

# HANOVER CROSSINGS

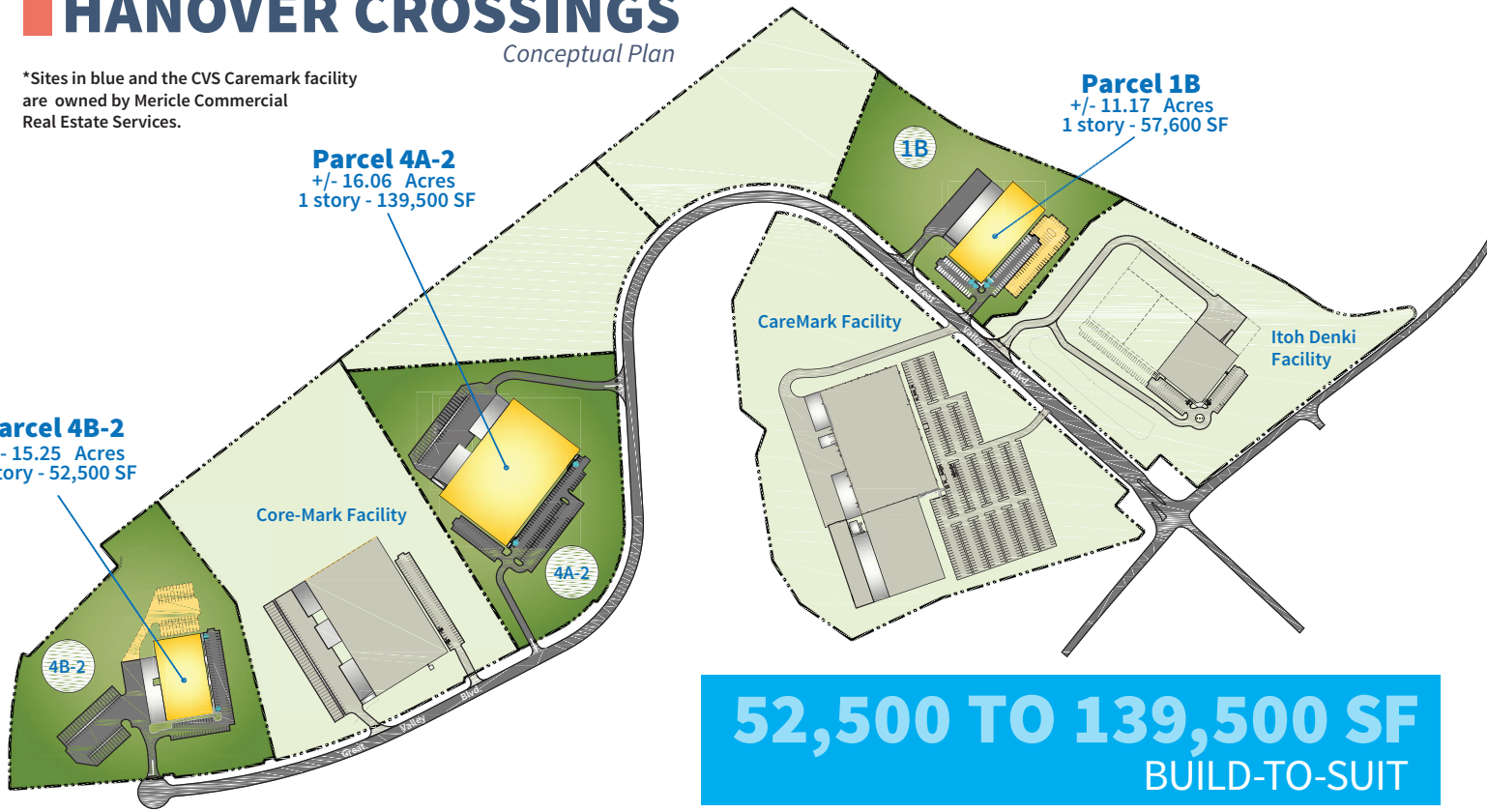
Conceptual Plan

\*Sites in blue and the CVS Caremark facility are owned by Mericle Commercial Real Estate Services.

**Parcel 4A-2**  
+/- 16.06 Acres  
1 story - 139,500 SF

**Parcel 4B-2**  
+/- 15.25 Acres  
1 story - 52,500 SF

**Parcel 1B**  
+/- 11.17 Acres  
1 story - 57,600 SF



**52,500 TO 139,500 SF**  
BUILD-TO-SUIT

## QUICK ACCESS TO I-81



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# 52,500 TO 139,500 SF

## BUILD-TO-SUIT FOR SALE OR LEASE IN NORTHEASTERN PA

### GREAT VALLEY BLVD.

HANOVER CROSSINGS  
HANOVER TOWNSHIP, PA

## HANOVER CROSSINGS

### NATURAL GAS

UGI Penn Natural Gas provides gas service via a 6-inch MDPE main.

### WATER

Park water is supplied via a connection to a 16" ductile iron main that is fed from Pennsylvania American Water Company's (PAWC) Watres Reservoir, with 12" mains and 8" service laterals installed throughout the park.

### SANITARY SEWER

Conveyance is provided by Hanover Township and treatment is provided by the Wyoming Valley Sanitary Authority (WVSA). Gravity sanitary mains within the park are 10" - 12" diameter SDR-35 with 8" laterals to the individual lots. As of June 2012, WVSA's Hanover Township treatment facility had an approved treatment capacity of 32 MGD and was receiving approximately 25 MGD.

### ELECTRIC

Dual electric service is supplied by UGI Electric Service from separate underground feeds via 13.8-KV underground duct banks.

### TELECOMMUNICATIONS

Fiber and copper state-of-the-art underground service is provided by Verizon. Service Electric has service available near the park entrance and may be able to extend its service to park tenants.



### MILES TO KEY CITIES FROM HANOVER CROSSINGS

Wilkes-Barre	5
Scranton	24
Hazleton	27
Delaware Water Gap	58
Binghamton	84
Allentown	85
Morristown, NJ	97
Harrisburg	105
Philadelphia	119
Port of Newark	128
New York City	133
Syracuse	162
Baltimore	182
Washington D.C.	225
Pittsburgh	260
Boston	317
Cleveland	355

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