



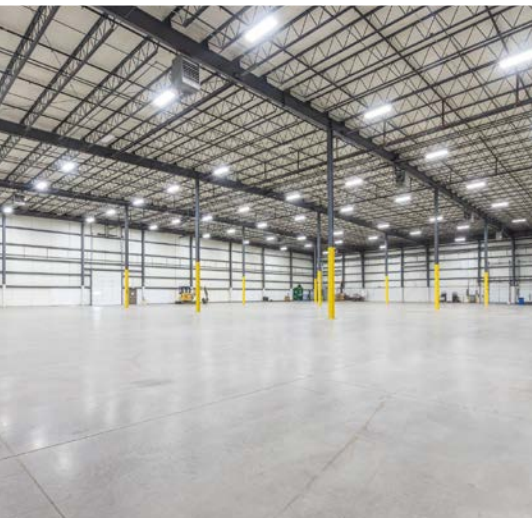
**FOR  
LEASE**

# 55,570 SF

**175 NEW COMMERCE BOULEVARD, PARCELS 4 & 5  
HANOVER INDUSTRIAL ESTATES  
HANOVER TOWNSHIP, PA 18706**

.....

**INDUSTRIAL**



**55,570 SF MODERN INDUSTRIAL WITH A 6,000 SF  
COOLER/FREEZER SPACE NEAR I-81**

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**570.823.1100**

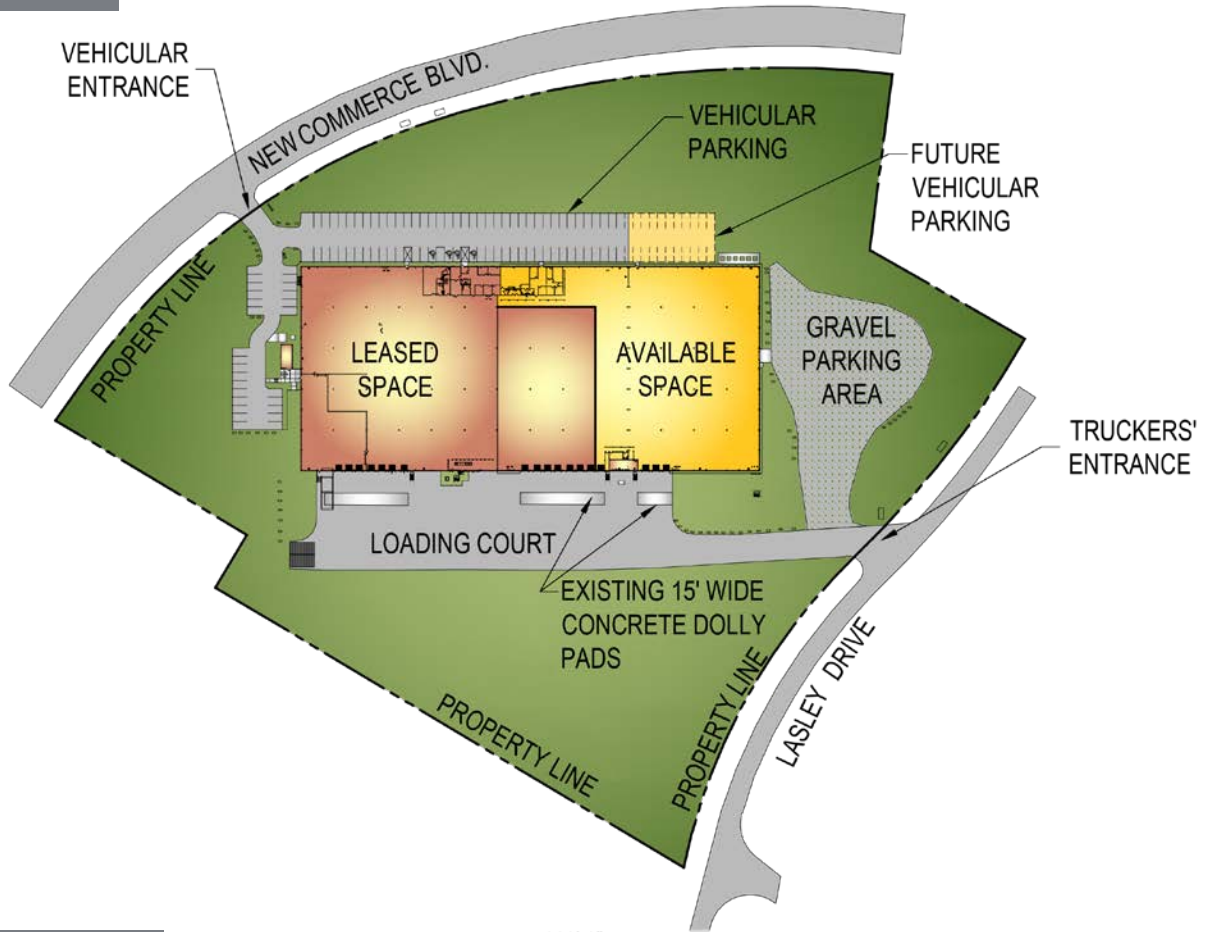




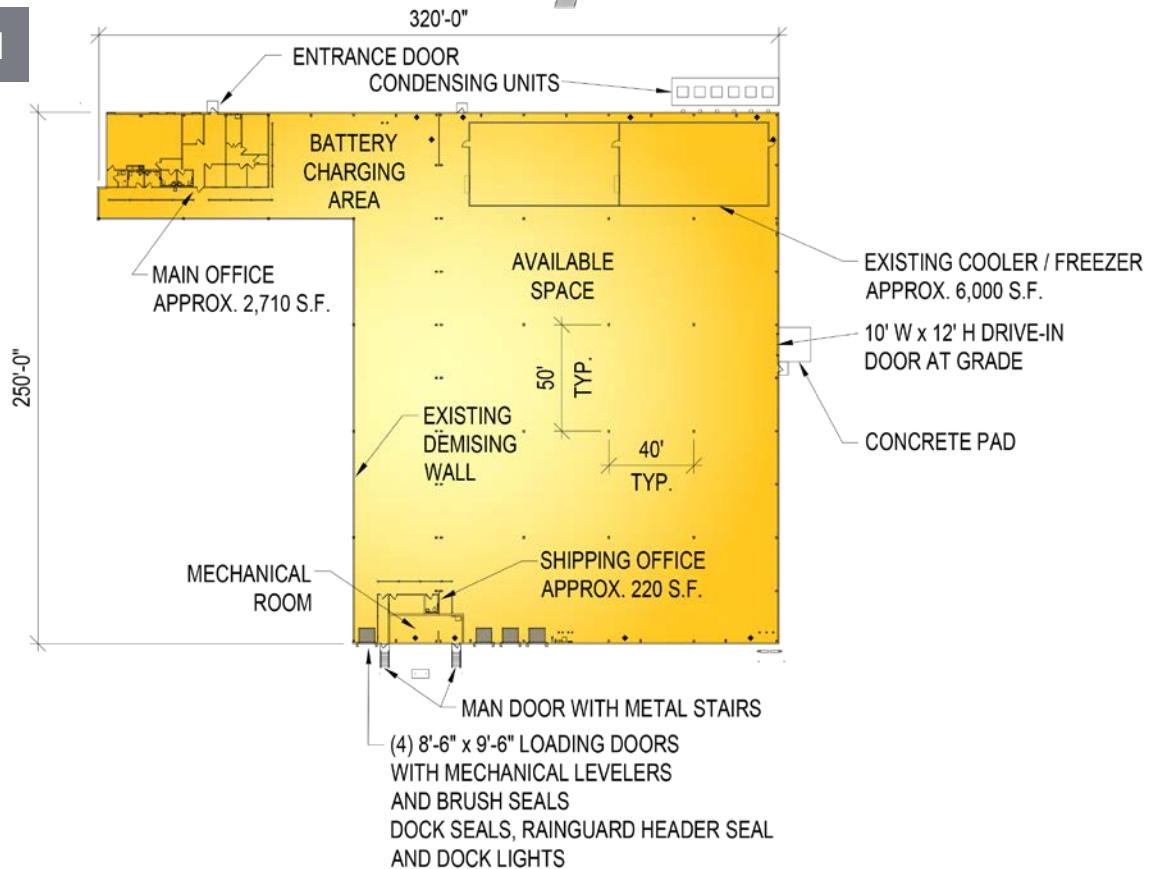
# PLANS

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



## BUILDING PLAN



FOR LEASE

175 NEW COMMERCE BOULEVARD, HANOVER TOWNSHIP, PA

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## SIZE

- ▶ **AVAILABLE SPACE:** 55,570 SF available within an existing 140,000 SF building.
- ▶ **ACREAGE:** 15.06 acres
- ▶ **AVAILABLE SPACE DIMENSIONS:** 320'-0" (length) x 250'-0" (depth) with 50'-0" x 40'-0" bay spacing.
- ▶ **OFFICE SPACE:** Existing main office area is approx 2,710 SF. Existing shipping office area is approx. 220 SF.
- ▶ Available space contains a Cooler (approx. 3,000 SF), approx. 40' x 75' x 26-28', Temp. to 35 degrees. Freezer (approx. 3,000 SF), approx. 40' x 75' x 26-28', Temp to -5 degrees. Cooler and freezer equipment by *Bohn/Heatcraft* or equal. Freezer slab equipped with *TracenetTCM2 Heat Trace System*.

## BUILDING CONSTRUCTION

- ▶ **FLOOR:** 6" concrete floor slab reinforced with welded steel mats.
- ▶ **ROOF:** MR24 standing seam roof system with insulation.
- ▶ **CLEAR CEILING HEIGHT:** Average structural clear height of approximately 31'-4".
- ▶ **EXTERIOR WALLS:** Architectural masonry, aluminum glass entrance systems and metal wall panels with insulation.

## LOADING

- ▶ Single-sided loading.
- ▶ **DOCK EQUIPMENT:** Four (4) 8'-6" x 9'-6" vertical lift dock doors with mechanical levelers, brush seals, dock seals, rainguard header seals, dock lights and bumpers.
- ▶ **DRIVE-IN DOOR:** One (1) 10'-0" x 12'-0" vertical lift drive-in door at grade.

## UTILITIES

- ▶ **HVAC:** Warehouse heating system is gas-fired, suspended unit heaters.
- ▶ The office space has gas-electric packaged rooftop HVAC units.
- ▶ **LIGHTING:** Warehouse lighting consists of LED light fixtures with motion sensors and lighting levels of 25 FC average.
- ▶ The office space has 2 x 4 fluorescent troffers with prismatic lenses and LED light fixtures.
- ▶ **ELECTRICAL POWER:** Two (2) 800 Amp, 277/480 Volt, 3-phase services.
- ▶ **FIRE PROTECTION:** Warehouse fire protection system consists Early Suppression Fast Response (ESFR) wet sprinkler system.
- ▶ Office Fire Protection system consists of Light Duty Hazard.
- ▶ **UTILITIES:** All utilities shall be separately metered.

## PARKING

- ▶ On-site parking for approx. (50) vehicles with future parking for up to (22) vehicles.
- ▶ 15'-0" wide dolly pads in front of loading doors.
- ▶ Asphalt paving, including heavy duty pave at truck areas.
- ▶ Additional gravel parking area available.

## SITE FEATURES

- ▶ Professionally designed landscape and maintenance.
- ▶ Marquee Sign 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.

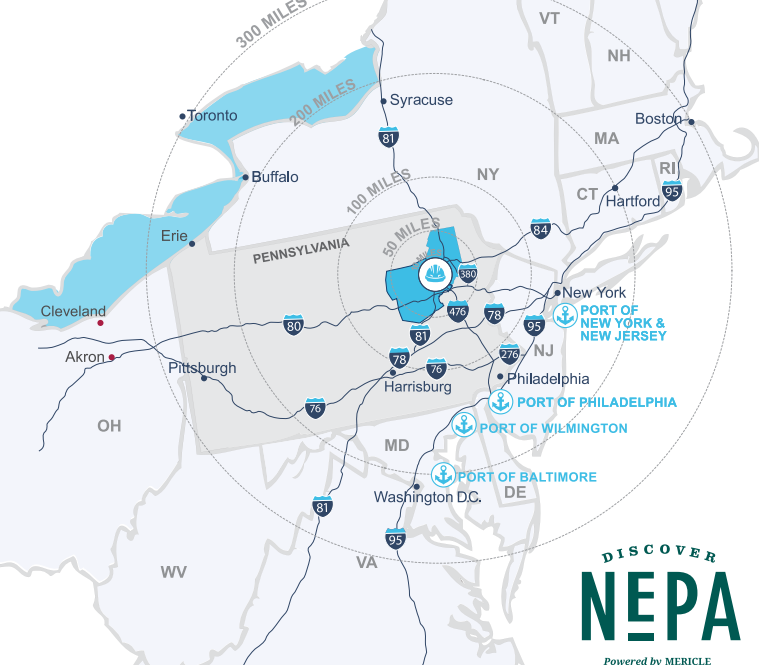
This 55,570 square foot modern industrial space is located less than 2 miles from I-81 and is less than 10 minutes from Downtown Wilkes-Barre. CVS Caremark, Adidas, Patagonia, Chewy.com, Wren Kitchens, and more call Hanover Industrial Estates home.



### 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.





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!

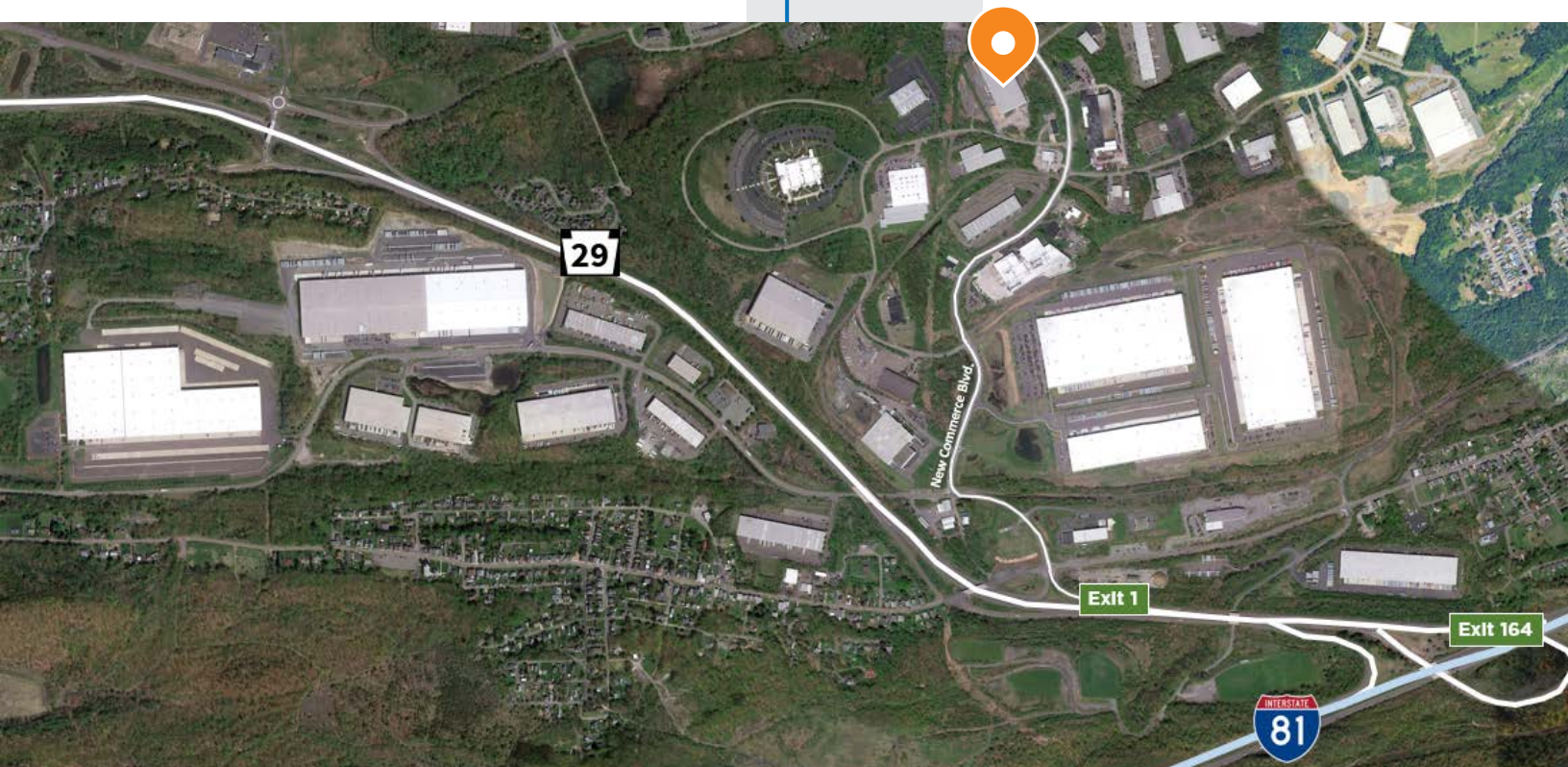
**Mericle is Northeastern Pennsylvania proud.**

# 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



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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.

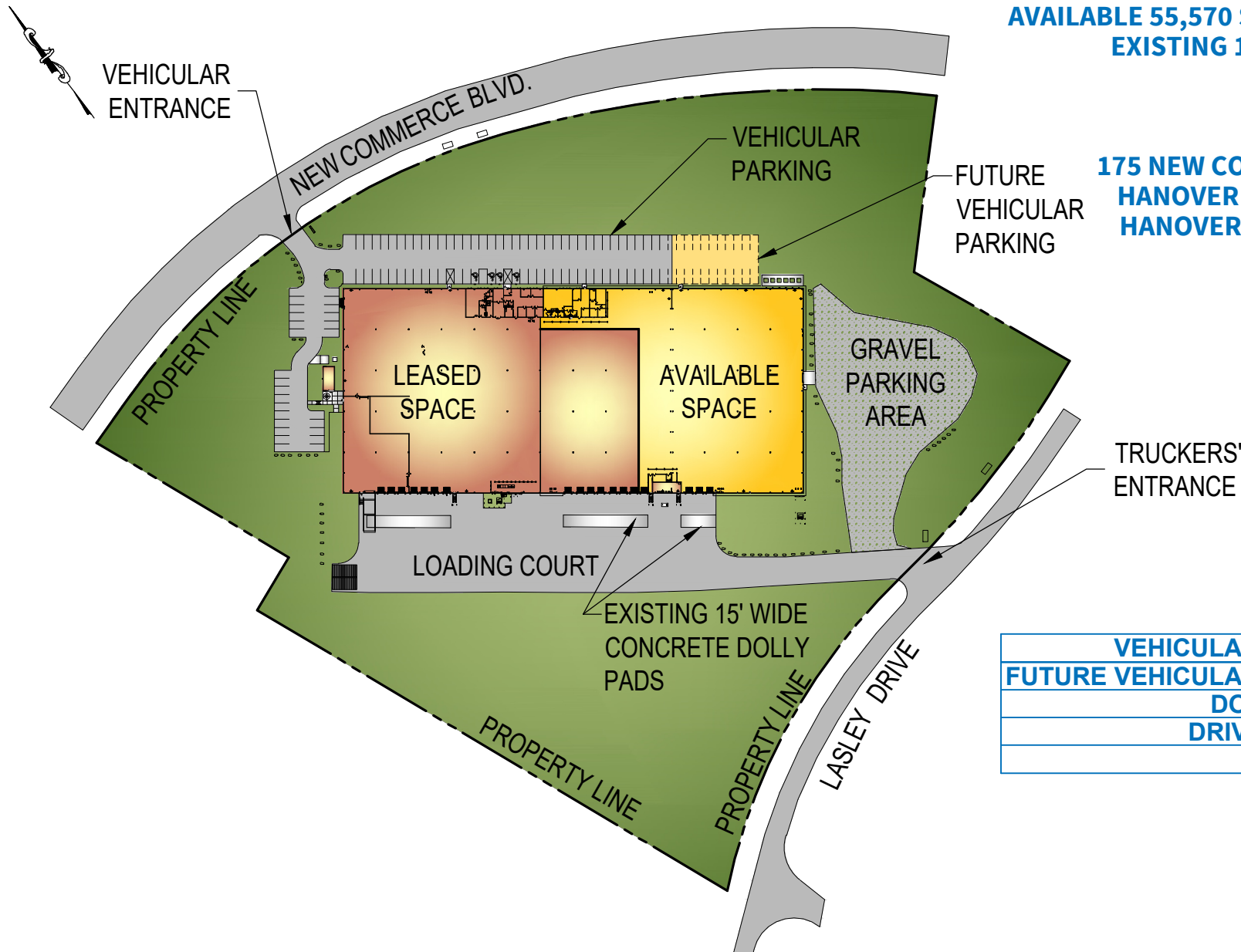
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# CONCEPTUAL SITE PLAN

**AVAILABLE 55,570 S.F. SPACE WITHIN AN  
EXISTING 140,000 S.F. BUILDING**

**PARCEL #4 & 5  
175 NEW COMMERCE BOULEVARD  
HANOVER INDUSTRIAL ESTATES  
HANOVER TOWNSHIP, PA 18706**



<b>VEHICULAR PARKING</b>	<b>50</b>
<b>FUTURE VEHICULAR PARKING</b>	<b>22</b>
<b>DOCK DOORS</b>	<b>4</b>
<b>DRIVE-IN DOOR</b>	<b>1</b>
<b>ACREAGE</b>	<b>15.06</b>

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marketing purposes for the exclusive use of  
-- Mericle Commercial Real Estate Services

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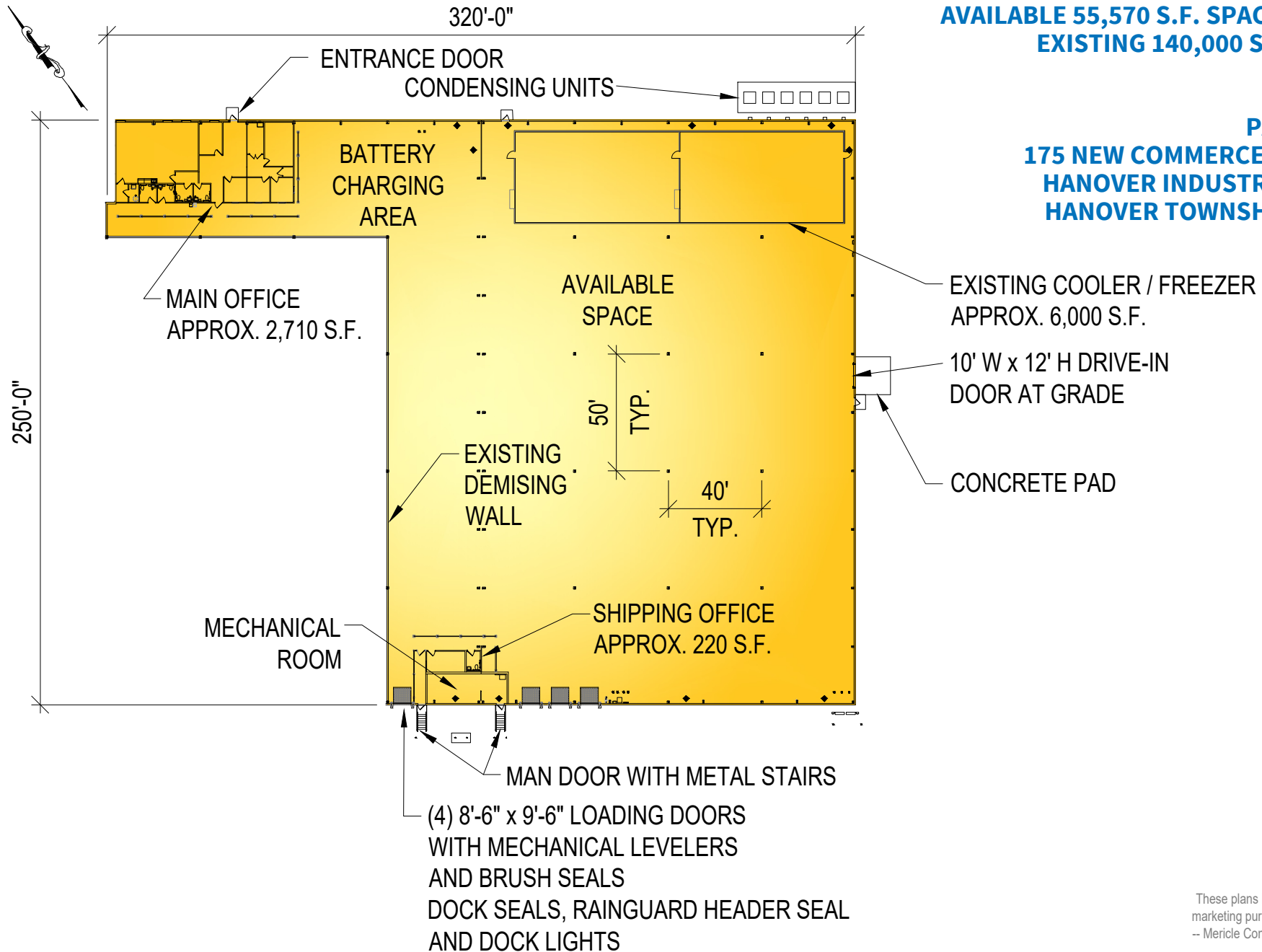
East Mountain Corporate Center  
100 Baltimore Drive, Wilkes-Barre, PA 18702

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

# CONCEPTUAL FLOOR PLAN

**AVAILABLE 55,570 S.F. SPACE WITHIN AN  
EXISTING 140,000 S.F. BUILDING**

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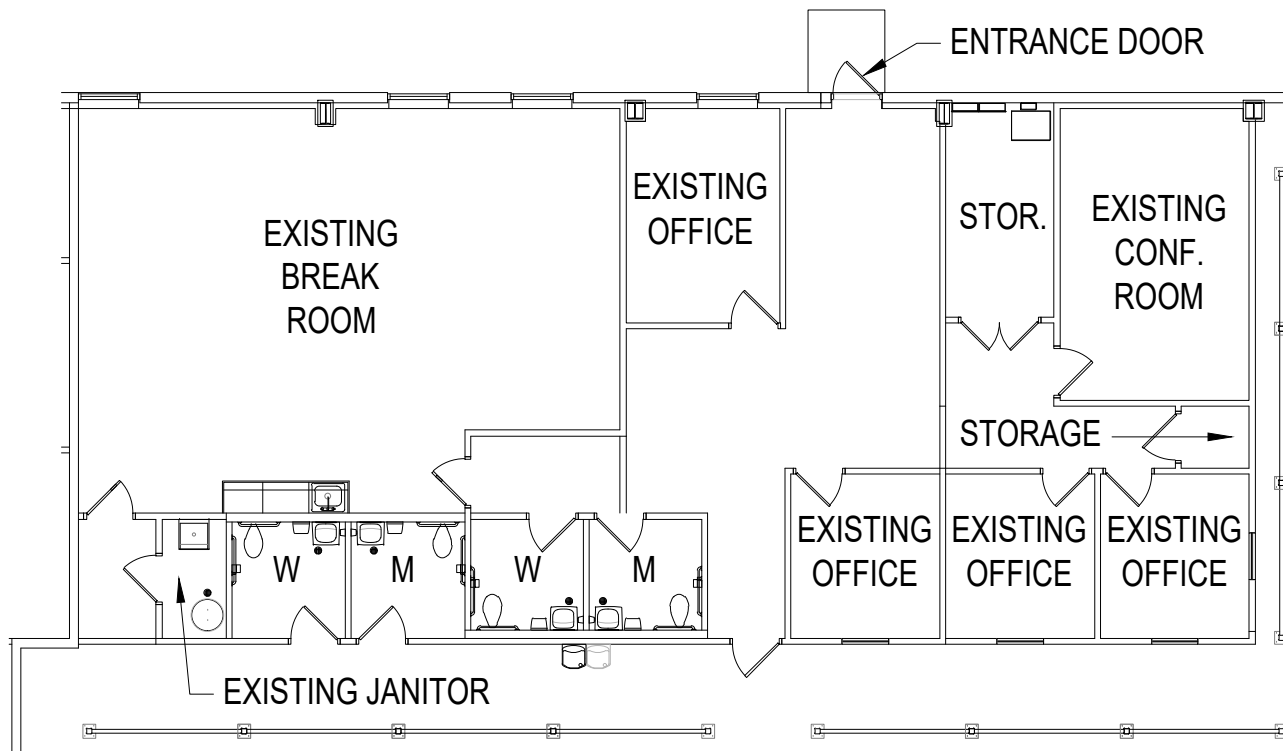
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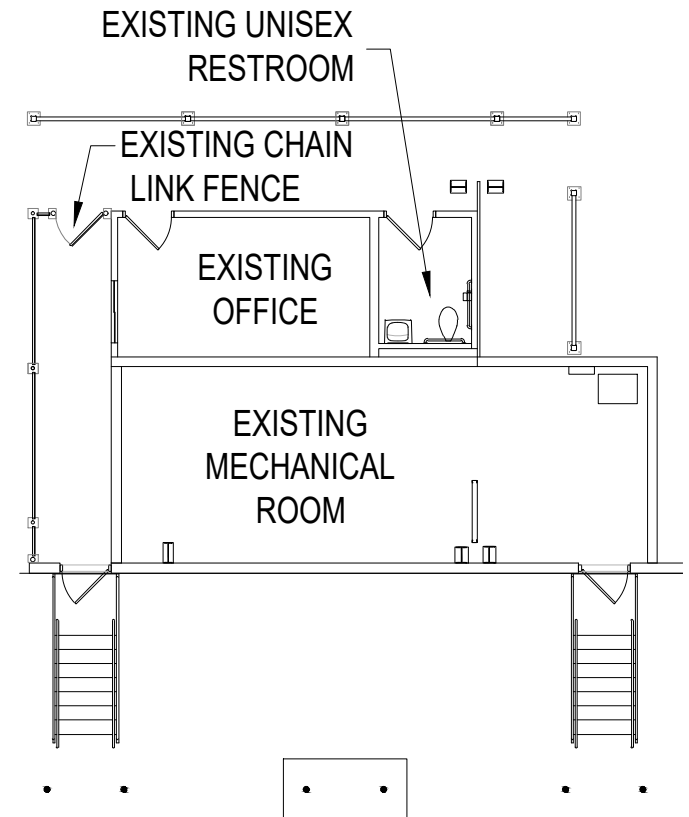
# CONCEPTUAL OFFICE PLAN

AVAILABLE 55,570 S.F. SPACE WITHIN AN  
EXISTING 140,000 S.F. BUILDING

**PARCEL #4 & 5**  
**175 NEW COMMERCE BOULEVARD**  
**HANOVER INDUSTRIAL ESTATES**  
**HANOVER TOWNSHIP, PA 18706**



**MAIN OFFICE**  
**APPROX. 2,710 S.F.**



**SHIPPING OFFICE**  
**APPROX. 220 S.F.**

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WE BUILD COMMUNITIES.

## SITE IMPROVEMENTS

- On-site parking for approximately fifty (50) vehicles with future parking for up to twenty-two (22) vehicles.
- Site contains approximately 15.06 acres.
- 15'-0" wide dolly pads in front of loading doors.
- Asphalt paving, including heavy duty pave at truck areas.
- Professionally designed landscape and maintenance.
- Marquee Sign at site entrance.
- Additional gravel parking area available.

## BUILDING IMPROVEMENTS

- Available space contains 55,570 square feet.
- Available space dimensions are 320'-0" (length) x 250'-0" (depth) with 50'-0" x 40'-0" bay spacing. Existing Main Office area is approx 2,710 square feet. Existing Shipping Office area is approx. 220 square feet.
- 6" concrete floor slab reinforced with welded steel mats.
- MR24 standing seam roof system with insulation.
- Exterior wall system consists of architectural masonry, aluminum glass entrance systems and metal wall panels with insulation.
- Average structural clear height of approximately 31'-4"
- Available space contains four (4) 8'-6" x 9'-6" vertical lift dock doors with mechanical levelers, brush seals, dock seals, rainguard header seals, dock lights and bumpers.
- Available space contains (1) 10'-0" x 12'-0" vertical lift drive-in door at grade.
- Available space contains a Cooler (approx. 3,000 S.F.), approx. 40' x 75' x 26-28', Temp. to 35 degrees. Freezer (approx. 3,000 S.F.), approx. 40' x 75' x 26-28', Temp to -5 degrees. Cooler and freezer equipment by *Bohn/Heatcraft* or equal. Freezer slab equipped with *TracenetTCM2 Heat Trace System*.

## UTILITIES AND BUILDING SYSTEMS

- The existing warehouse heating system is gas-fired, suspended unit heaters. The office space has gas-electric packaged rooftop HVAC Units.
- The electrical service consists of two (2) 800 amp, 277/480 volt, 3-phase services.
- The existing warehouse lighting consists of LED light fixtures with motion sensors and lighting levels of 25 FC average. The office space has 2 x 4 fluorescent troffers with prismatic lenses and LED light fixtures.
- Warehouse Fire Protection System consists of Early Suppression Fast Response (ESFR) wet sprinkler system
- Office Fire Protection system consists of Light Duty Hazard
- Provisions for domestic water and natural gas are provided.
- All utilities are separately metered.

**AVAILABLE 55,570 S.F. SPACE WITHIN AN  
EXISTING 140,000 S.F. BUILDING**

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**PHOTO  
COLLAGE**

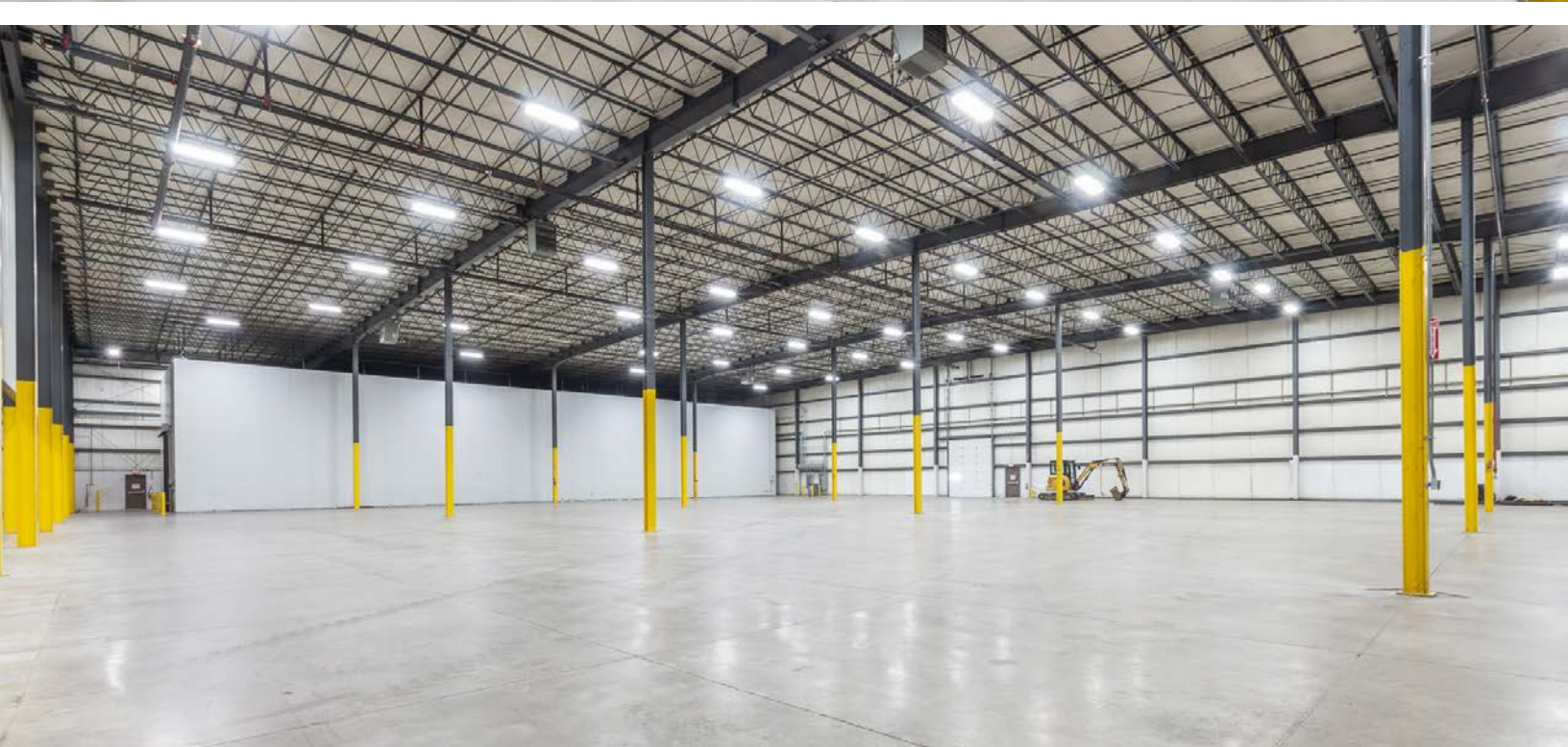


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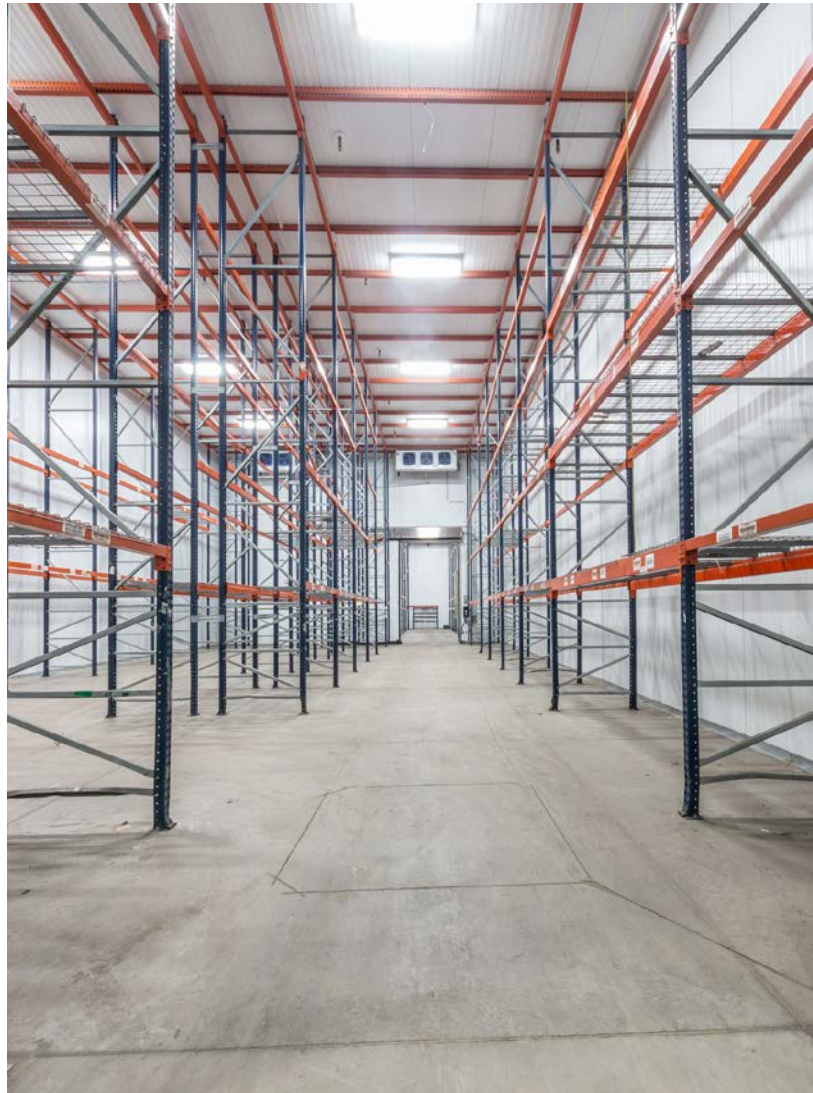


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bbesecker@mericle.com

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