

# 5,000 SF TO 24,000 SF

BUILD-TO-SUIT AVAILABLE FOR LEASE ON 4.34 ACRES

1050 HANOVER STREET  
HANOVER INDUSTRIAL ESTATES  
HANOVER TOWNSHIP, PA



## GREAT INDUSTRIAL SPACE ON THE I-81 CORRIDOR!



### 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. Proceed straight off the exit ramp. At the stop sign continue straight on Hanover Street. Proceed 1.25 miles to 1070 Hanover Street 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. Proceed 1.25 miles to 1070 Hanover Street on the left.

# PLANS AND SPECIFICATIONS

## BUILDING IMPROVEMENTS

- Building proposed for 16,000 SF building, expandable to 24,000 SF
- Building dimensions 160' (length) x 100' (width).
- 30' clear structural height at low eave.
- 6" thick concrete floor slab reinforced with welded steel mats.
- Building roof shall be precision rolled form MR-24 metal panel.
- Exterior wall system constructed with architectural CMU and metal panels.
- Three (3) 9'-0" x 10'-0" loading doors with mechanical levelers.
- One (1) 12'-0" x 14'-0" drive in door.

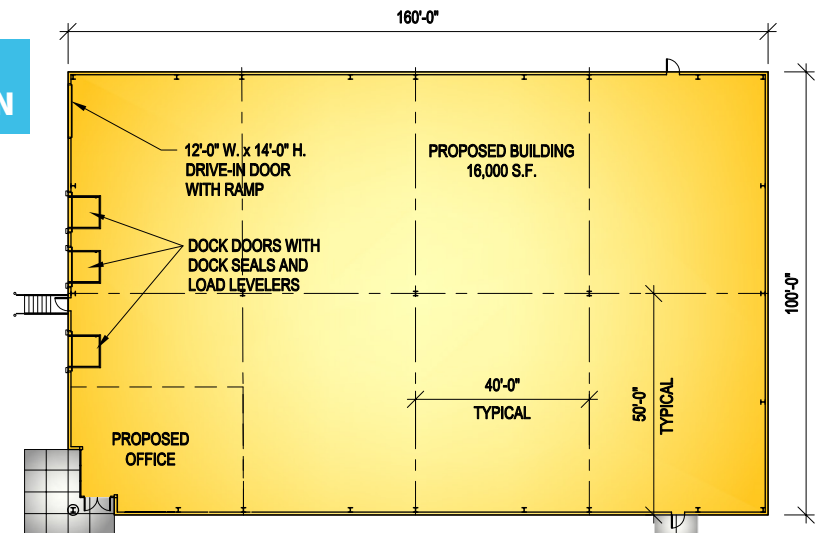
## SITE IMPROVEMENTS

- Site contains approximately 4.34 acres.
- On-site parking for approximately 32 vehicles.
- Professionally prepared landscape design.

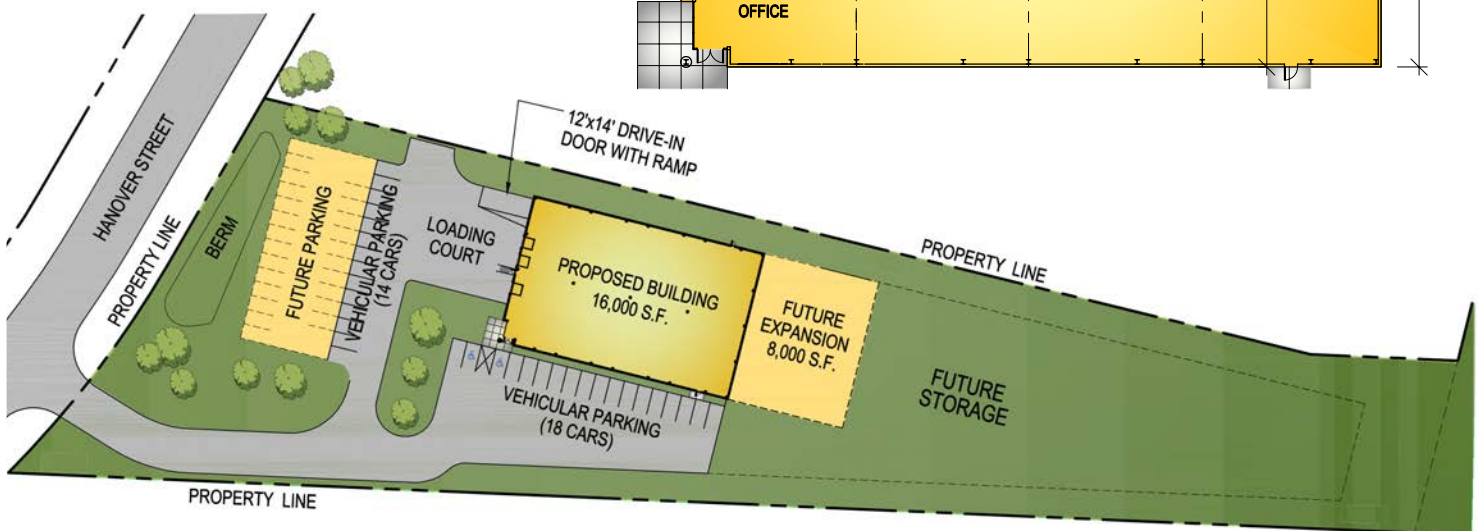
## UTILITIES AND BUILDING SYSTEMS

- Heating system shall be gas-fired unit heaters.
- Electrical service shall be a 277/480v, 3-phase, 400A.
- Interior lighting shall be energy-efficient fluorescent t-bay fixtures with lighting levels of 18 -22 FC average.
- Fire protection system shall be an early suppression fast response (ESFR) wet sprinkler system.
- Provisions for domestic water and natural gas shall be provided.
- All utilities shall be separately metered.

**SAMPLE FLOOR PLAN**



**SAMPLE SITE 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.*