

79,725 SF

AVAILABLE FOR LEASE ON 15.06 ACRES

165 NEW COMMERCE BOULEVARD
HANOVER INDUSTRIAL ESTATES
HANOVER TOWNSHIP, PA



LOCATED 5 MINUTES FROM I-81



DIRECTIONS TO 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. Continue straight through light. At the stop sign, turn right onto New Commerce Boulevard. Drive 9/10ths of a mile. Building on 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. Continue straight through light. At the stop sign, turn right onto New Commerce Boulevard. Drive 9/10ths of a mile. Building on left.

PLANS AND SPECIFICATIONS

SIZE

- Building Size: 140,000 square feet
- Available Space: 79,725 square feet
- Will Subdivide?: Yes
- Office Area: ±4,796 SF main office; ±220 SF shipping office. Main office has 10 offices, a conference room, and a large open area.
- Acreage: 15.06
- Space Dimensions: 320' (length) x 250' (depth)

BUILDING CONSTRUCTION

- Floor: 6" thick reinforced concrete
- Roof: MR-24 standing seam metal roof
- Column spacing: 40' x 50'
- Exterior Walls: Masonry and metal wall panels
- Ceiling Clear Height: 30'

LOADING

- Dock Equipment: The building contains (10) 8'-6" x 9'-6" vertical lift dock doors with edge of dock levelers and (1) 8'-6" x 9'-6" vertical lift dock door with mechanical levelers and bumpers. The building contains (1) 10'-0" x 12'-0" vertical lift drive-in door at grade. Has 15' wide dolly pads in front of loading doors.

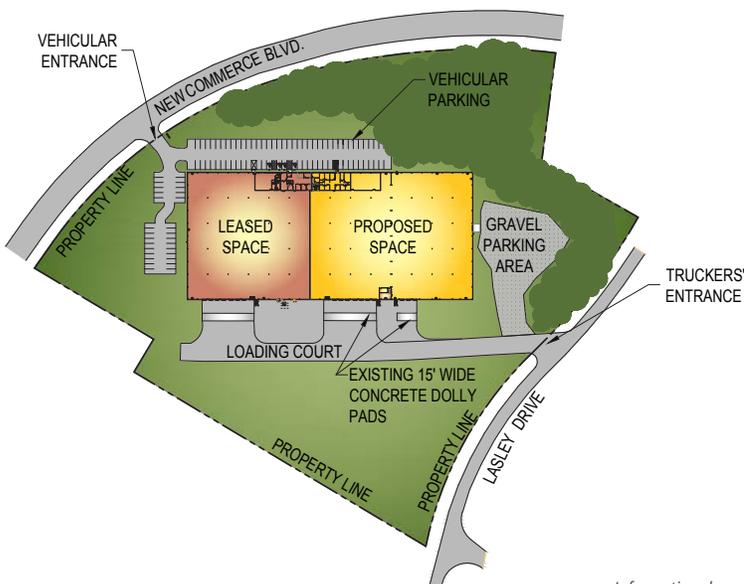
UTILITIES

- The existing warehouse heating system is gas-fired, suspended unit heaters. The office space has gas-electric packaged rooftop HVAC Units.
- The electrical service is a 200 amp, 277/480 volt, 3-phase service.
- The existing warehouse lighting is T5 fluorescents with lighting levels of 18 -22 FC average. The office space has 2 x 4 fluorescent troffers with prismatic lenses.
- Fire Protection System is Ordinary Hazard Class III sprinkler system with Light Duty Hazard in the office space.
- Provisions for domestic water and natural gas are provided.
- All utilities shall be separately metered.

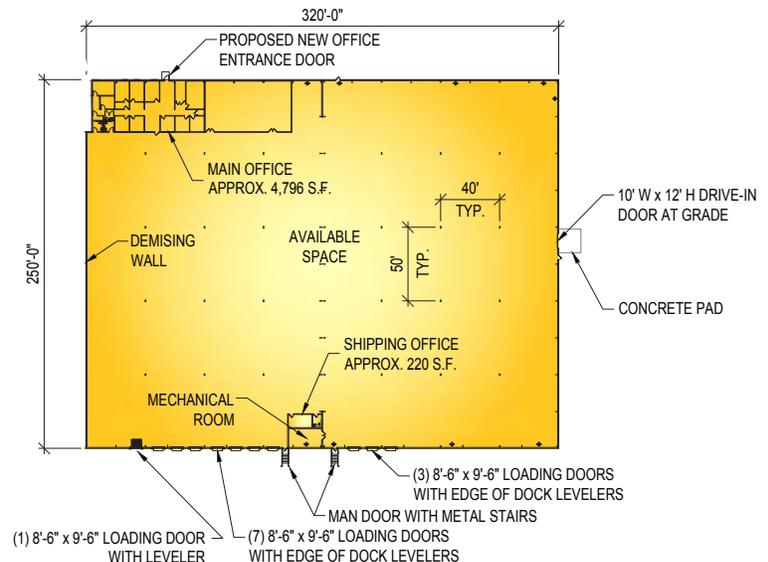
PARKING AND AMENITIES

- Vehicular Parking: 54 spaces
- Less than 5 minutes from I-81 via S.R. 29.
- More than 712,000 people live within 30 miles
- LCTA Bus Route serves this park

SITE PLAN



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.