



**FOR
LEASE**

252,000 SF

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

.....

**MANUFACTURING
READY**



GREAT INDUSTRIAL SPACE ON THE I-81 CORRIDOR

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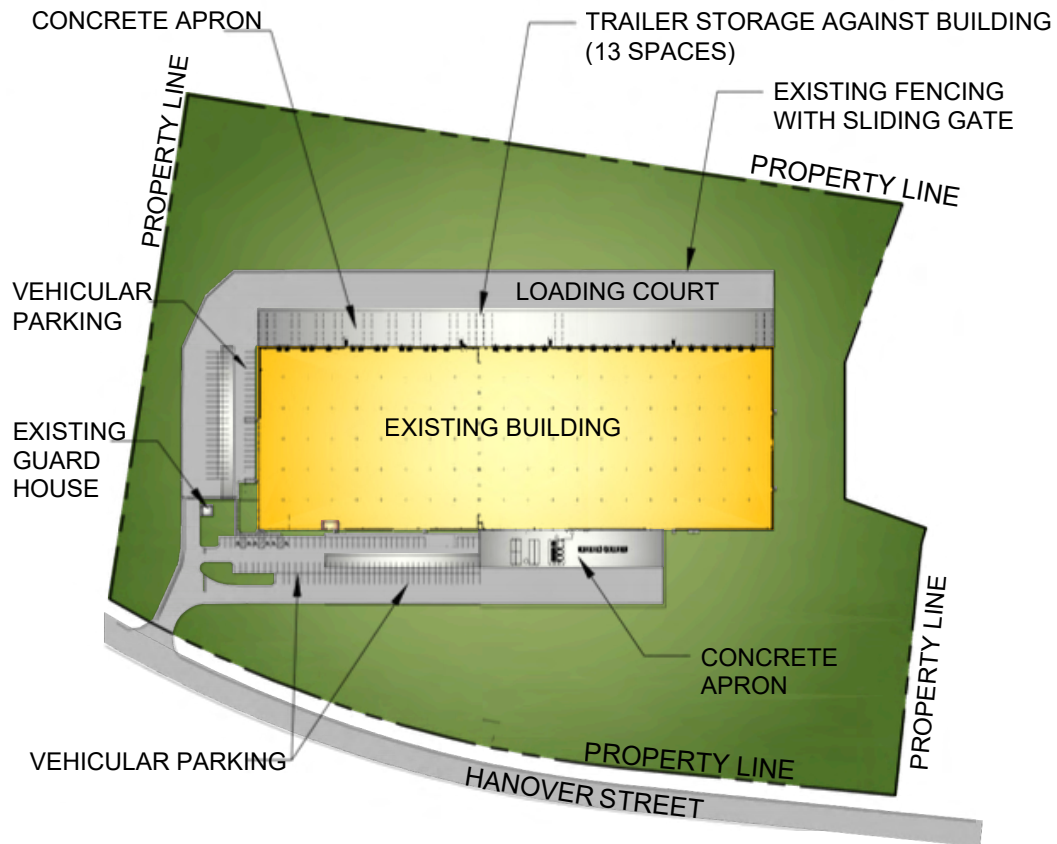
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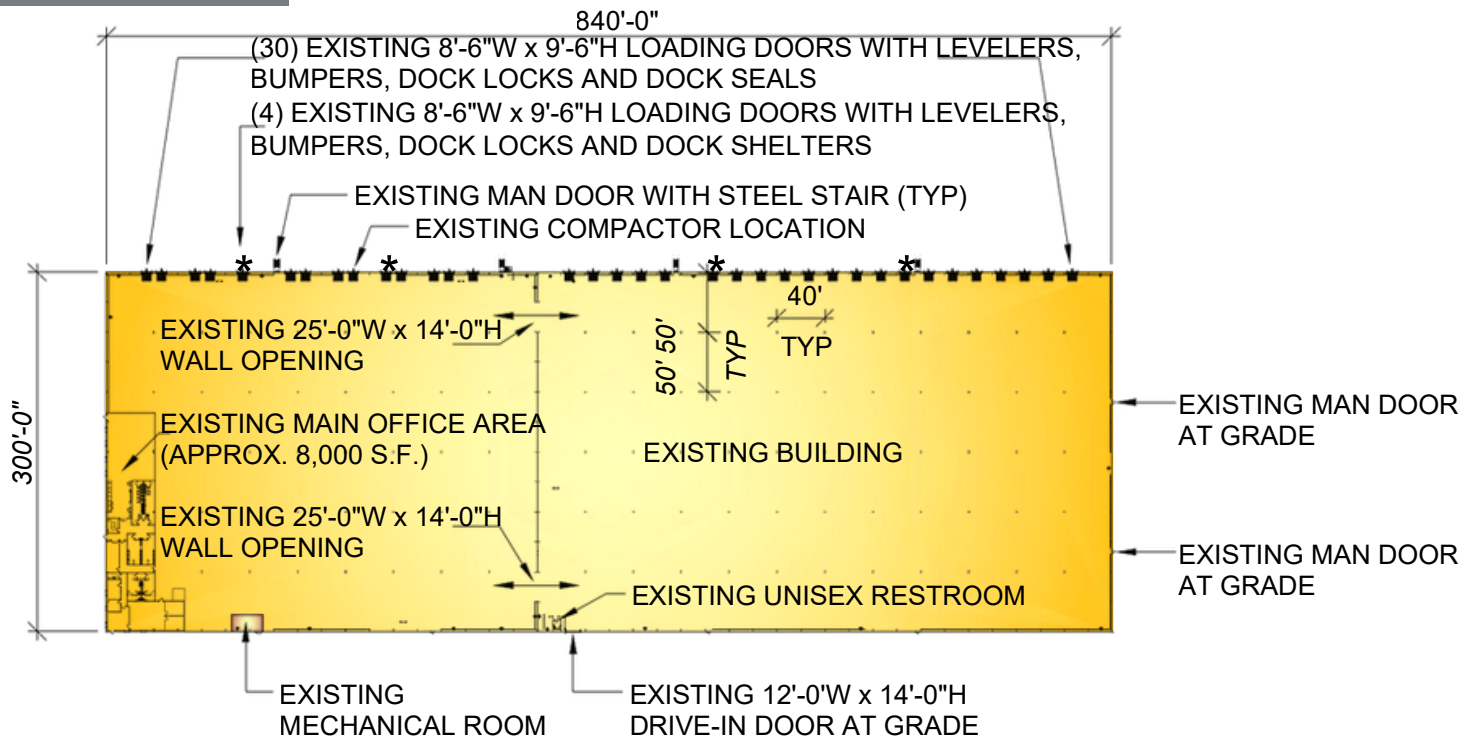
PLANS

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

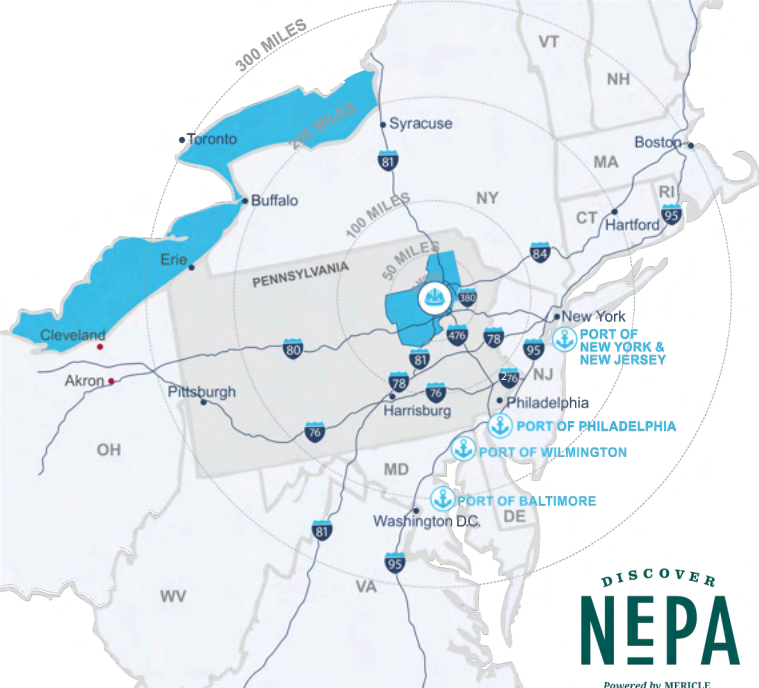
This former woodworking facility retains numerous high-value manufacturing systems that can significantly reduce fit-out costs and accelerate occupancy. Features include:

- 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
- Dust collection and Nordfab Quick-Fit ductwork
- Low-voltage infrastructure including structured cabling, security cameras, card readers, and access control.

FOR LEASE

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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!

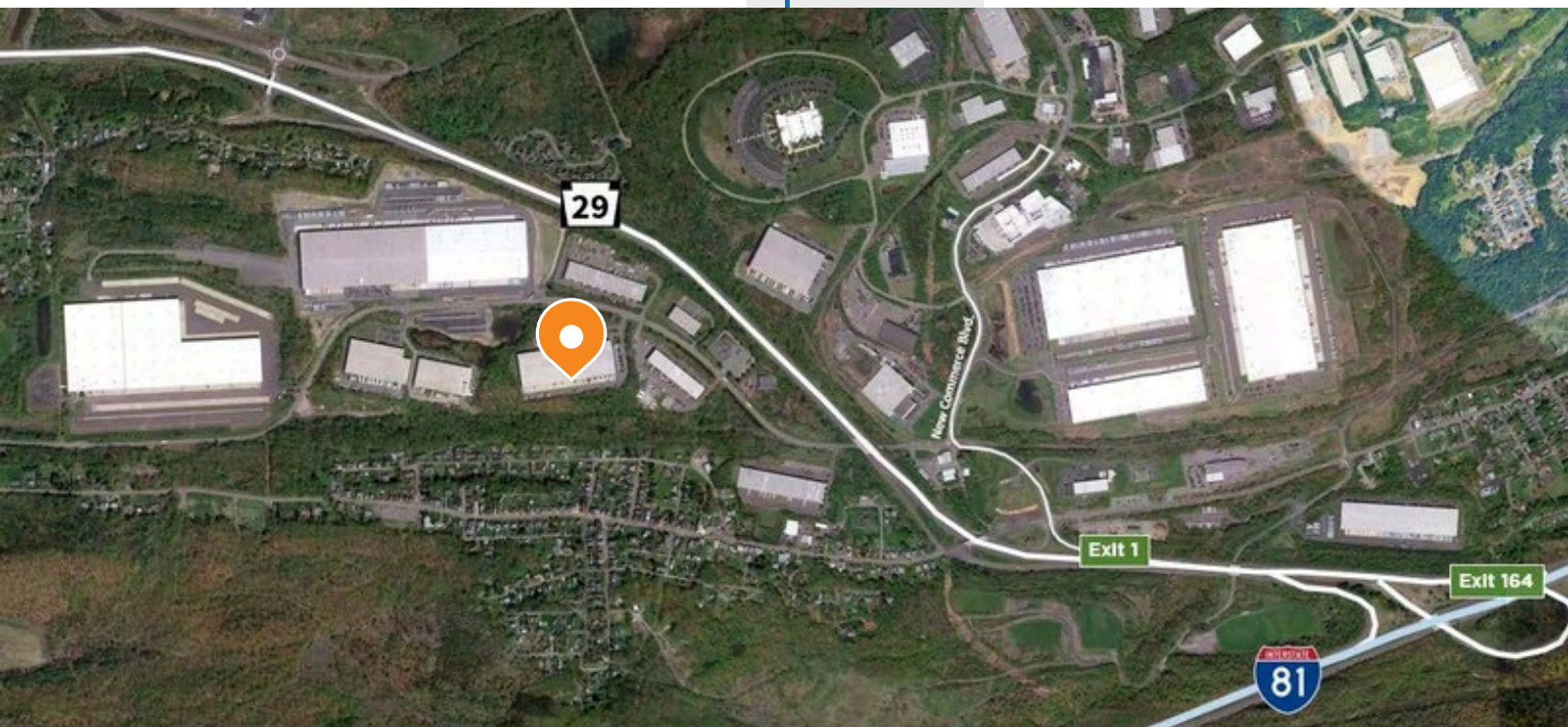
Mericle is Northeastern Pennsylvania proud.

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



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.

BOB BESECKER, Vice President
bbesecker@mericle.com

JIM HILSHER, Vice President
jhilsher@mericle.com

BILL JONES, Vice President
bjones@mericle.com

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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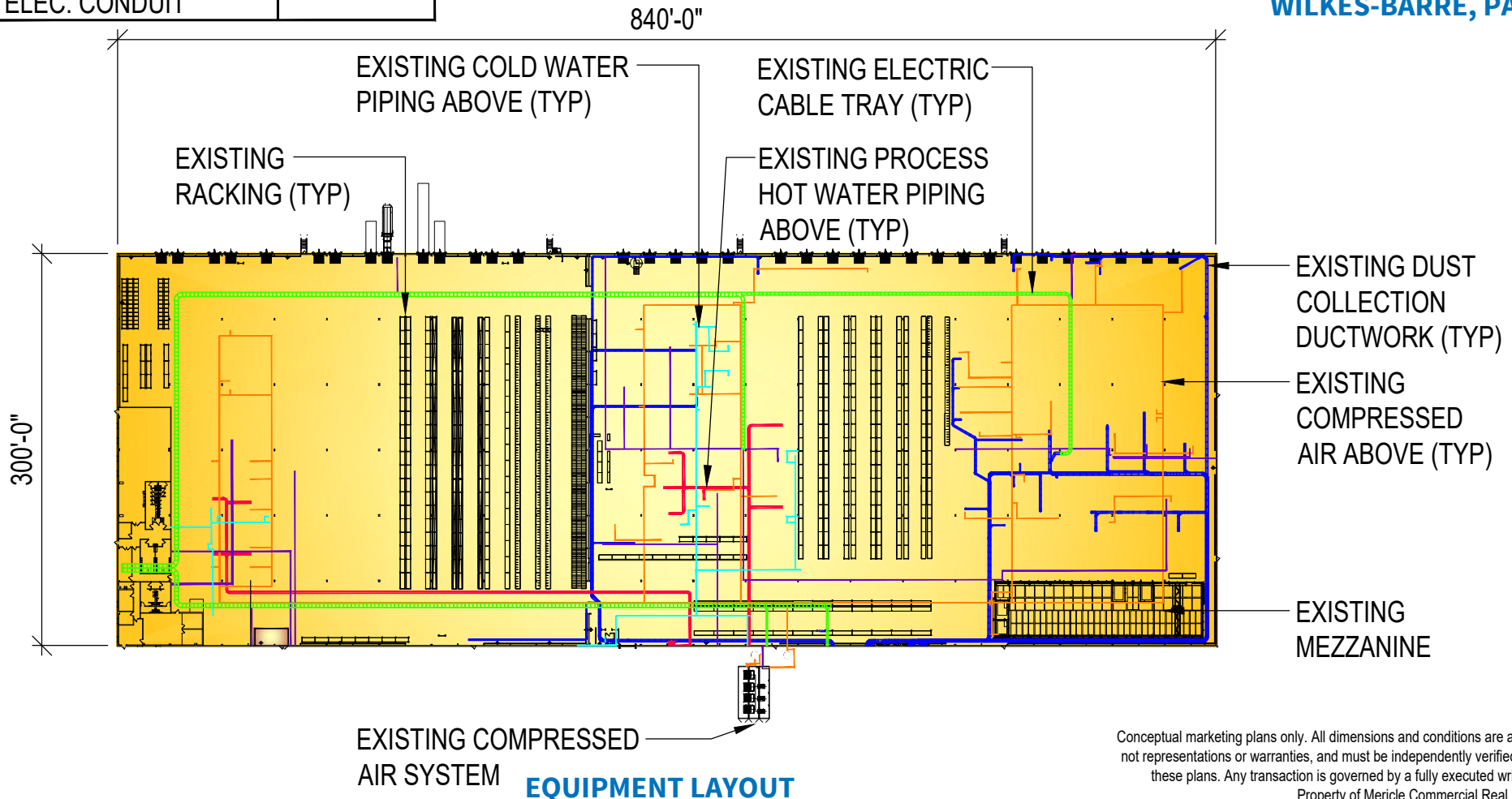


CONCEPTUAL BUILDING PLAN

EXISTING 252,000 S.F. BUILDING

PARCELS #5 & #6
1070 HANOVER STREET
HANOVER INDUSTRIAL ESTATES
HANOVER TOWNSHIP
WILKES-BARRE, PA 18706

COLD WATER	
PROCESS HOT WATER	
CABLE TRAY	
DUST COLLECTION	
COMPRESSED AIR	
ELEC. CONDUIT	



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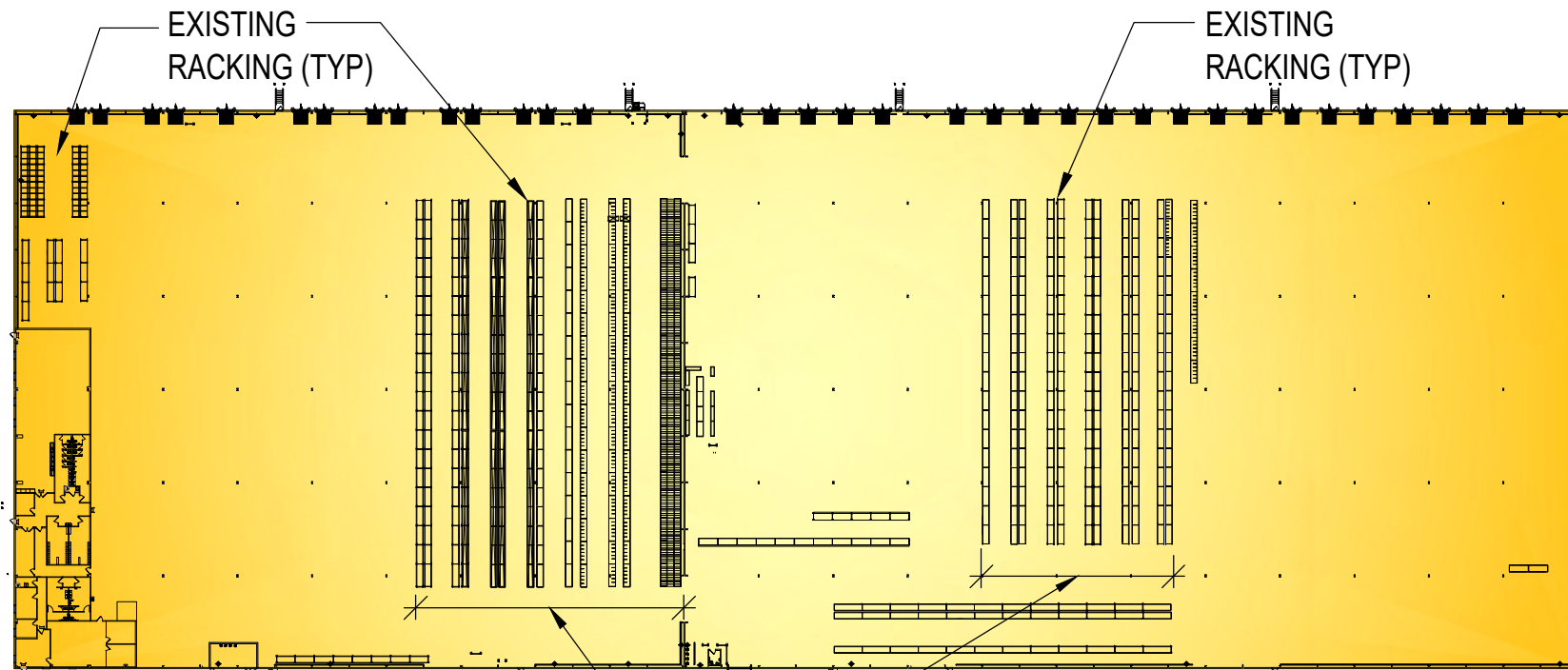
CONCEPTUAL RACKING PLAN

EXISTING 252,000 S.F. BUILDING

RACKING IS SPEEDRACK BRAND RACKING CONSISTING OF THE FOLLOWING:

- (568) UPRIGHTS - 42" X 28'
- (6834) BEAMS - 4.5" X 120"
- (960) BEAMS - 4.5" X 144"
- (830) BEAMS - 6" X 144"
- (680) BEAMS - 6" X 14'-9"
- APPROXIMATELY 12,000 + PALLET POSITIONS
- IN-RACK FIRE PROTECTION IS PROVIDED IN SELECT AREAS AS IDENTIFIED.

PARCELS #5 & #6
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EXISTING RACKING INCLUDES SELECT
LEVELS OF IN-RACK FIRE PROTECTION

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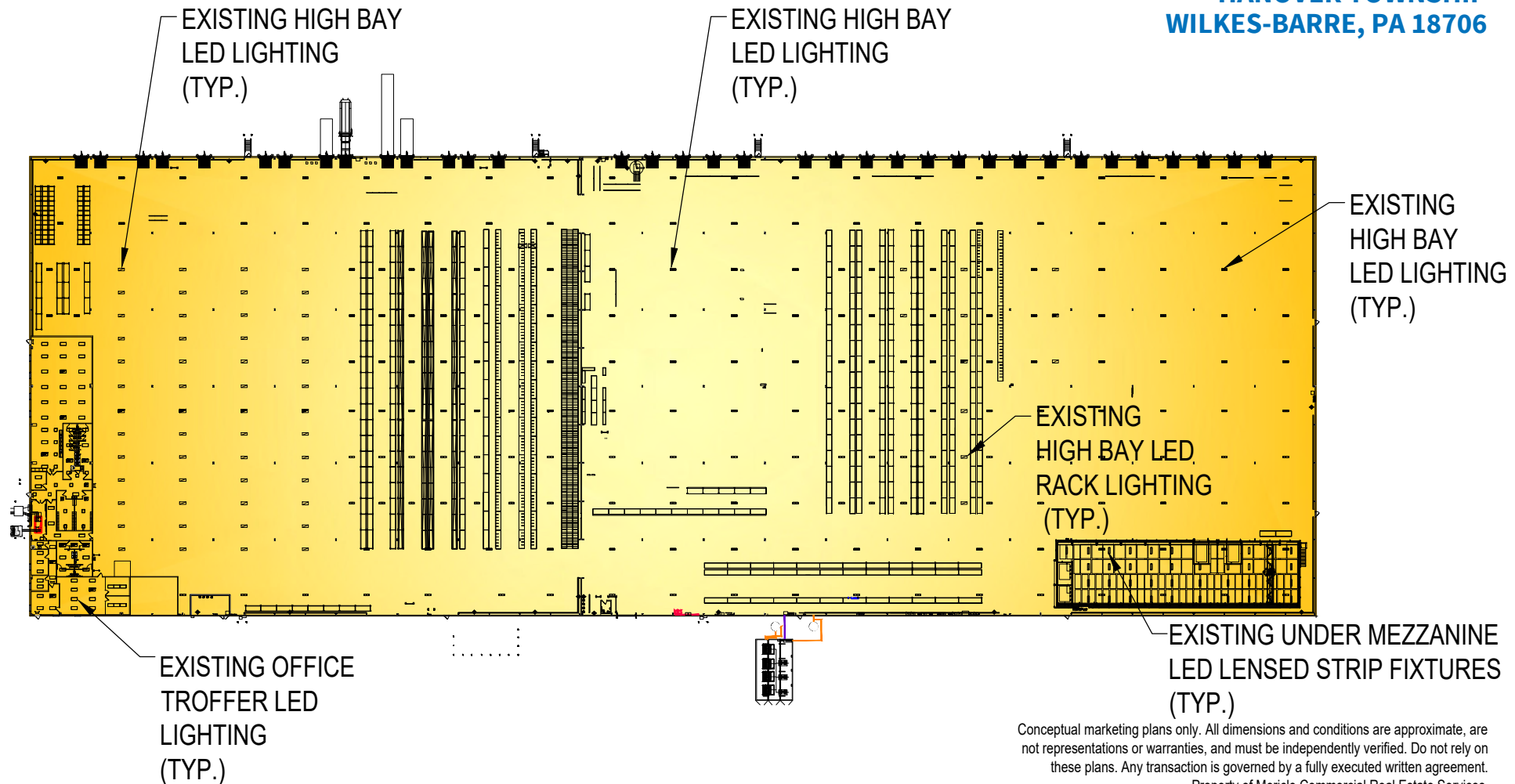
CONCEPTUAL LIGHTING PLAN

EXISTING 252,000 S.F. BUILDING

LIGHTING SYSTEM:

- WAREHOUSE - HIGH BAY LED FIXTURES (30FC AVERAGE)
- RACKING AISLE - HIGH BAY LED FIXTURES (20FC AVERAGE)
- OFFICE AREA - TROFFER LED FIXTURES (35-45FC AVERAGE)

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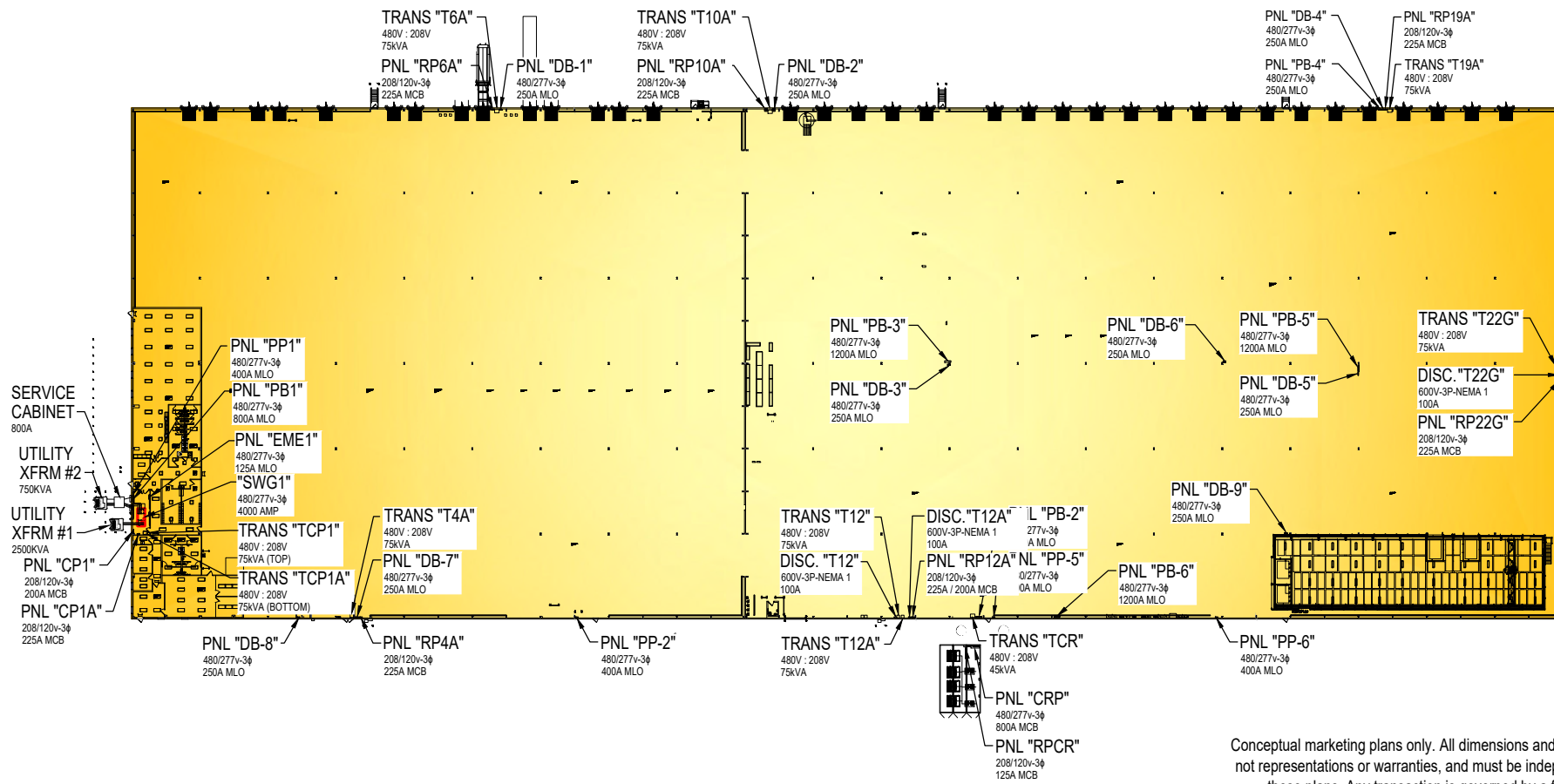
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ELECTRICAL DISTRIBUTION SYSTEM:

- (2) ELECTRICAL SERVICES
 - A. UTILITY TRANSFORMER #1 - 2500KVA
 - B. UTILITY TRANSFORMER #2 - 750KVA
- SERVICE #1 - 4000A SWITCHGEAR, 480/277V, 3-PHASE
- SERVICE #2 - 800A C/T CABINET, 480/277V, 3-PHASE (FIRE PUMP SERVICE)
- ADDITIONAL DETAILS ON THE ELECTRICAL SYSTEMS AND A ONE-LINE DIAGRAM CAN BE PROVIDED UPON REQUEST

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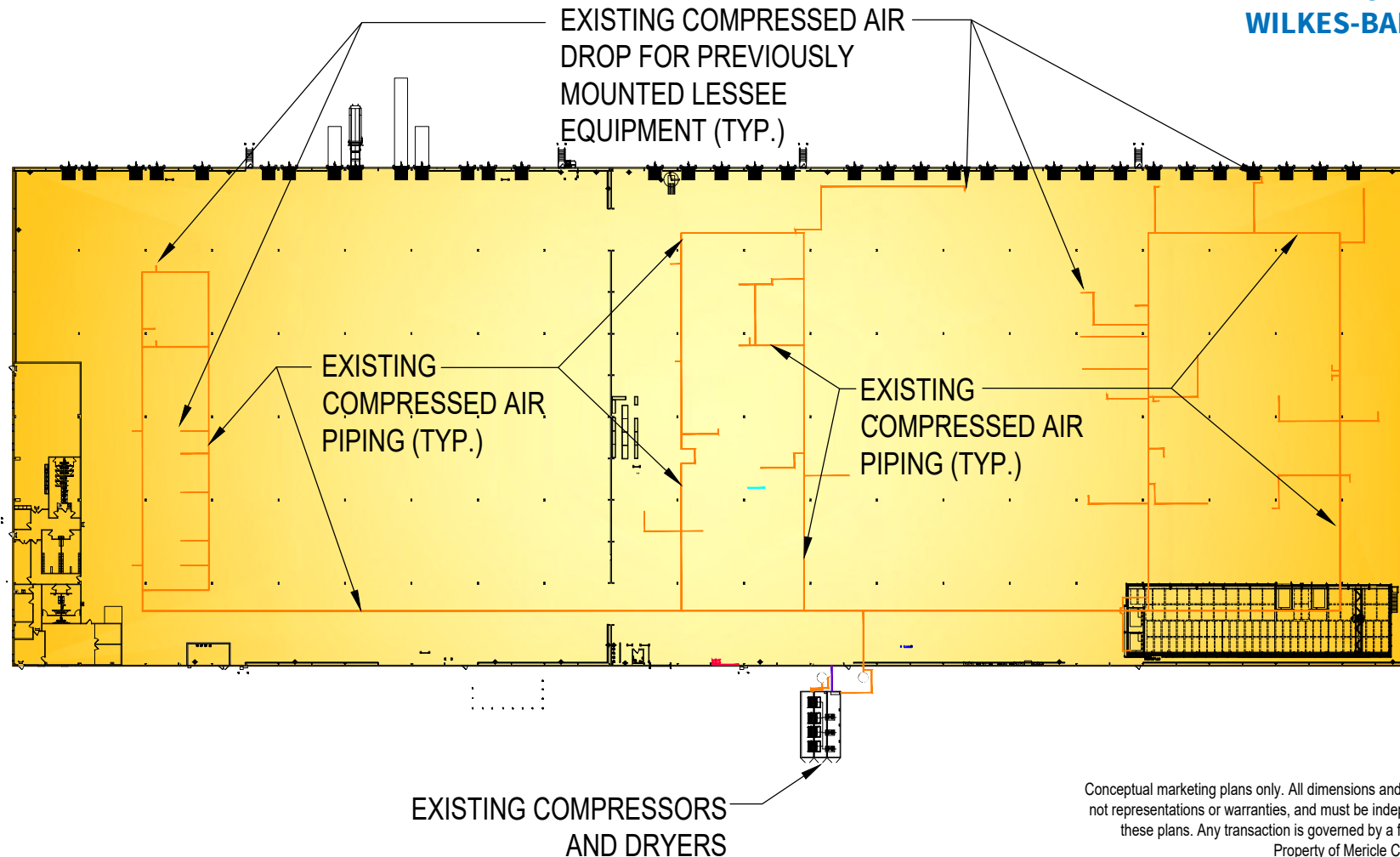
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PROCESS COMPRESSED AIR SYSTEM:

- 1,800 CFM OF DRY COMPRESSED AIR AT 125 P.S.I.
- THREE (3) SULLAIR LS9009S ROTARY SCREW AIR COMPRESSORS
- PARKER HANNIFIN AIR DRYERS
- COMPRESSED AIR DISTRIBUTION PIPING IS EASILY MODIFIABLE FOR NEW PROCESS LAYOUT

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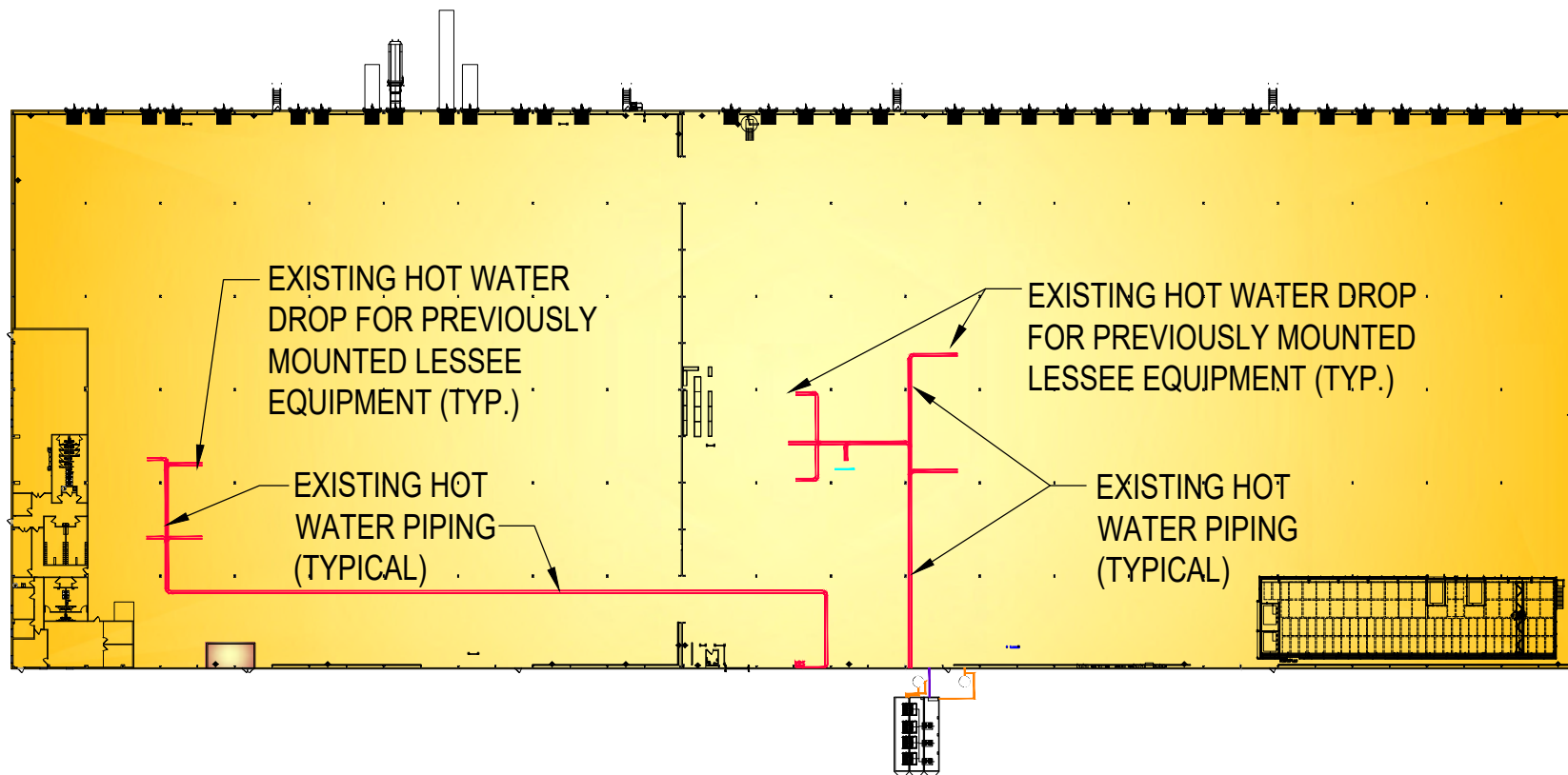
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CONCEPTUAL HOT WATER PLAN

PROCESS HOT WATER PIPING

EXISTING 252,000 S.F. BUILDING

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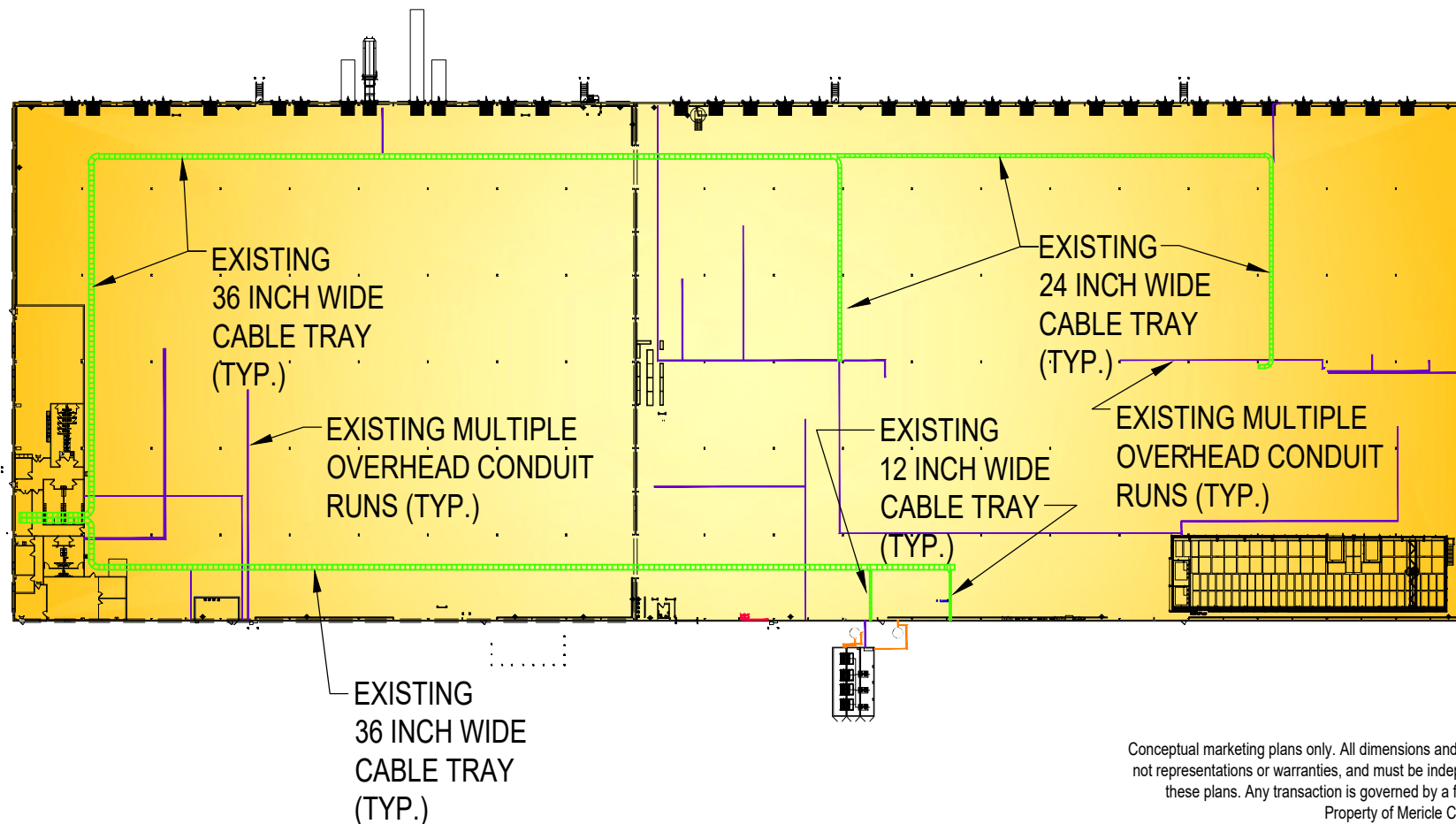
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ELECTRICAL RACEWAY SYSTEMS:

- OPEN LADDER CABLE TRAY SYSTEM
 - A. 36 INCH, 24 INCH AND 12 INCH WIDE TRAY
- OVERHEAD CONDUITS
 - A. MULTIPLE RUNS OF RIGID STEEL CONDUITS BETWEEN 2"-4" TO DISTRIBUTION PANELS AND GEAR DROPS
- BELOW GRADE CONDUITS
 - A. MULTIPLE RUNS OF PVC CONDUITS FROM MAIN SERVICE TO DISTRIBUTION PANELS

EXISTING 252,000 S.F. BUILDING

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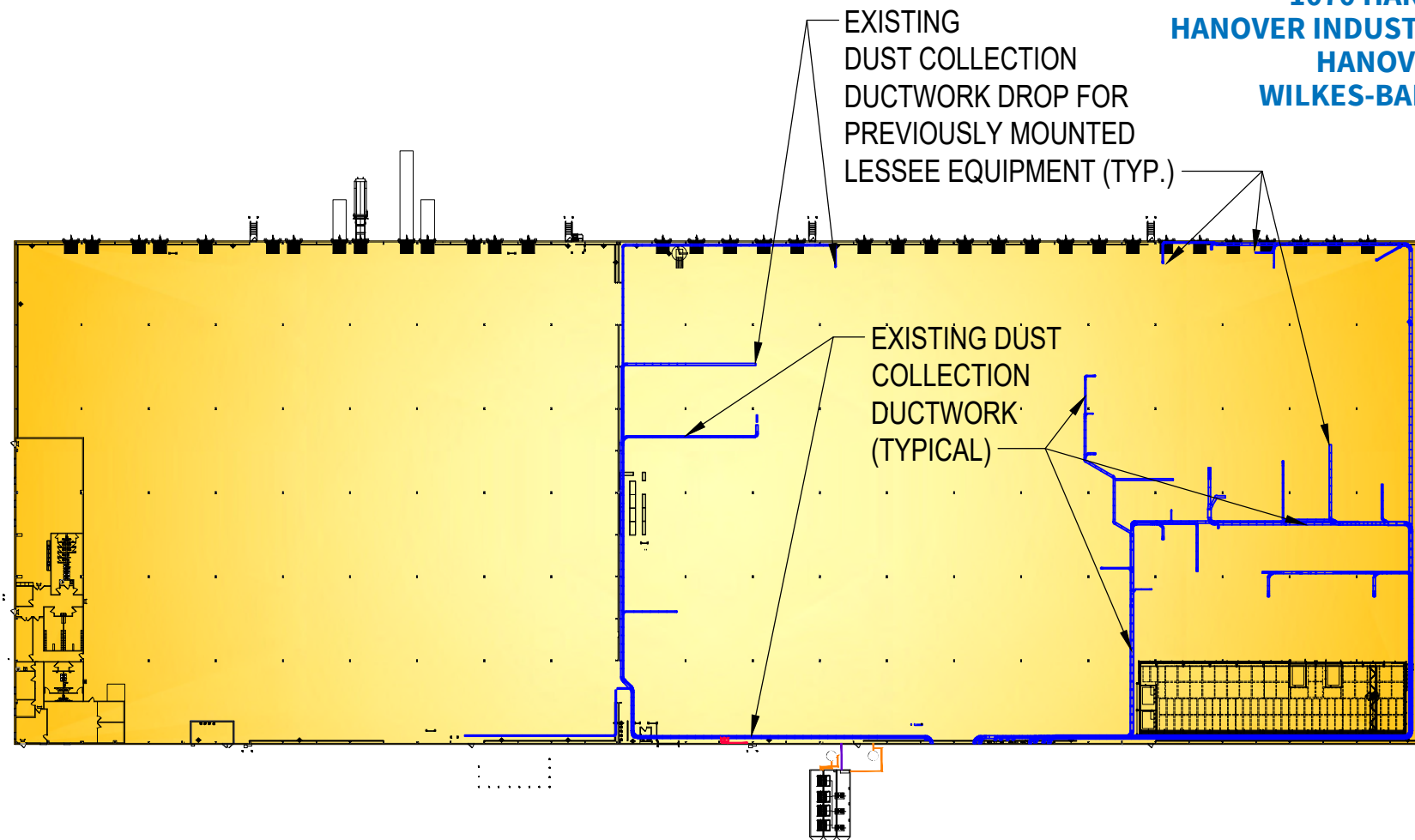
CONCEPTUAL DUST PLAN

EXISTING 252,000 S.F. BUILDING

DUST COLLECTION DUCTWORK:

- "NORDFAB QUICK-FIT" GALVANIZED DUCTWORK IS EASILY MODIFIABLE FOR NEW PROCESSES

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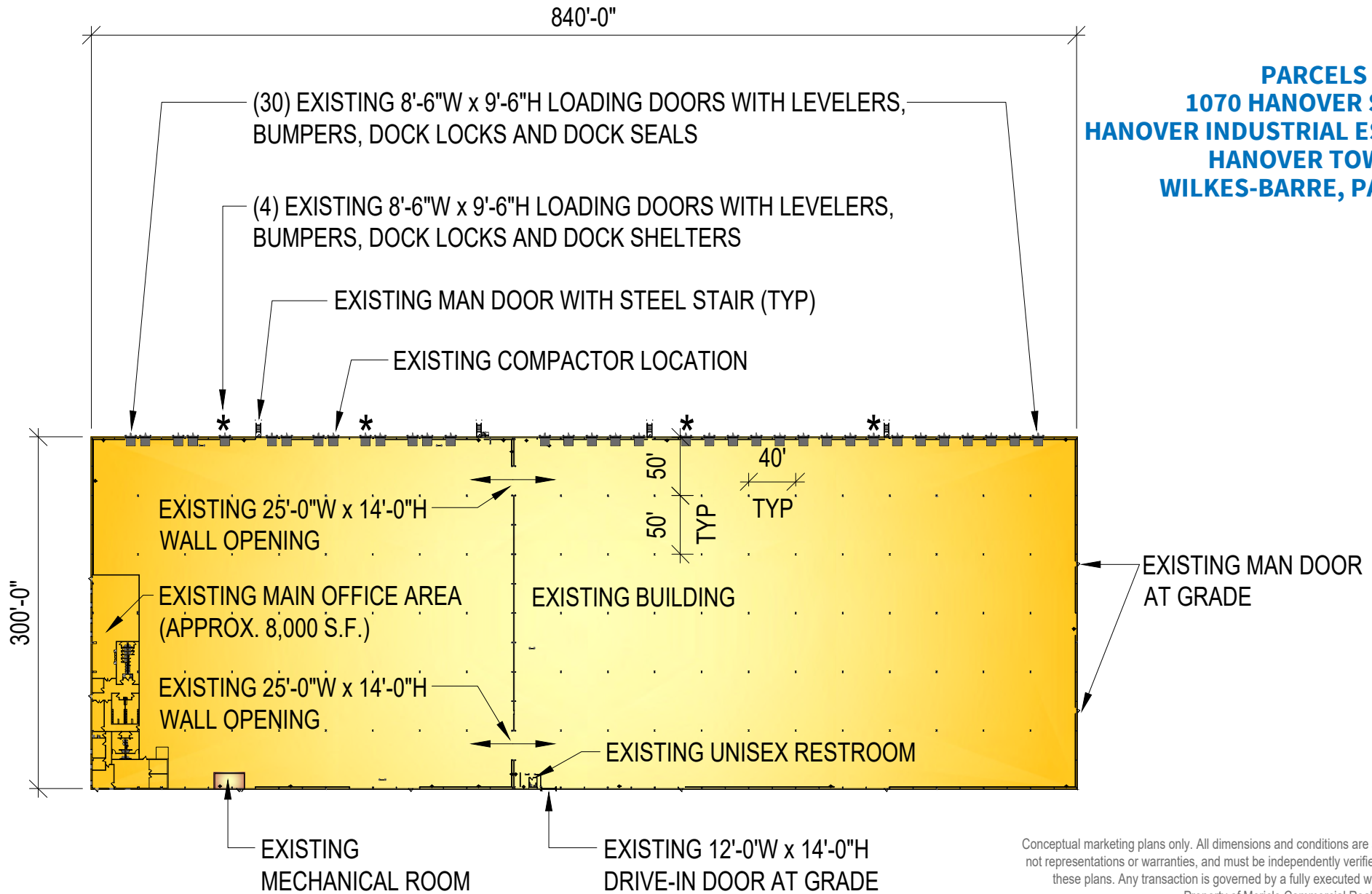
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CONCEPTUAL BUILDING PLAN

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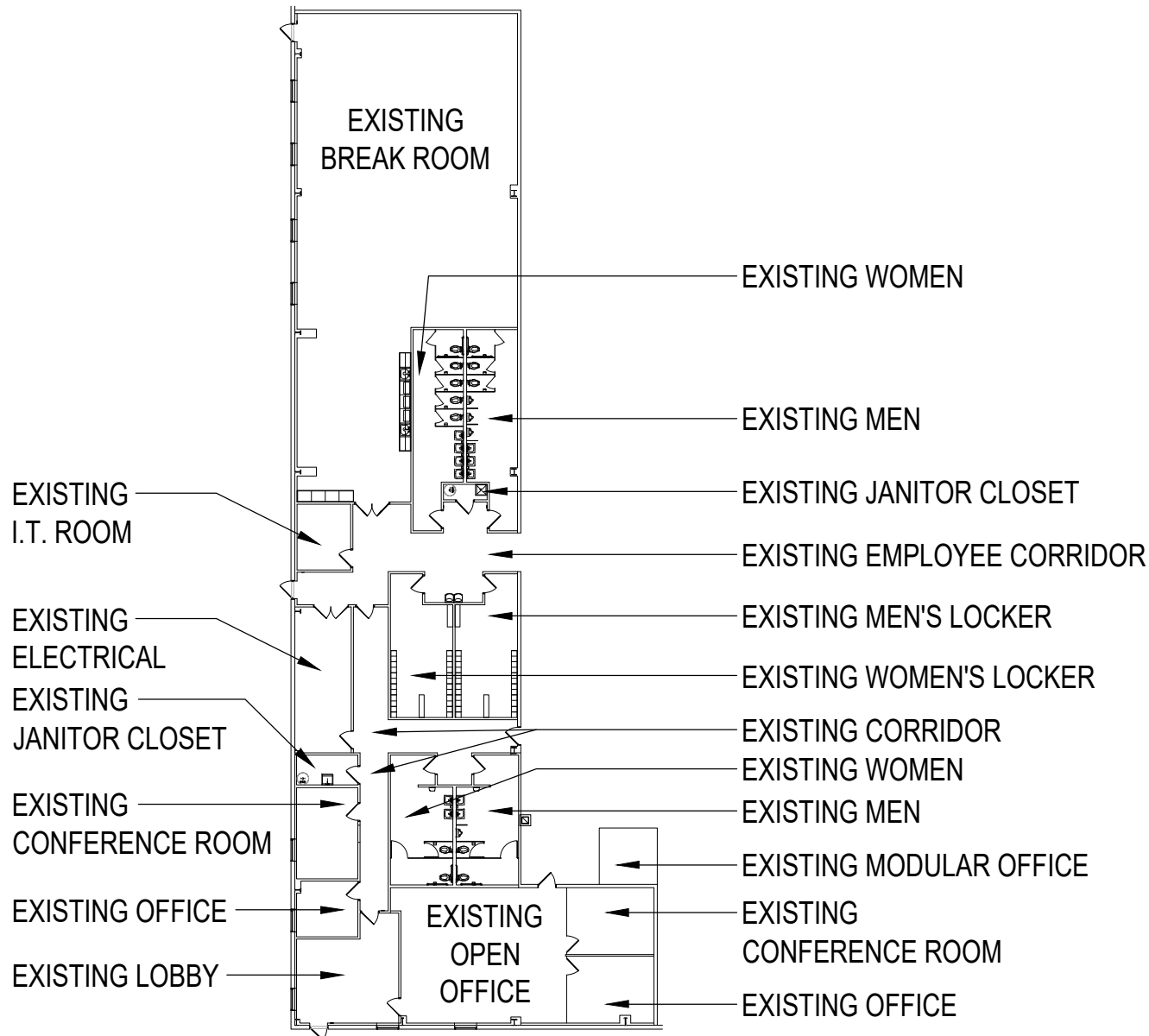
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CONCEPTUAL OFFICE PLAN

EXISTING 252,000 S.F. BUILDING

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

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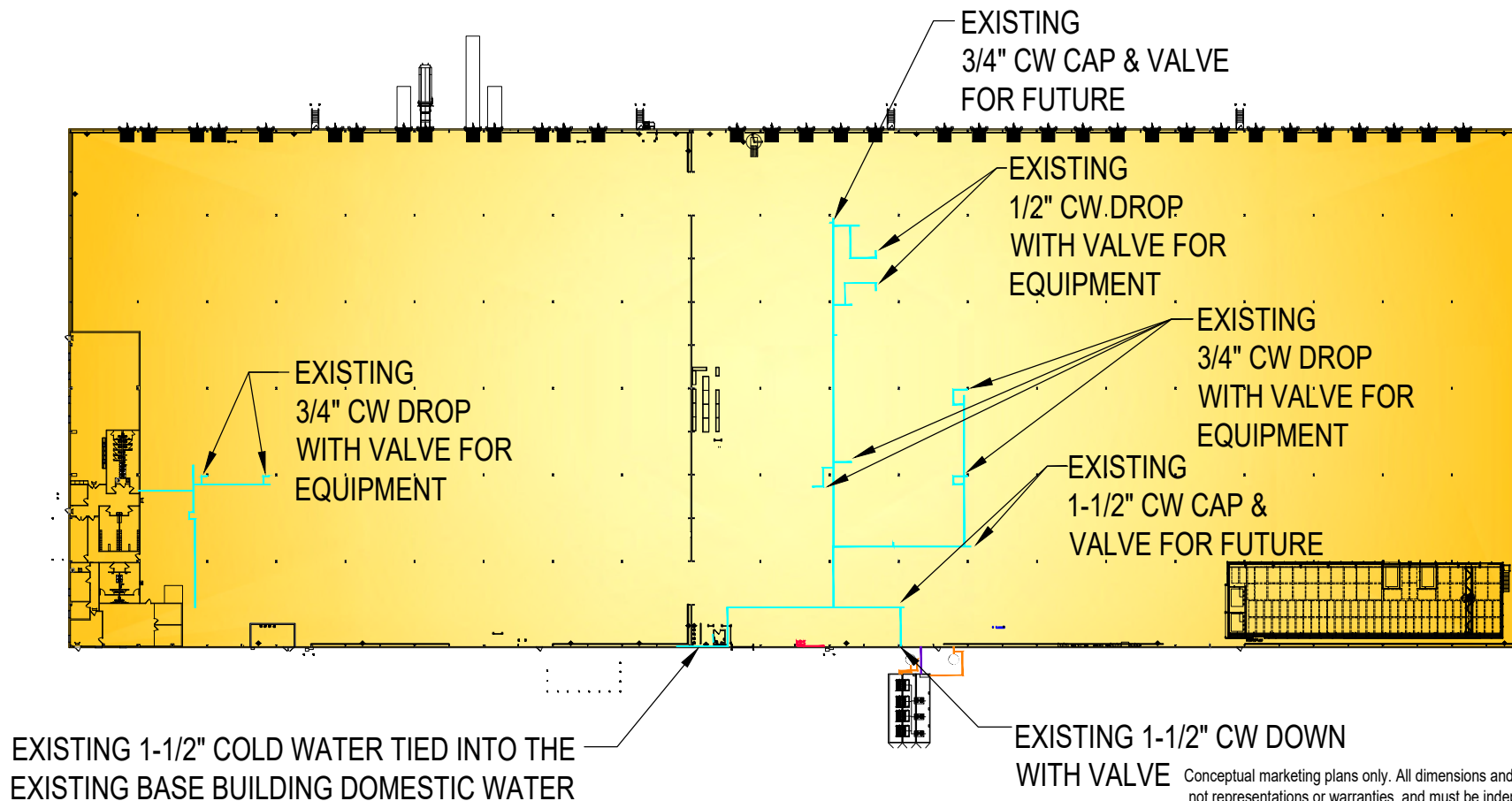
CONCEPTUAL COLD WATER PLAN

EXISTING 252,000 S.F. BUILDING

COLD WATER EQUIPMENT SYSTEM:

- 1-1/2" COLD WATER TIED INTO THE EXISTING BASE BUILDING DOMESTIC WATER.
- 1-1/2" VALVES, PRESSURE REDUCING VALVE AND BACKFLOW PREVENTER AFTER TIE-IN.

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SITE IMPROVEMENTS

- Site contains approximately 26.57 acres
- On-site parking for approximately one hundred eighty-two (182) vehicles
- 6" thick x 60' deep, reinforced concrete dock apron at loading dock with an approximate 120' total loading court depth
- Asphalt paving, including heavy duty pave at truck areas and light duty pave in vehicle parking areas
- 8' high chain link fencing at loading court with 25'-0" sliding gate
- Security guard house at site entrance
- Professionally prepared and maintained landscaping

BUILDING IMPROVEMENTS

- Building contains 252,000 square feet
- Building dimensions are 300'-0" (width) x 840'-0" (length)
- 40'-0" x 50'-0" bay spacing
- 6" thick concrete floor slab, reinforced with welded steel mats.
- Exterior wall system consisting of architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation
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- *Butler Manufacturing*, MR-24 standing seam metal roof
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- 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
- Existing building contains one (1) 12'-0" x 14'-0" vertical lift dock door by *Haas Door* or equal at grade

UTILITIES AND BUILDING SYSTEMS

- Warehouse heating system consists energy efficient, gas fired unit heaters
- Office heating system consists of gas/electric packaged roof-top units
- 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
- Warehouse lighting consists of energy efficient LED fixtures
- Office lighting consists of LED fixtures
- Fire Protection System consists of Early Suppression Fast Response (ESFR) sprinklers
- Provisions for domestic water and natural gas are provided
- All utilities are separately metered

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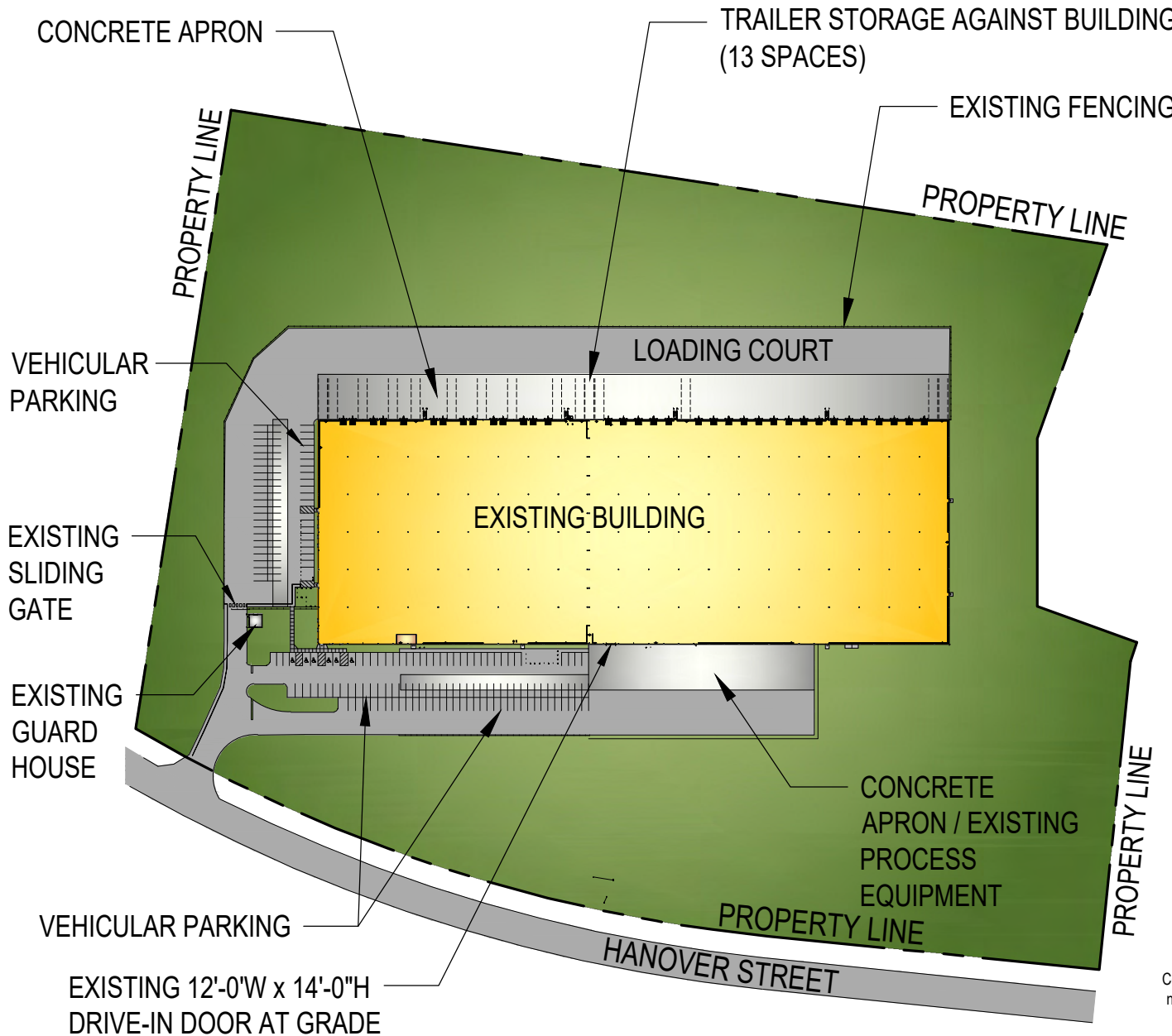
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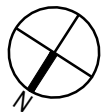
CONCEPTUAL SITE PLAN

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VEHICULAR PARKING	182
TRAILER STORAGE AGAINST BUILDING	13
DOCK DOORS	35
DRIVE-IN DOOR	1
ACREAGE	26.57



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**PHOTO
COLLAGE**



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bbesecker@mericle.com

JIM HILSHER, *Vice President*
jhilsher@mericle.com

BILL JONES, *Vice President*
bjones@mericle.com

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