

# 31,250 SF

## AVAILABLE BUILD-TO-SUIT SITE ON 4.77 ACRES

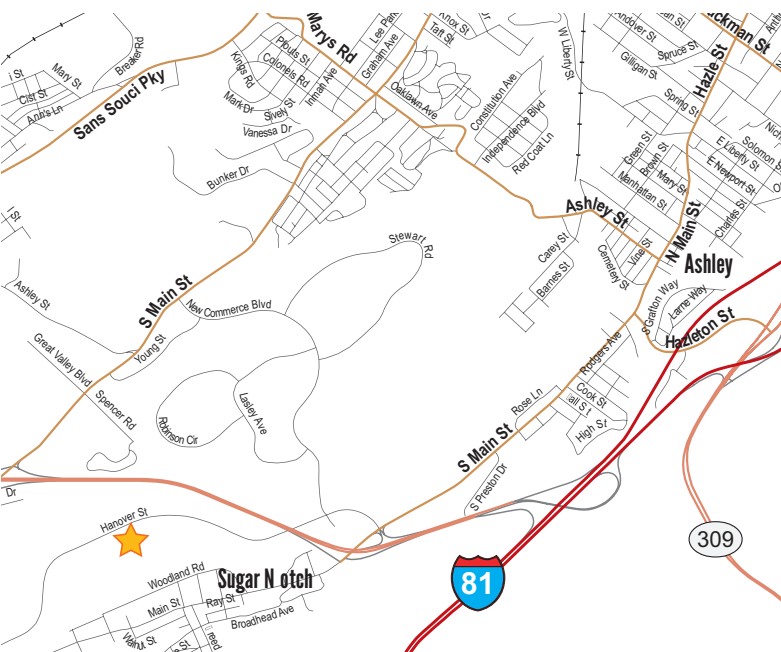
### 1062 HANOVER STREET

HANOVER INDUSTRIAL ESTATES  
HANOVER TOWNSHIP, PA

SAMPLE BUILDING



# EXCEPTIONAL ACCESS TO I-81



#### DIRECTIONS TO 1050 HANOVER STREET:

##### Traveling North on I-81

Take exit 164 to PA-29 N toward Nanticoke/US-11. Then take exit 1 toward Sugar Notch/Ashley. Proceed straight off the exit ramp. At the stop sign continue straight on Hanover Street. Drive 1.15 miles and the property is on the left.

##### Traveling South on I-81

Take exit 164 to PA-29 N toward Nanticoke/US-11. Then take exit 1 toward Sugar Notch/Ashley. Proceed straight off the exit ramp. At the stop sign continue straight on Hanover Street. Drive 1.15 miles and the property is on the left.

# PLANS AND SPECIFICATIONS

## SIZE

- Building proposed for 31,250 SF building (125' x 125').
- 2-story office building with 15,625 SF on each floor.
- Can be subdivided as small as 3,900 SF.
- Site contains approximately 4.77 acres.

## BUILDING CONSTRUCTION

- Steel structure building with masonry and glass exterior skin.
- 4" thick concrete floor slab reinforced with welded steel mats.
- Building roof shall be built-up rubber membrane roof.
- Exterior wall system constructed with architectural CMU and metal panels.
- Two main entries with canopy.
- Suspended acoustical ceiling system at 9'-0" above finished floor.
- 14'-0" floor to floor height.

## UTILITIES

- Heating system shall be rooftop packaged gas heat and electric cooling HVAC units.
- Electrical service shall be 1200 AMP, 120/208 volt, 3-phase service.
- 2' x 4' fluorescent lighting with parabolic lenses.
- Fire protection system shall be a light hazard wet sprinkler system.
- Provisions for domestic water and natural gas shall be provided.
- All utilities shall be separately metered.

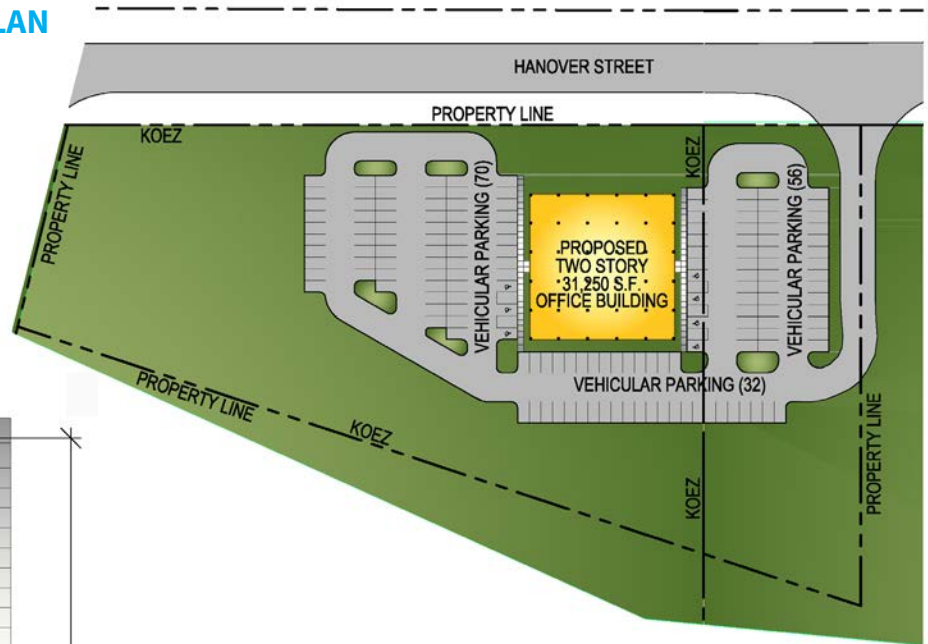
## PARKING

- On-site parking for approximately 158 vehicles.

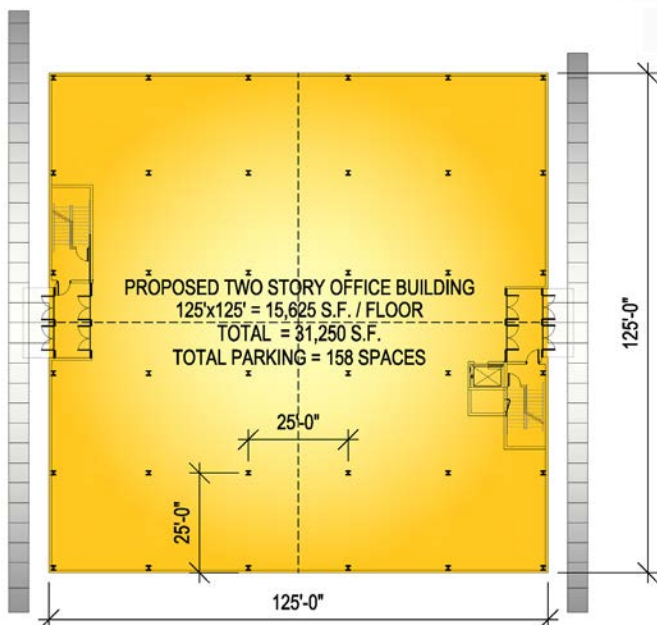
## LOCATION

- Located 5 minutes from I-81.

## SAMPLE SITE PLAN



## SAMPLE FLOOR 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