



**FOR  
LEASE**

# 5,000 SF To 24,000 SF

**1050 HANOVER STREET  
HANOVER INDUSTRIAL ESTATES  
HANOVER TOWNSHIP, PA**

.....

**INDUSTRIAL**



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

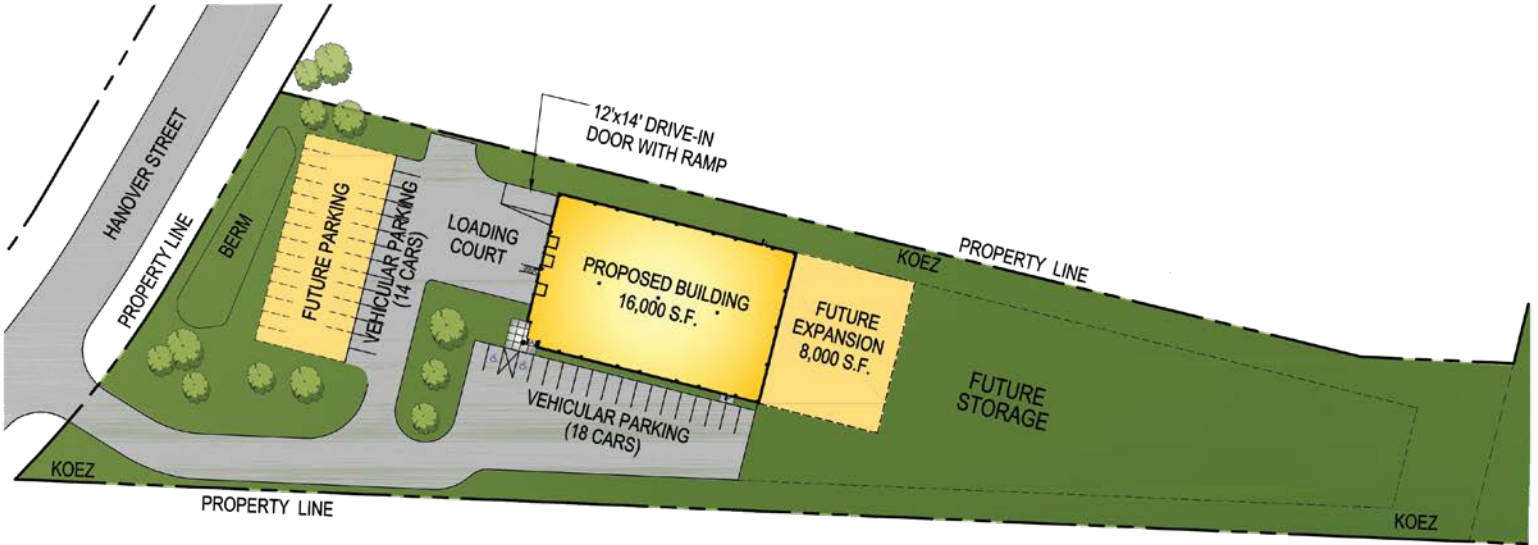
**mericle.com**  **570.823.1100**



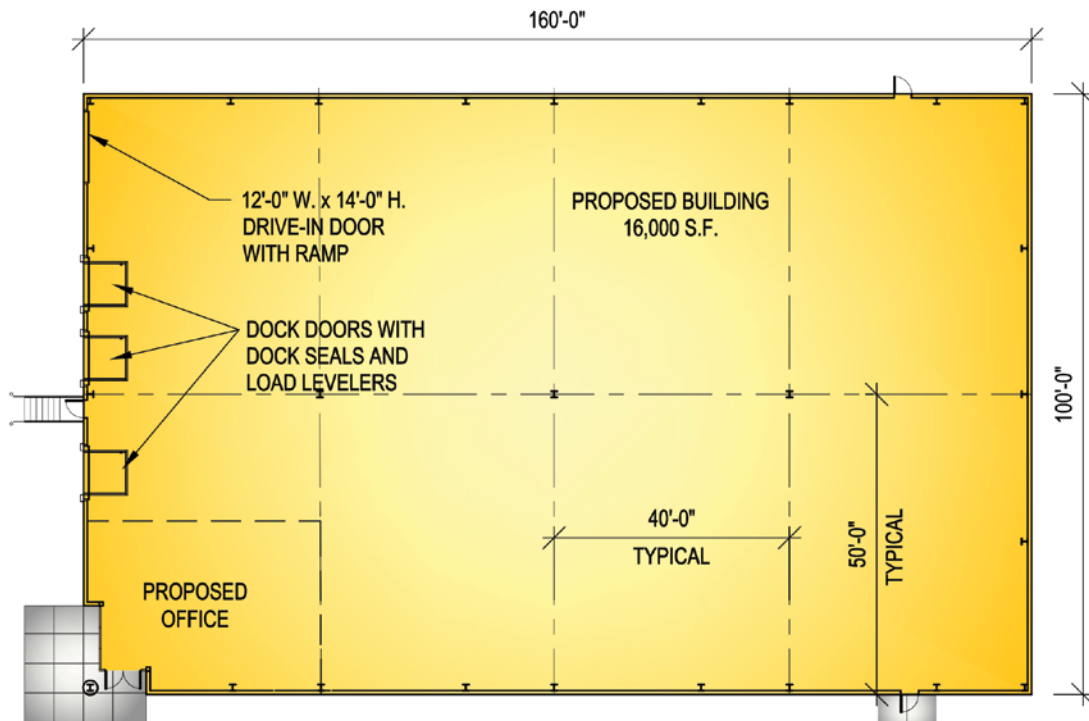
# PLANS

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



## FLOOR PLAN



FOR LEASE

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# SPECS

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## SIZE

- ▶ **AVAILABLE SPACE:** Proposed 16,000 SF building, expandable to 24,000 SF.
- ▶ **ACREAGE:** 4.34 acres
- ▶ **BUILDING DIMENSIONS:** 160' (l) x 100' (d)

## BUILDING CONSTRUCTION

- ▶ **FLOOR:** 6" thick concrete floor slab reinforced with welded steel mats
- ▶ **ROOF:** Precision roll-formed *Butler* MR-24 metal panels with insulation.
- ▶ **EXTERIOR:** Exterior wall system constructed with architectural CMU and metal panels.
- ▶ **CLEAR CEILING HEIGHT:** 30' clear structural height at low eave.
- ▶ **LOADING DOORS:** Three (3) 9'-0" x 10'-0" loading doors with mechanical levelers.
- ▶ One (1) 12'-0" x 14'-0" drive in door.

## PARKING

- ▶ On-site parking for approx. (32) vehicles.

## UTILITIES

- ▶ **HVAC:** Gas-fired unit heaters.
- ▶ **ELECTRICAL SERVICE:** 800 Amp, 480/277 Volt, 3- phase service with emergency power off switch (EPO) provided in Server Room, and existing 500kw, 277/480V diesel back up generator.
- ▶ **LIGHTING:** Energy-efficient LED lights.
- ▶ **FIRE PROTECTION:** Early suppression fast response (ESFR) wet sprinkler system.
- ▶ Provisions for domestic water and natural gas shall be provided.
- ▶ All utilities shall be separately metered.

## SITE FEATURES

- ▶ Professionally prepared landscape design.



### 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 proposed 5,000 to 24,000 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.



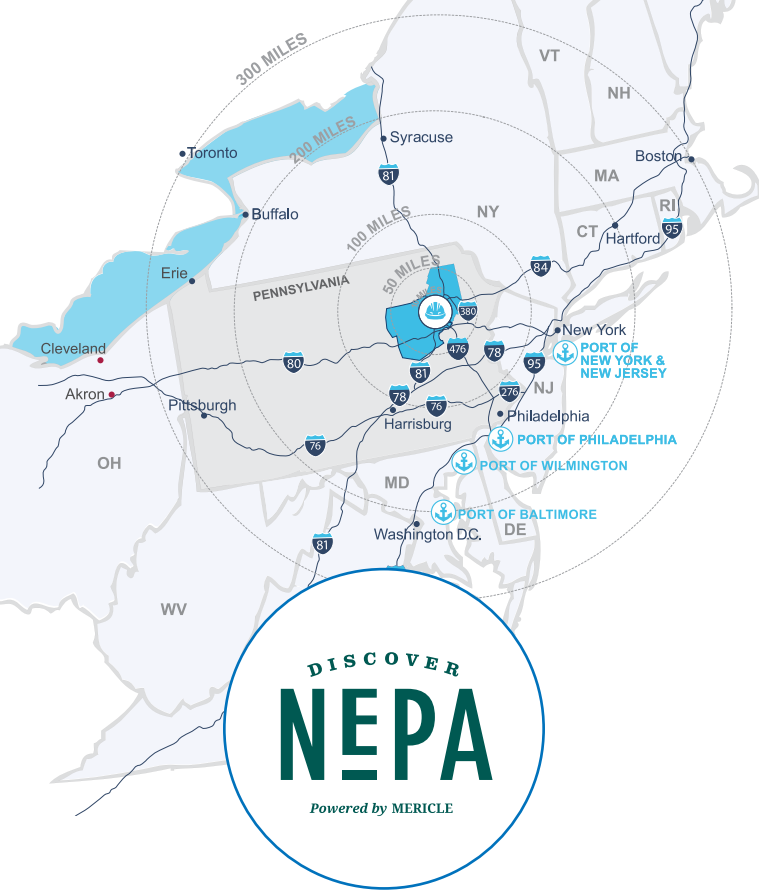
### JOB TRAINING

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
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.

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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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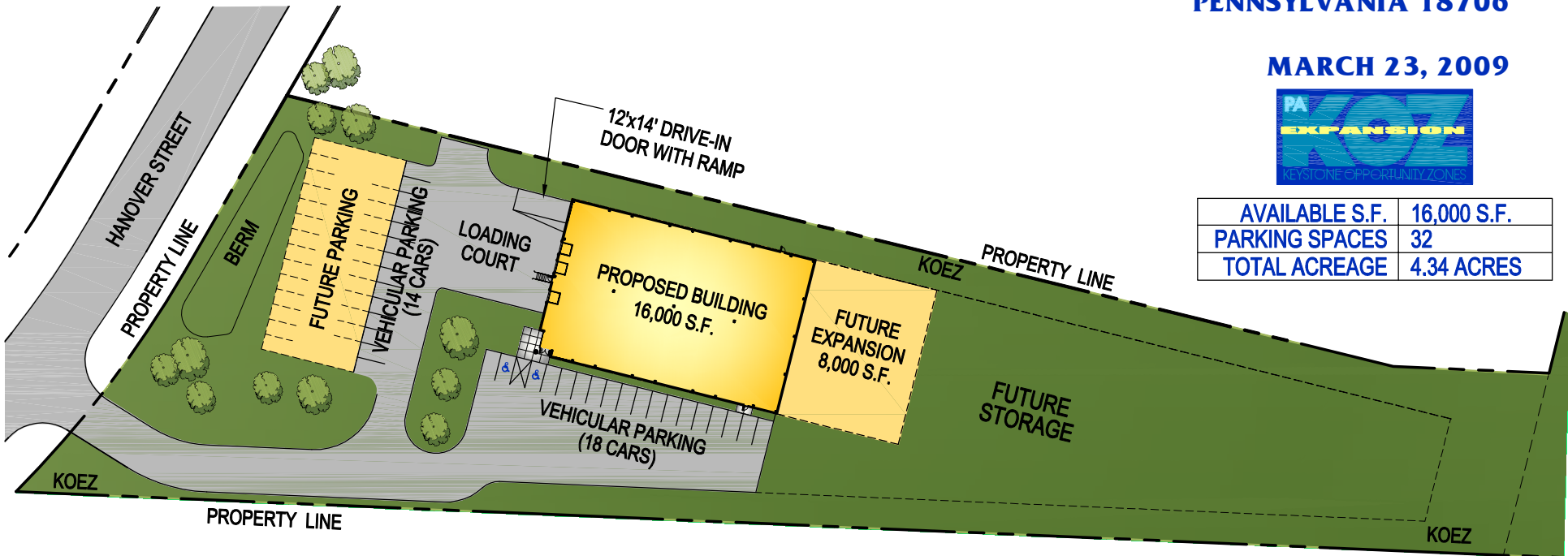
**PROPOSED 16,000 S.F. BUILDING  
EXPANDABLE TO 24,000 S.F.**

**PARCEL #3B  
HANOVER INDUSTRIAL ESTATES  
1050 HANOVER STREET  
HANOVER TOWNSHIP  
PENNSYLVANIA 18706**

**MARCH 23, 2009**



AVAILABLE S.F.	16,000 S.F.
PARKING SPACES	32
TOTAL ACREAGE	4.34 ACRES



**CONCEPTUAL  
SITE PLAN**



**MERICLE COMMERCIAL REAL ESTATE SERVICES**

EAST MOUNTAIN CORPORATE CENTER, 100 BALTIMORE DRIVE, WILKES-BARRE, PA 18702

Phone: 570.823.1100 Fax: 570.823.0300 Web site: www.mericle.com

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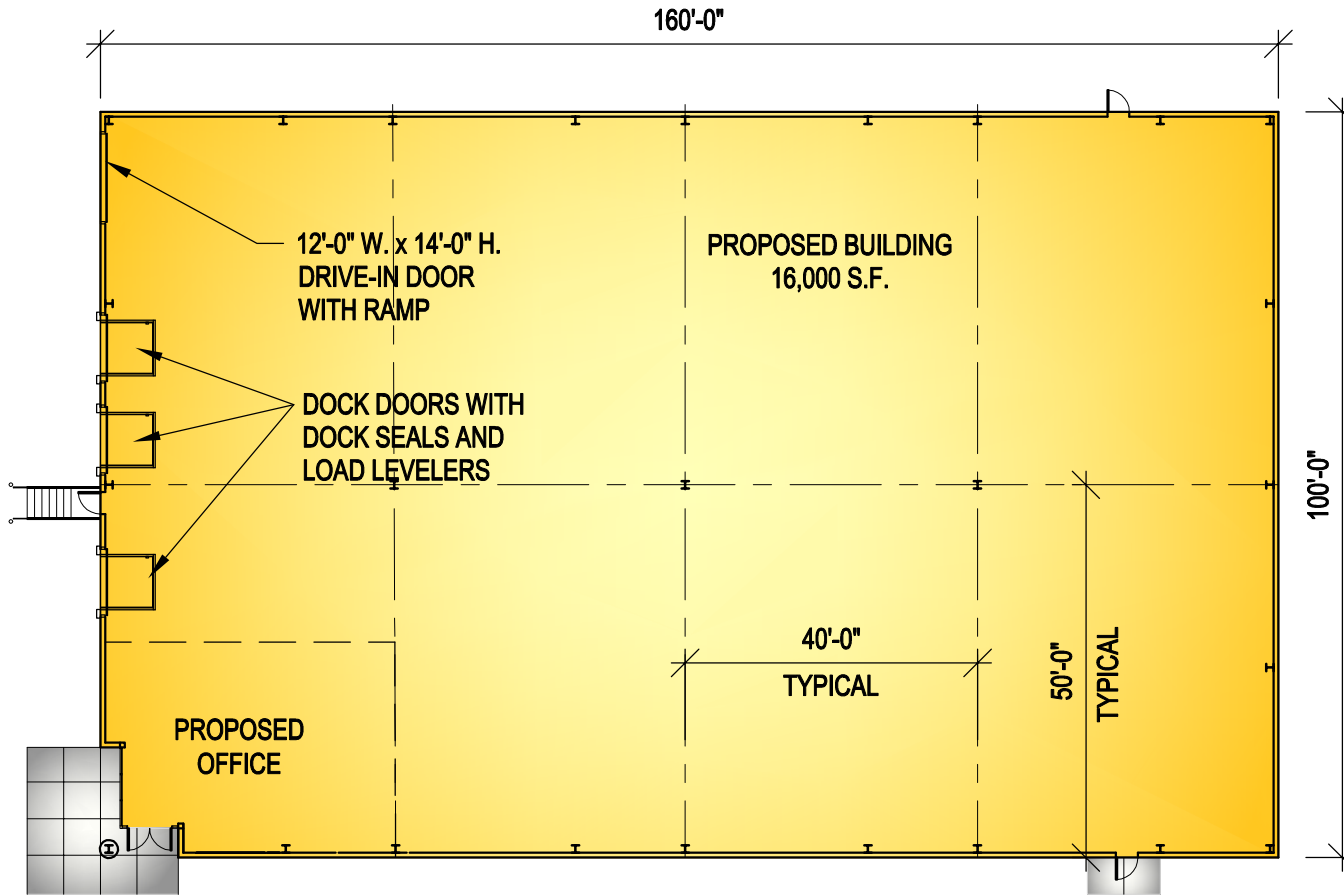
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HANOVER TOWNSHIP  
PENNSYLVANIA 18706**

**MARCH 23, 2009**



AVAILABLE S.F.	16,000 S.F.
PARKING SPACES	50
TOTAL ACREAGE	4.34 ACRES



**CONCEPTUAL  
FLOOR PLAN**



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