

10,379 SF

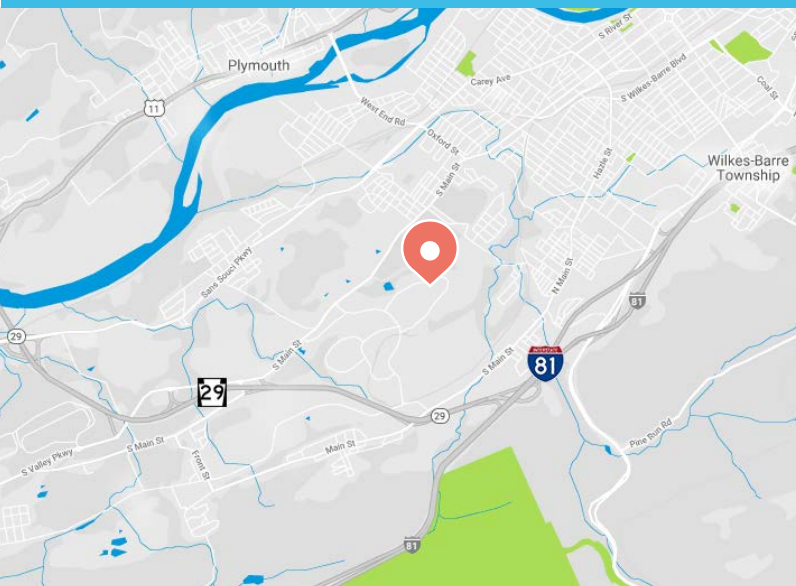
ON 6.7 ACRES AVAILABLE FOR LEASE

229-231 STEWART ROAD

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



MODERN OFFICE SPACE | 5 MINUTES TO I-81



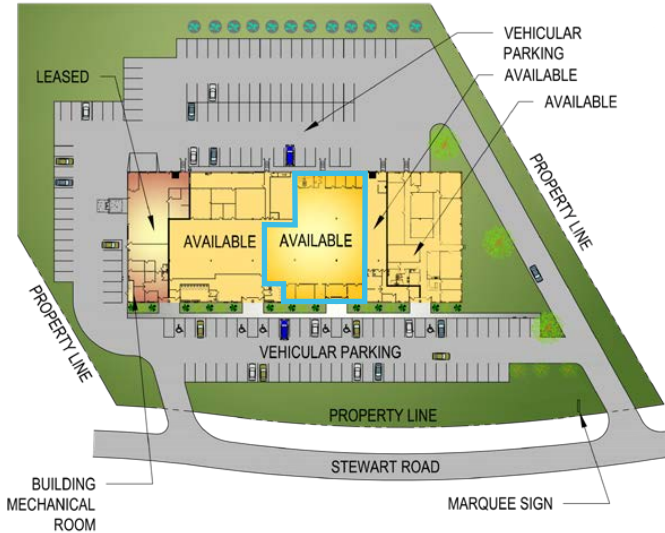
- ✔ Park is home to dozens of manufacturing, distribution, office, and life sciences companies.
- ✔ A few tenants include CVS Caremark, Sallie Mae-Navient, Adidas, Patagonia, Mondelez, Cintas, Chewy.com, Genpact, Wren Kitchens, Alexandria Moulding, and many others.
- ✔ Park is located 1.6 miles from 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.



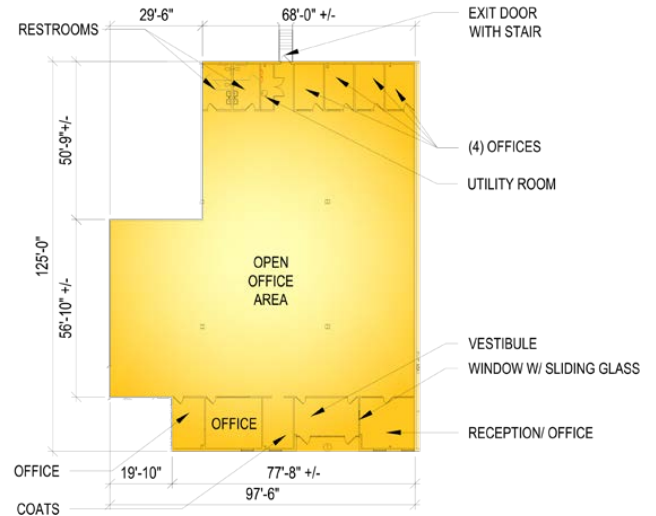
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SITE PLAN



FLOOR PLAN



SIZE

- **Available Space:** 10,379 SF for lease with an immediately adjacent and available 23,875 SF in a 40,000 SF flex/office building.
- **Acres:** 6.7 acres

UTILITIES AND BUILDING SYSTEMS

- **Electrical Service:** 400 amp, 120/208 volt, 3-Phase electrical service.
- **Lighting:** The available office spaces have 2 x 4 fluorescent, troffer light fixtures with prismatic lenses.
- **HVAC:** Gas/electric packaged rooftop unit with an average 400 cfm.
- **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.

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.

SPACE IMPROVEMENTS

- Includes office fit-out with carpet tile, resilient flooring, and an acoustical suspended ceiling system at approximately 9'-0" above finish floor.
- Space has one (1) 3' x 4' sliding glass window into reception, and four (4) 4' x 4' fixed interior windows.
- 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.
- Has a 6" thick, reinforced concrete slab floor.
- The building entrances are covered.



GREAT LOCATION

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



USER OPPORTUNITIES

Adjacent Plug N' Play spaces of up to 11,539 SF also available!



MOVE YOUR BUSINESS

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



DIRECTIONS TO 225 STEWART ROAD

TRAVELING NORTH ON I-81

Take exit 164 to PA-29 N toward Nanticoke/US-11. Then take exit 1 toward Sugar Notch/Ashley. Upon entering the park, turn right onto New Commerce Blvd. Stewart Road will be on your right immediately after crossing the railroad tracks. Follow Stewart Road 0.8 miles.

TRAVELING SOUTH ON I-81

Take exit 164 to PA-29 N toward Nanticoke/US-11. Then take exit 1 toward Sugar Notch/Ashley. Upon entering the park, turn right onto New Commerce Blvd. Stewart Road will be on your right immediately after crossing the railroad tracks. Follow Stewart Road 0.8 miles.



To learn more about 225 Stewart Road and to schedule a tour, please call Bob Besecker, Jim Hilsher, or Bill Jones of Mericle's Leasing Team at **570.823.1100**.



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