



**FOR  
LEASE**

# 252,000 SF

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

.....

**FLEX**



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

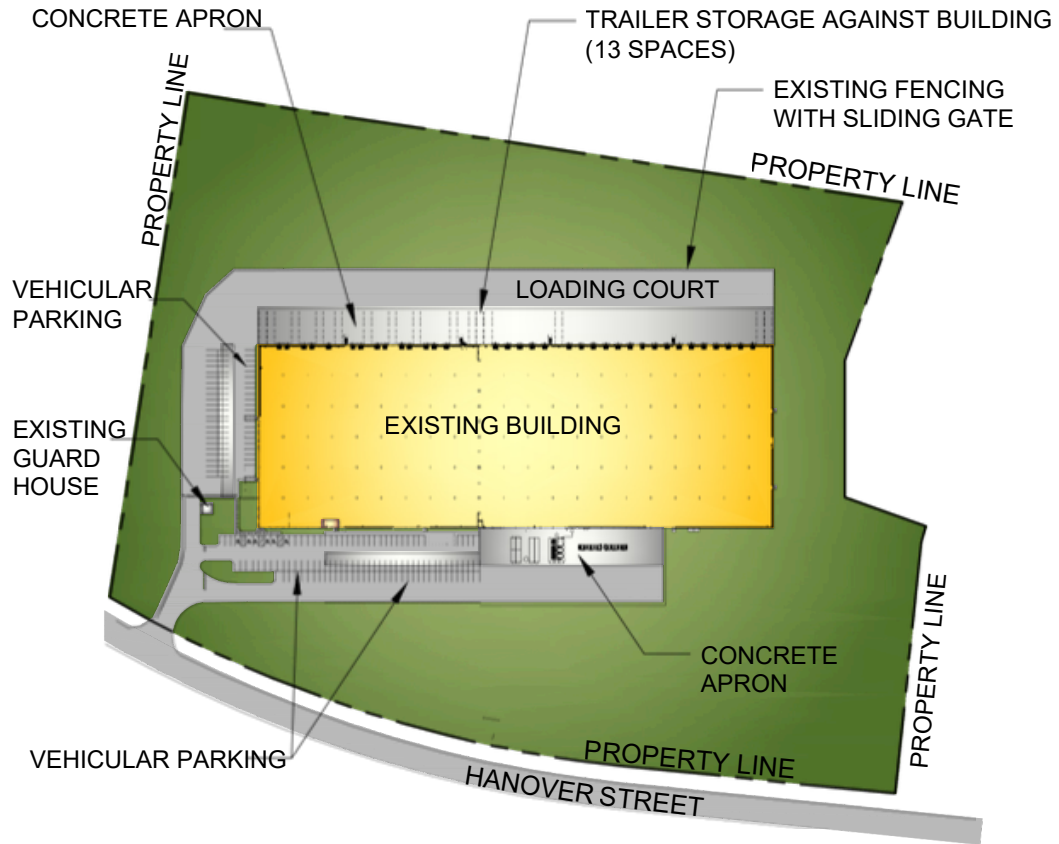
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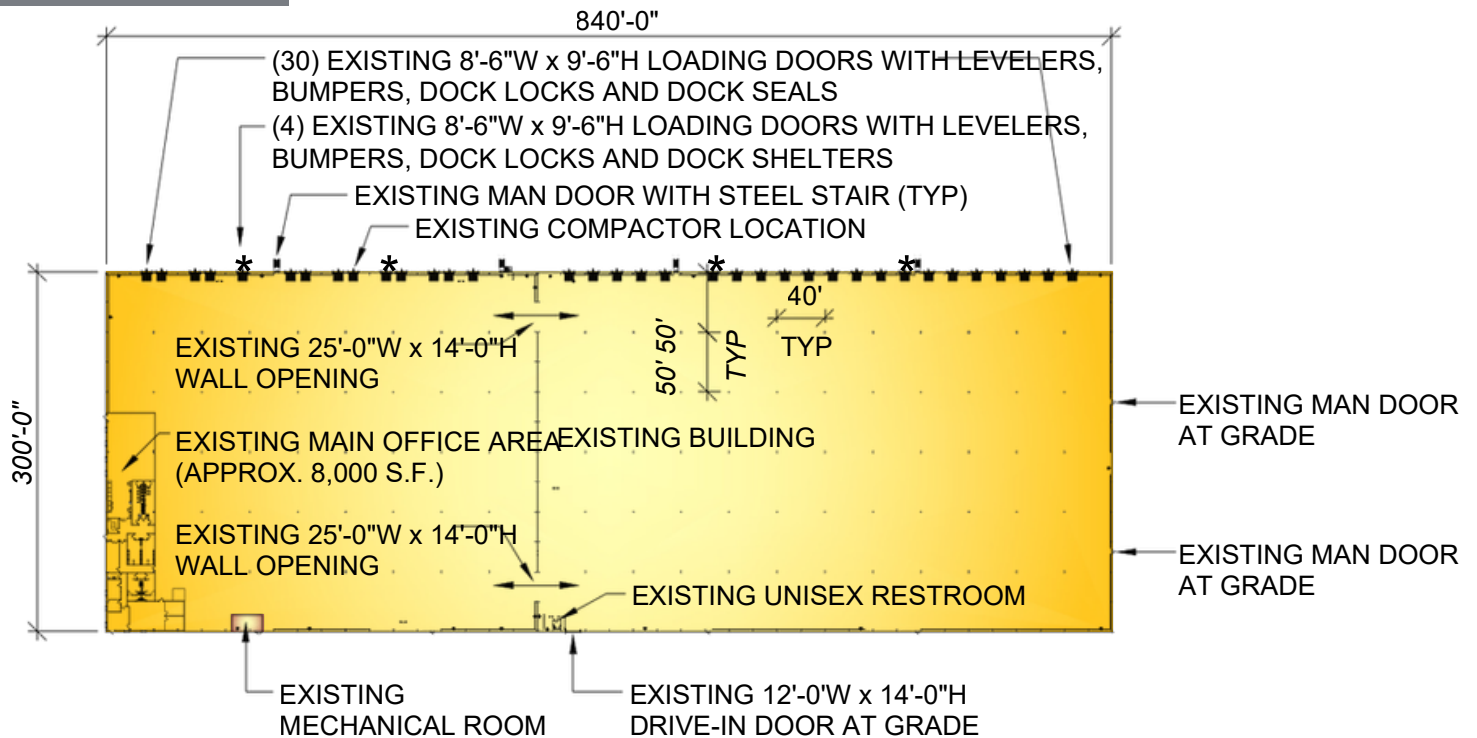
# PLANS

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, PENNSYLVANIA

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# SPECS

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## SIZE

- ▶ **AVAILABLE SPACE:** 252,000 SF
- ▶ **ACREAGE:** 26,57 acres
- ▶ **BUILDING DIMENSIONS:** Existing building dimensions are 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:** Existing building contains 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.
- ▶ Existing building contains 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.
- ▶ Existing building contains 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.
- ▶ Existing building contains 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:** Existing warehouse heating system consists of energy efficient, gas fired unit heaters. Existing office heating system consists of gas/electric packaged roof-top units.
- ▶ **LIGHTING:** Existing warehouse lighting consists of energy efficient LED fixtures. Existing office lighting consists of LED fixtures.
- ▶ **POWER:** Existing electrical service consists of (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:** Fire Protection System consists of Early Suppression Fast Response (ESFR) K14.
- ▶ **UTILITIES:** Provisions for domestic water and natural gas are provided. All utilities are separately metered.

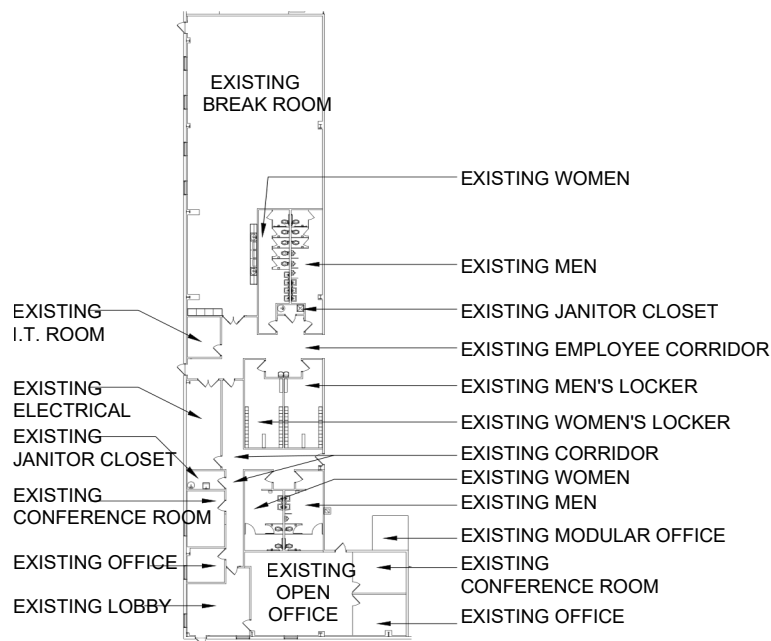
## PARKING

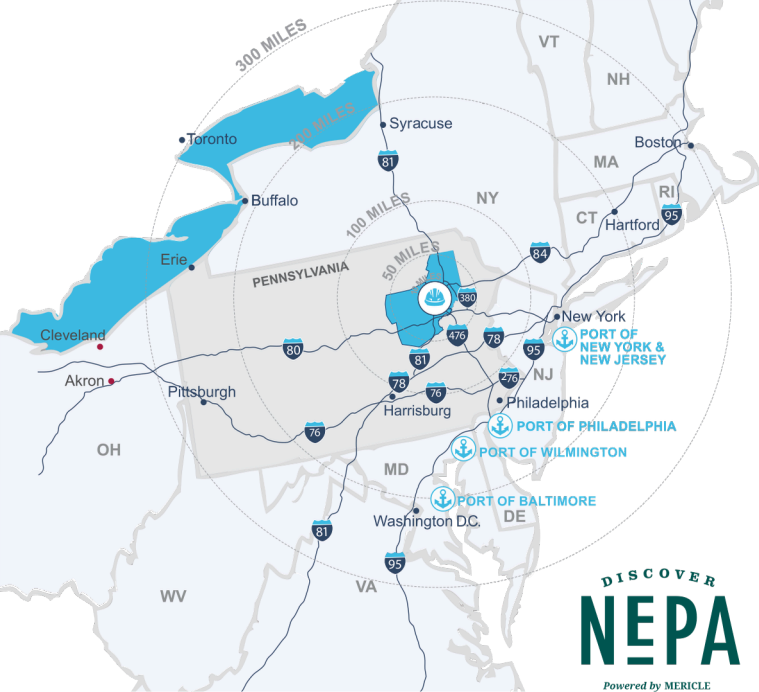
- ▶ On-site parking for approximately one hundred eighty-two (182) vehicles.
- ▶ Asphalt paving, including heavy duty pave at truck areas and light duty pave in vehicle parking areas.

## SITE FEATURES

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

### EXISTING MAIN OFFICE AREA (APPROX. 8,000 S.F.)





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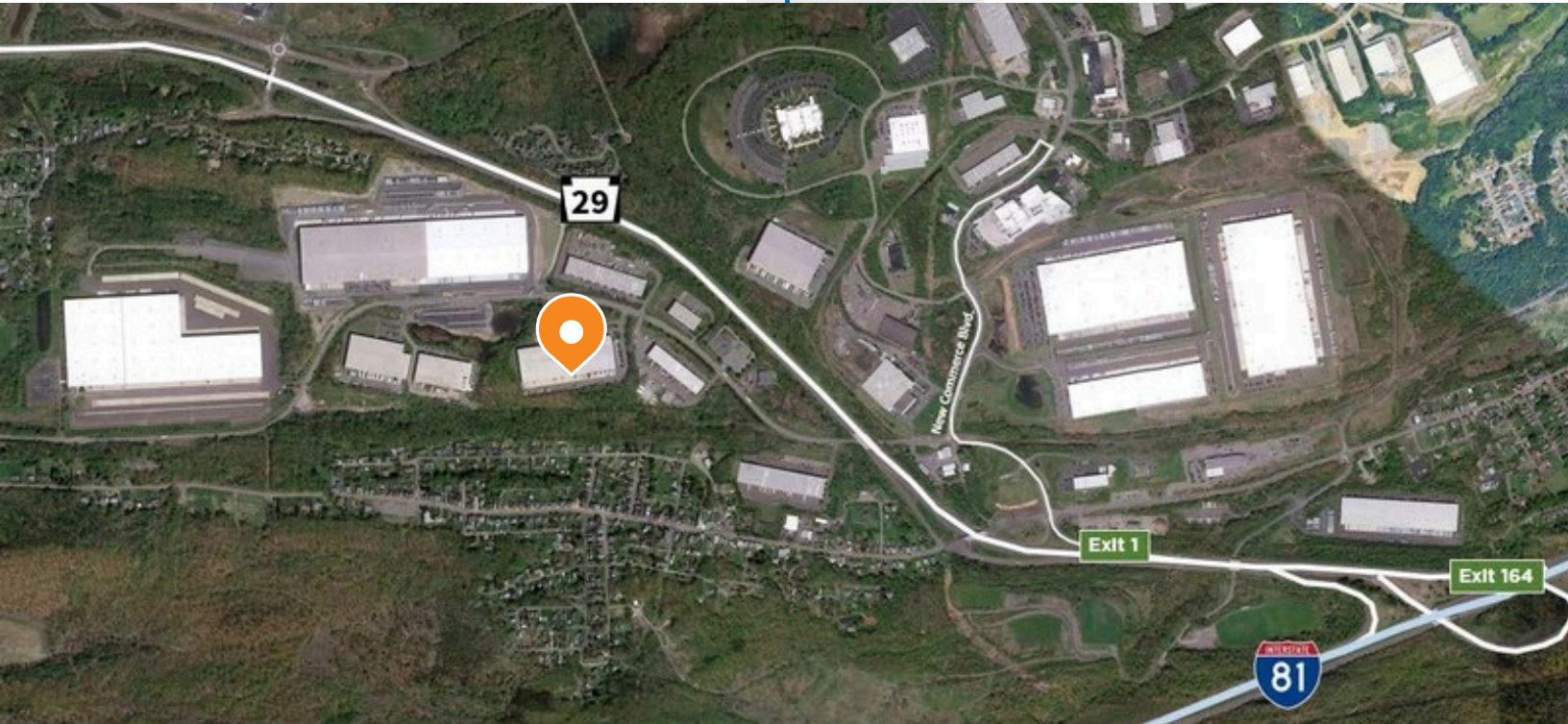
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# CENTRALLY LOCATED ON NORTHEASTERN PENNSYLVANIA'S I-81 CORRIDOR



## 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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