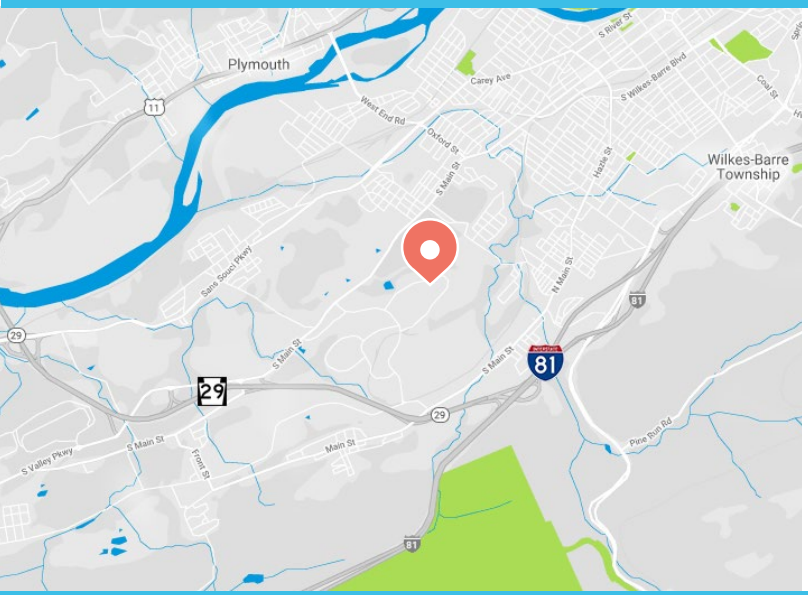
34,254 SF

ON 6.7 ACRES AVAILABLE FOR LEASE

225-237 STEWART ROAD

HANOVER INDUSTRIAL ESTATES
HANOVER TOWNSHIP, WILKES-BARRE, PA 18706

MODERN FLEX SPACE | 5 MINUTES TO I-81



- Park is home to dozens of manufacturing, distribution, office, and life sciences companies.
- A few tenants include CVS Caremark, Sallie Mae-Navient, Adidas, Patagonia, Mondelez, Cintas, Chewy.com, Genpact, Wren Kitchens, Alexandria Moulding, and many others.
- Park is located 1.6 miles from S.R. 29, 2.3 miles from I-81, and is less than 10 minutes from Downtown Wilkes-Barre.
- Close to 183,000 people live within 10 miles.
- More than 404,000 people live within 20 miles
- Two hour ride from New York City and Philadelphia.

BUTLER

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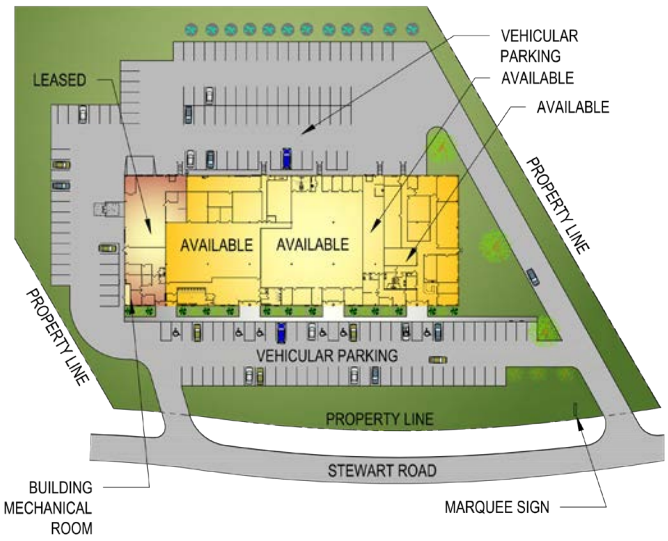
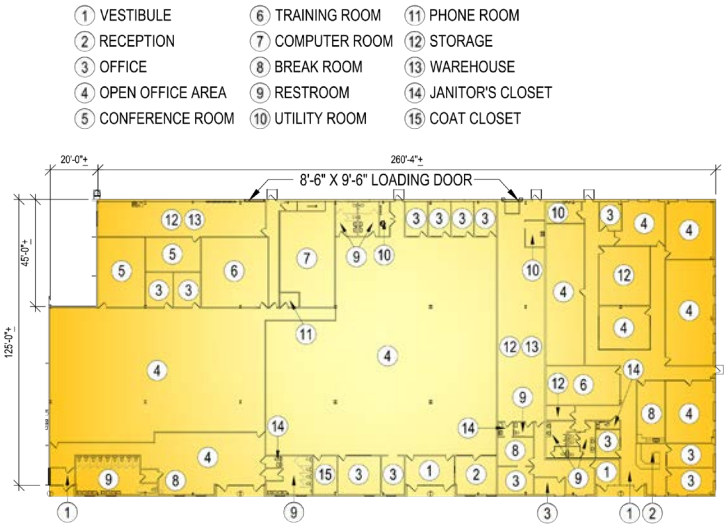
SITE PLAN



FLOOR PLAN



SIZE

- **Available Space**: 34,254 SF for lease in a 40,000 SF flex/office building.
- **Acreage**: 6.7 acres

UTILITIES AND BUILDING SYSTEMS

- **Electrical Service**: 400 amp, 120/208 volt, 3-phase electrical service and three (3) 200 amp, 120/208 volt, 3-phase electrical services.
- **Lighting**: The available office spaces have 2 x 4 fluorescent, troffer light fixtures with prismatic lenses.
- **HVAC**: Gas/electric packaged rooftop units to supply HVAC to the space.
- **Fire Protection**: The available space has an existing, Class III, Ordinary Hazard sprinkler system.
- **Utilities**: All utilities shall be separately metered.
- Provisions for domestic water and natural gas shall be provided.

SPACE IMPROVEMENTS

- The available spaces include approx. 31,299 SF of office space fit-out with broadloom carpeting, resilient flooring, and an acoustical suspended ceiling system at approximately 9'-0" above finish floor. The available space includes a 866 SF raised-floor, separately cooled, Computer Room, and approximately 2,955 SF of warehouse space.
- One (1) 3' x 4' sliding glass window into reception, and six (6) 4' x 4' fixed interior windows.
- Two (2) 8'-6" x 9'-6" vertical-lift, insulated steel, dock doors with a 30,000 lb mechanical dock levelers with bumpers.
- The structure is a pre-engineered steel building with a combination of architectural masonry and insulated metal panel walls, an insulated standing seam metal roof, and thermally-broken aluminum framed glass doors and windows.
- 6" thick, reinforced concrete slab floor.
- The building entrances are covered.

SITE AMENITIES

- Abundant on-site vehicle parking.
- Professionally maintained landscaping.
- Marquee sign at entrance to site.
- LCTA bus route serves park.
- 24/7/365 property management service available.

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.

GREAT LOCATION

Located in Hanover Township within short driving distance of dining, retail, and entertainment amenities.

ReadyToGo!™

Includes 8,480 SF Plug N' Play Space.

MOVE YOUR BUSINESS

Mericle will be pleased to customize your move-in ready office space to your exact needs.

DIRECTIONS TO 233-237 STEWART ROAD

TRAVELING NORTH ON I-81

Take exit 164 to PA-29 N toward Nanticoke/US-11. Then take exit1 toward Sugar Notch/Ashley. Upon entering the park, turn right onto New CommerceBlvd. Stewart Road will be on your right immediately aftercrossing the railroad tracks. Follow StewartRoad 0.8 miles.

TRAVELING SOUTH ON I-81

Take exit 164 to PA-29 N toward Nanticoke/US-11. Then take exit1 toward Sugar Notch/Ashley. Upon entering the park, turn right onto New CommerceBlvd. Stewart Road will be on your right immediately aftercrossing the railroad tracks. Follow Stewart Road 0.8 miles.

To learn more about 233-237 Stewart Road, please call Bob Besecker, Jim Hilsher, or Bill Jones of Mericle's Leasing Team at **570.823.1100** for more information or to arrange a tour.

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