



**FOR  
LEASE**

# 30,147 SF

**1061 HANOVER STREET  
HANOVER INDUSTRIAL ESTATES  
HANOVER TOWNSHIP, PA**

.....

**OFFICE**



**PLUG-AND-PLAY CALL CENTER LESS THAN 5 MINUTES FROM I-81!**

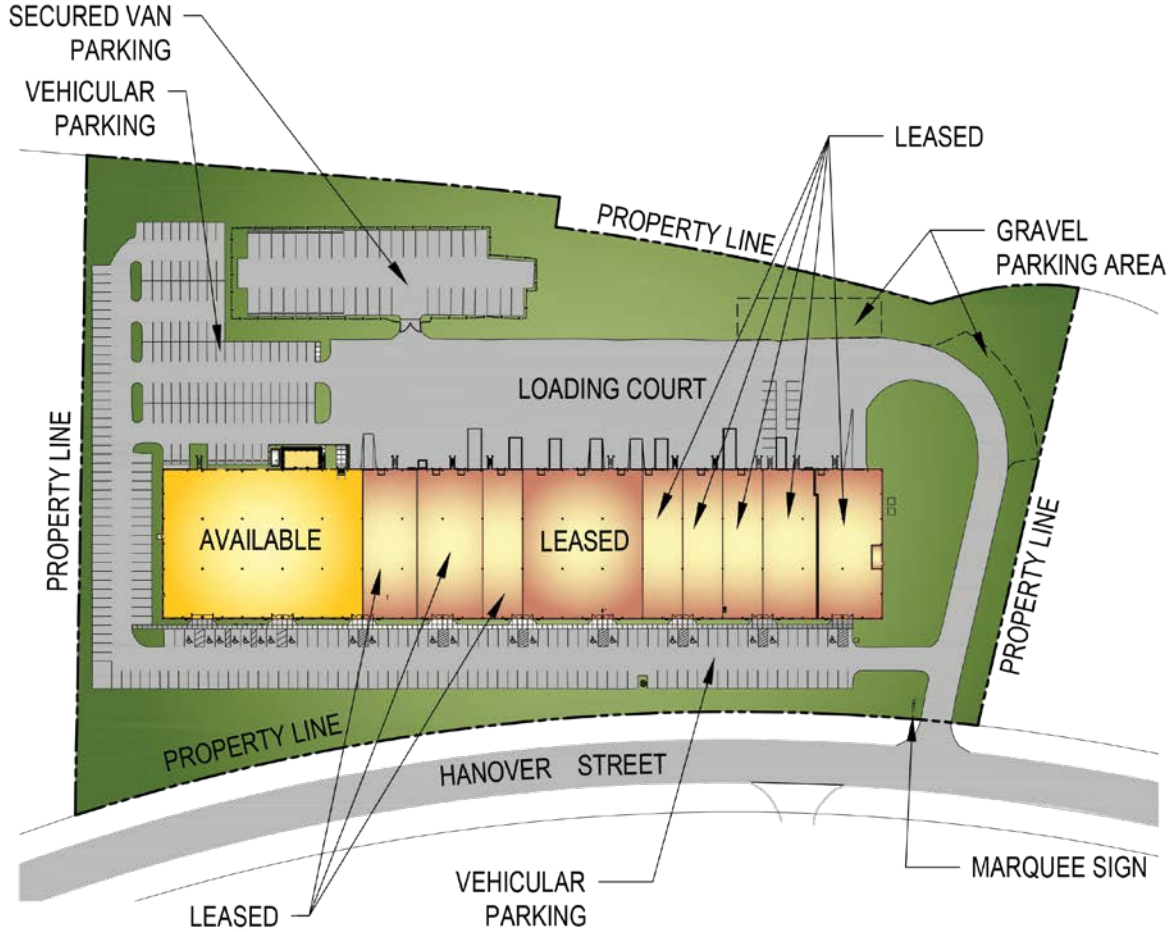
**mericle.com**  **570.823.1100**



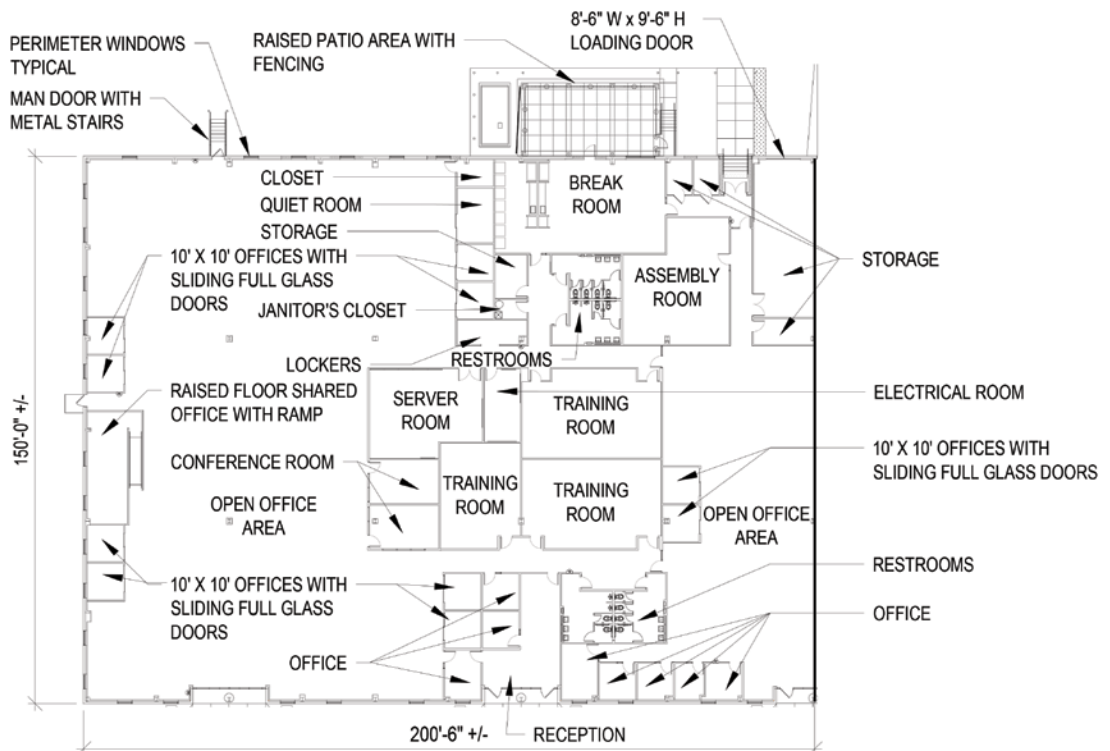
# PLANS

## SITE PLAN

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.



## FLOOR PLAN



FOR LEASE

1061 HANOVER STREET, HANOVER TOWNSHIP, PA

[mericleradytogo.com/1061HanoverStreet](http://mericleradytogo.com/1061HanoverStreet)

# SPECS

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## SIZE

- ▶ **AVAILABLE SPACE:** 30,147 SF available within an existing 108,000 SF building.
- ▶ **ACREAGE:** 11.21 acres
- ▶ **BUILDING DIMENSIONS:** 150' x 200' and contains 30,147 SF, entirely fit-out as call center/ office space.

## BUILDING CONSTRUCTION

- ▶ **FLOOR:** 6" thick reinforced concrete floor slab.
- ▶ **ROOF:** Precision roll-formed *Butler* MR-24 panels with insulation.
- ▶ **EXTERIOR:** Architectural masonry, aluminum frame entrance system, and metal wall panels with insulation.
- ▶ **INTERIOR IMPROVEMENTS:** Carpet tile flooring, porcelain and ceramic tile in restrooms and reception area, existing systems furniture and furnishings, (11) full glass sliding doors multiple ceiling heights ranging from 9' a.f.f. to 14' a.f.f., decorative wood wall trim, wood chair rail, and office doors with sidelights.
- ▶ **LOADING DOORS:** One (1) existing 8'-6" x 9'-6" overhead door to storage area.
- ▶ Exterior perimeter contains 4' -0" x 4'-0" insulated, aluminum frame windows.

## PARKING

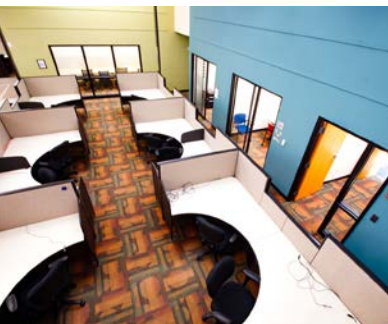
- ▶ On-site parking for approx. (204) vehicles.

## UTILITIES

- ▶ **HVAC:** Packaged, zoned, gas/electric roof top units with programmable thermostats.
- ▶ **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:** Combination of linear fluorescent pendants, 2 x 4 fluorescent troffers with parabolic lenses, 2 x 4 fluorescent troffers with prismatic lenses, recessed can lights, and accent lighting throughout space.
- ▶ **FIRE PROTECTION:** Light Hazard with *Preaction Sprinkler System* in Server Room.
- ▶ **TELECOM:** Redundant data/communications available in park.
- ▶ **DATA:** The Server Room has (2) existing, 5-ton *Liebert* Units.
- ▶ Separately metered public water, sewer, gas, and electric.

## SITE FEATURES

- ▶ Professionally prepared landscape design.
- ▶ Secured, covered outside patio.
- ▶ Marquee sign with masonry base at site entrance.



## 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 108,000 square foot office/ 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.



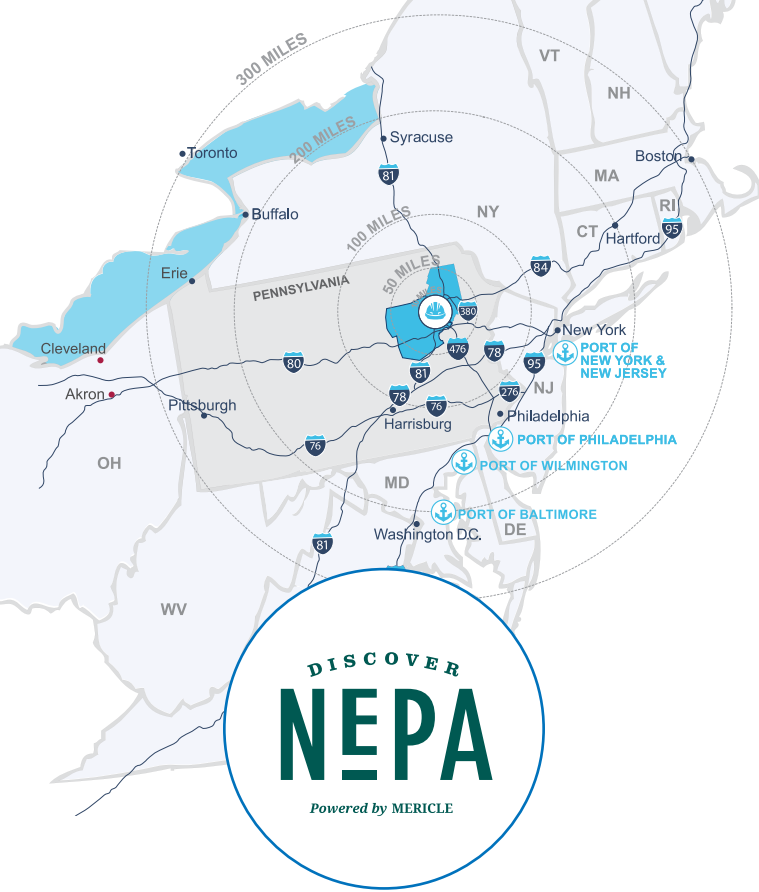
## JOB TRAINING

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.

FOR LEASE

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[mericleradytogo.com/1061HanoverStreet](http://mericleradytogo.com/1061HanoverStreet)



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



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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.

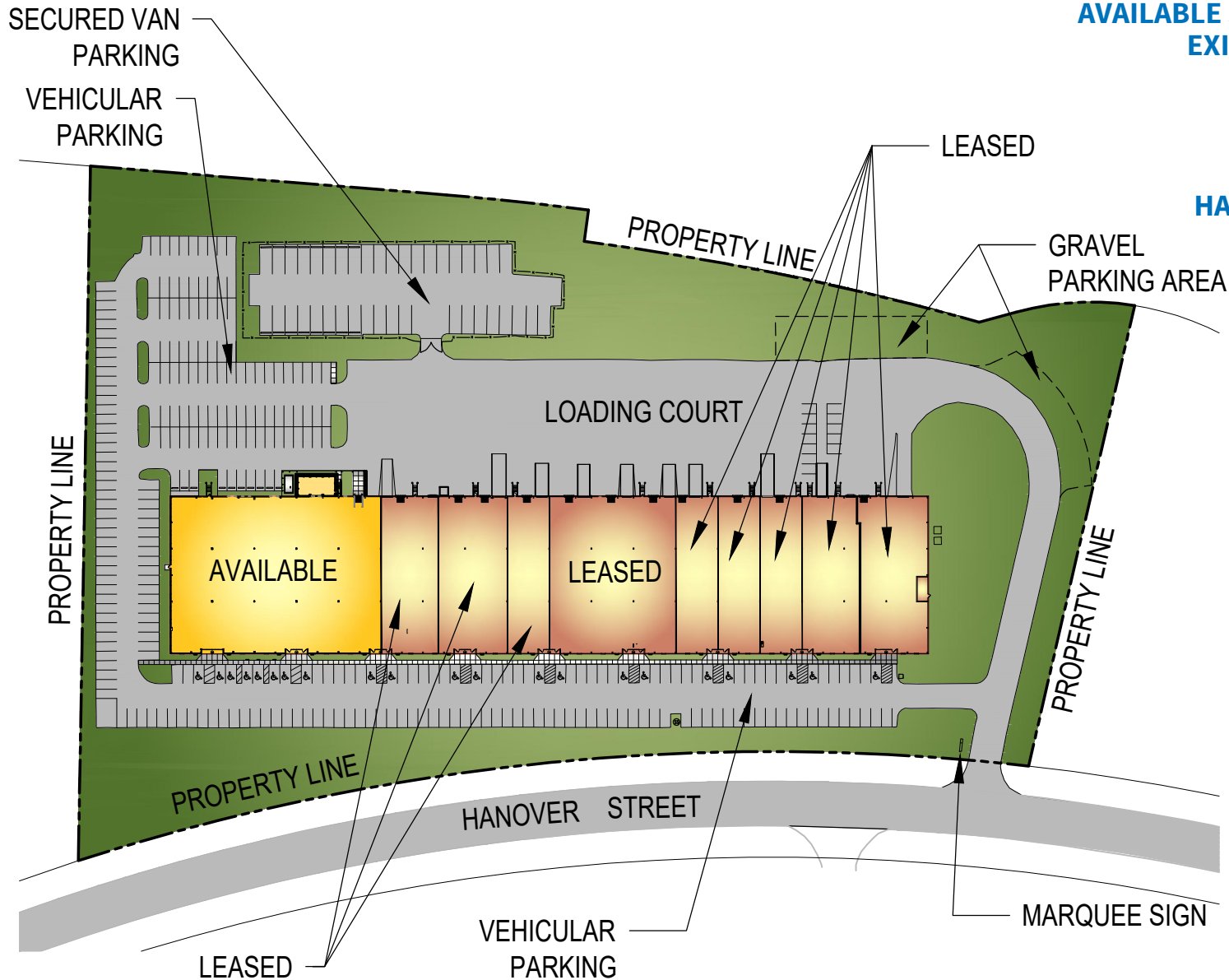
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# EXISTING SITE PLAN

**AVAILABLE 30,147 S.F. SPACE WITHIN AN EXISTING 108,000 S.F. BUILDING**

**PARCEL #11A  
1061 HANOVER STREET  
HANOVER INDUSTRIAL ESTATES  
HANOVER TOWNSHIP  
PENNSYLVANIA, 18706**



AVAILABLE S.F.	30,147 S.F.
PARKING SPACES	204
ACREAGE	11.21

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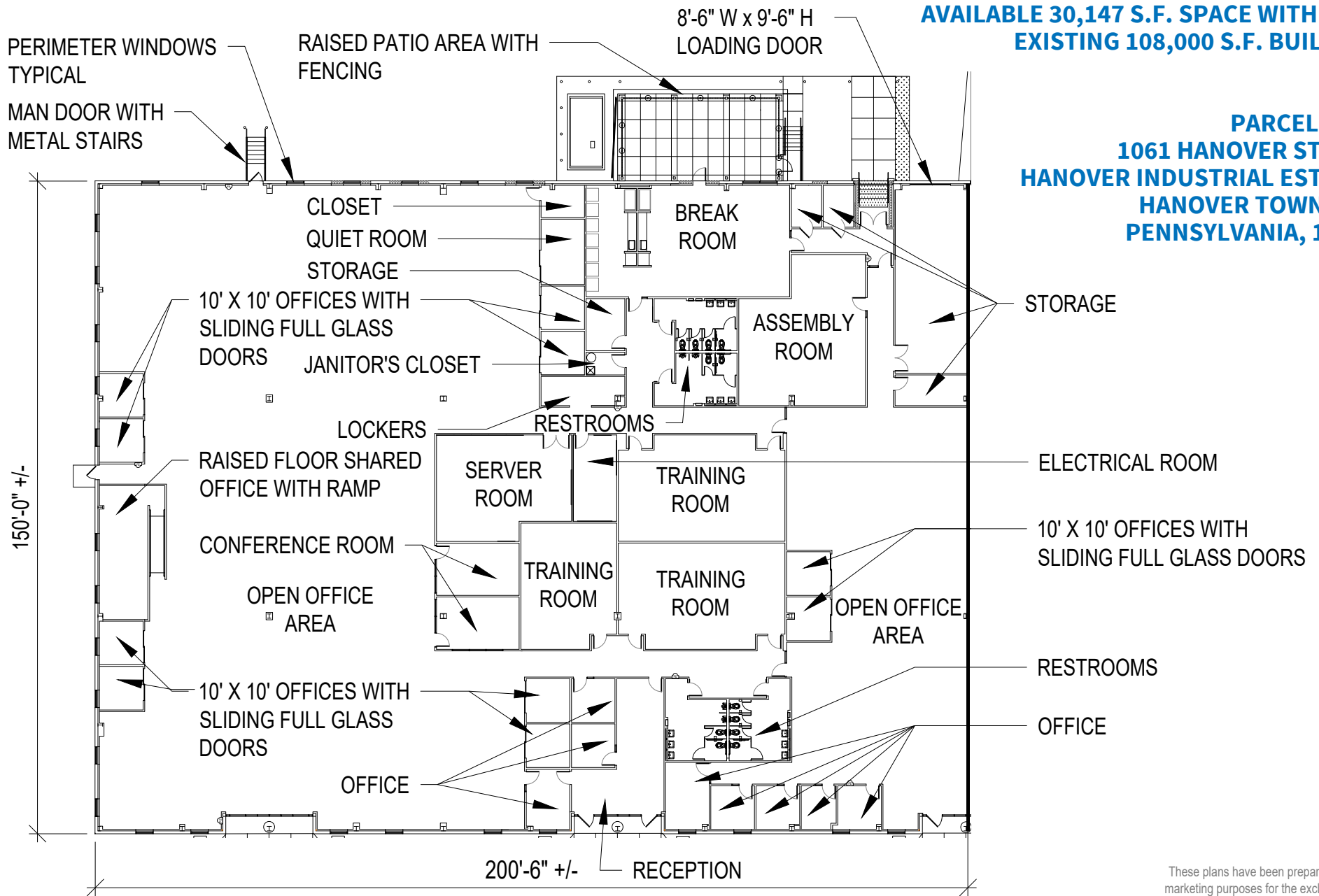
East Mountain Corporate Center  
100 Baltimore Drive, Wilkes-Barre, PA 18702

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

# EXISTING FLOOR PLAN

**AVAILABLE 30,147 S.F. SPACE WITHIN AN EXISTING 108,000 S.F. BUILDING**

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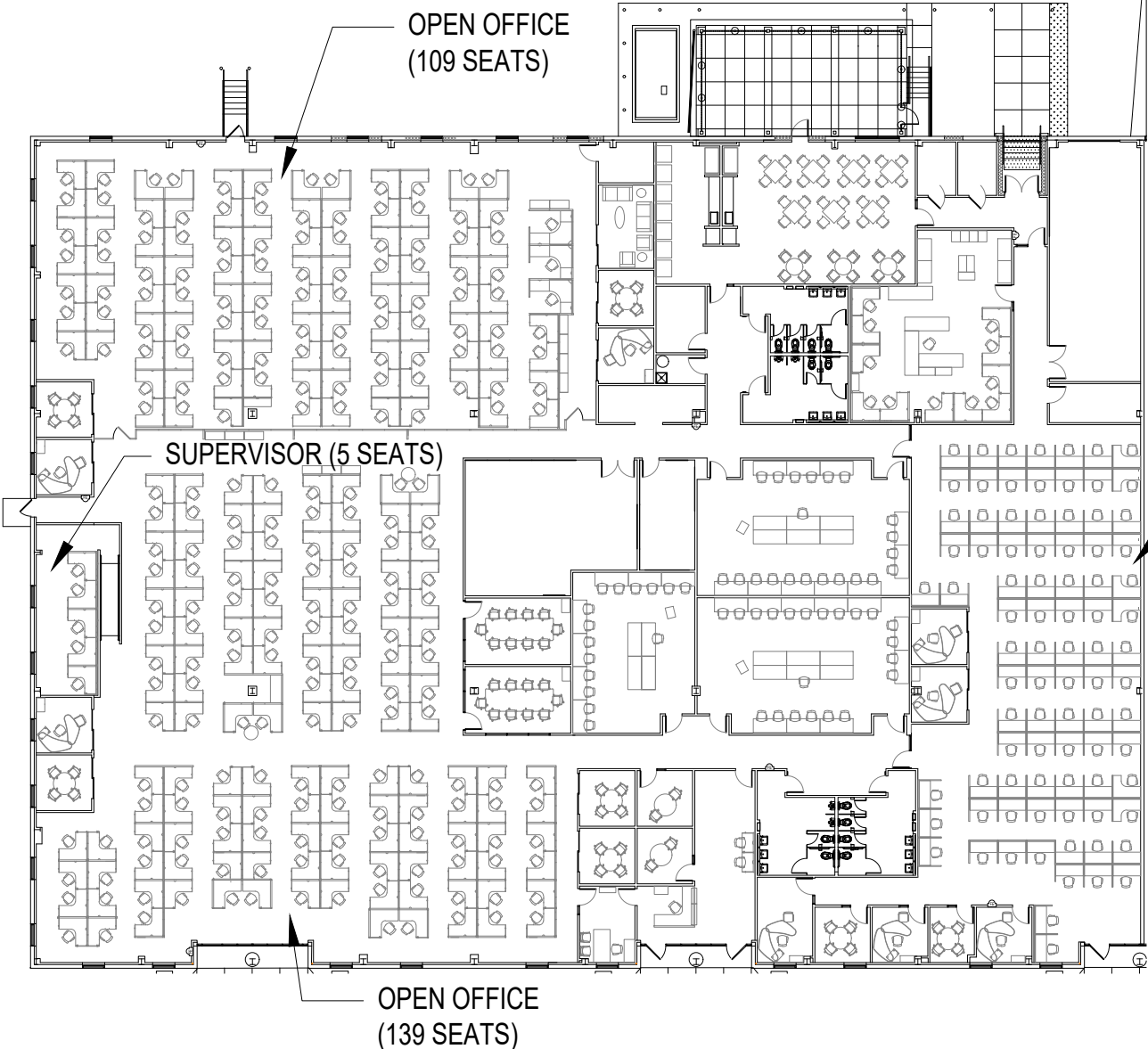
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100 Baltimore Drive, Wilkes-Barre, PA 18702

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# EXISTING FURNITURE PLAN

AVAILABLE 30,147 S.F. SPACE WITHIN AN EXISTING 108,000 S.F. BUILDING

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HANOVER INDUSTRIAL ESTATES  
HANOVER TOWNSHIP  
PENNSYLVANIA, 18706



OPEN OFFICE  
(86 SEATS)

NOTE:  
FURNITURE SHOWN SUBJECT  
TO FIELD VERIFICATION

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