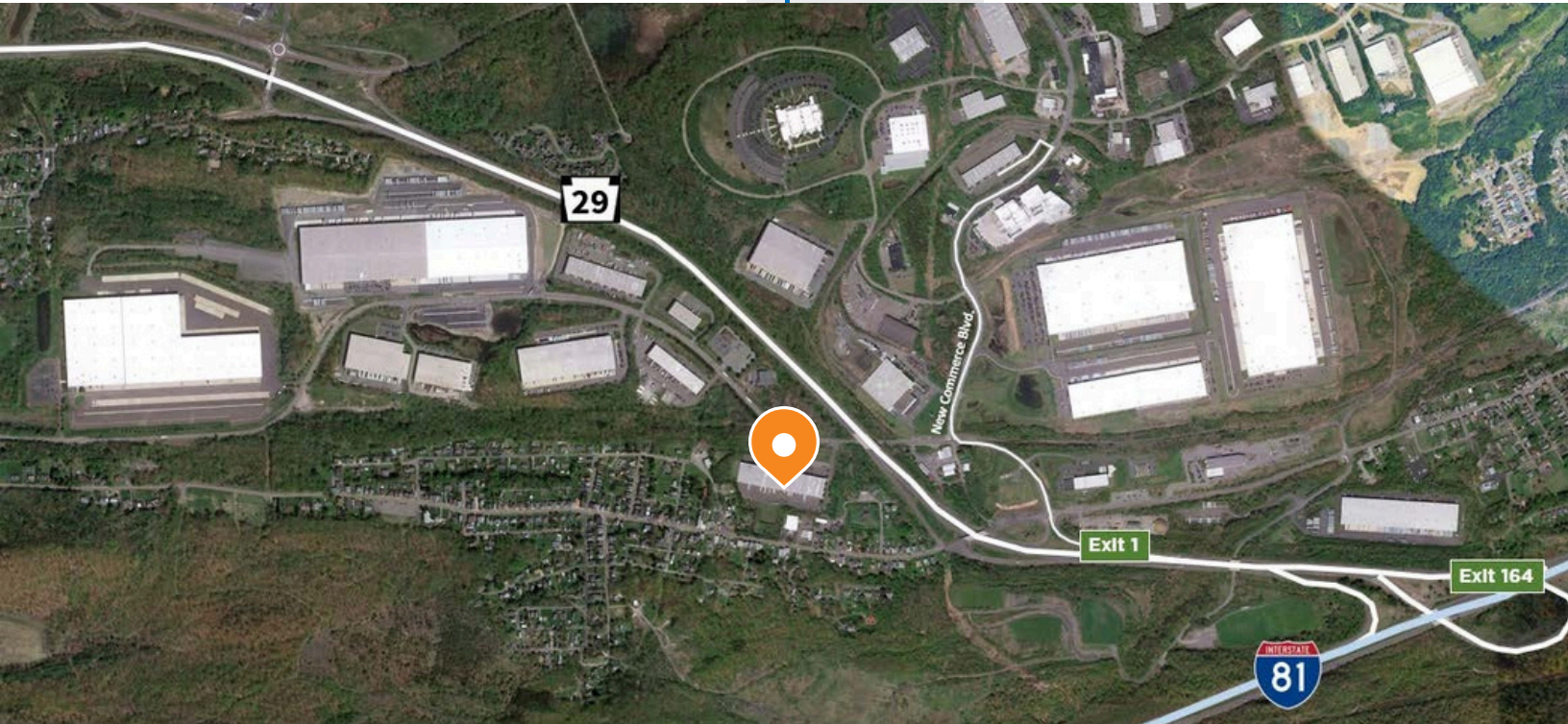
**Mericle is Northeastern Pennsylvania proud.**

# 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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