



**FOR
LEASE**

93,955 SF

EXPANDABLE

**320 LASLEY AVENUE, PARCEL 20, 21 & 22
HANOVER INDUSTRIAL ESTATES
HANOVER TOWNSHIP**

.....

INDUSTRIAL

**LOCATED LESS THAN FIVE
MINUTES FROM I-81.**

**CENTRALLY LOCATED WITHIN
THE SCRANTON/WILKES-BARRE
LABOR MARKET.**



LOCATED LESS THAN FIVE MINUTES FROM INTERSTATE 81

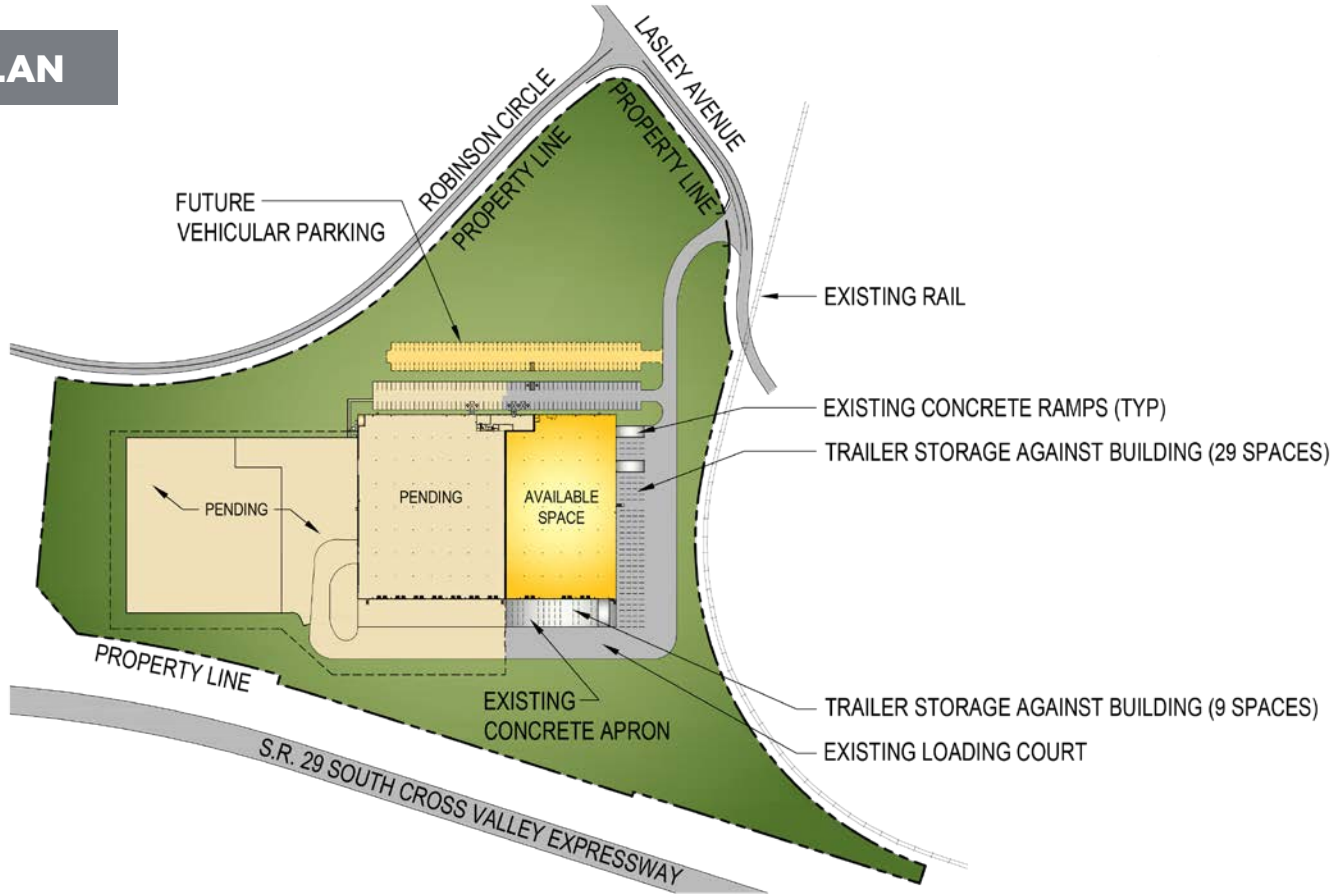
mericle.com  **570.823.1100**



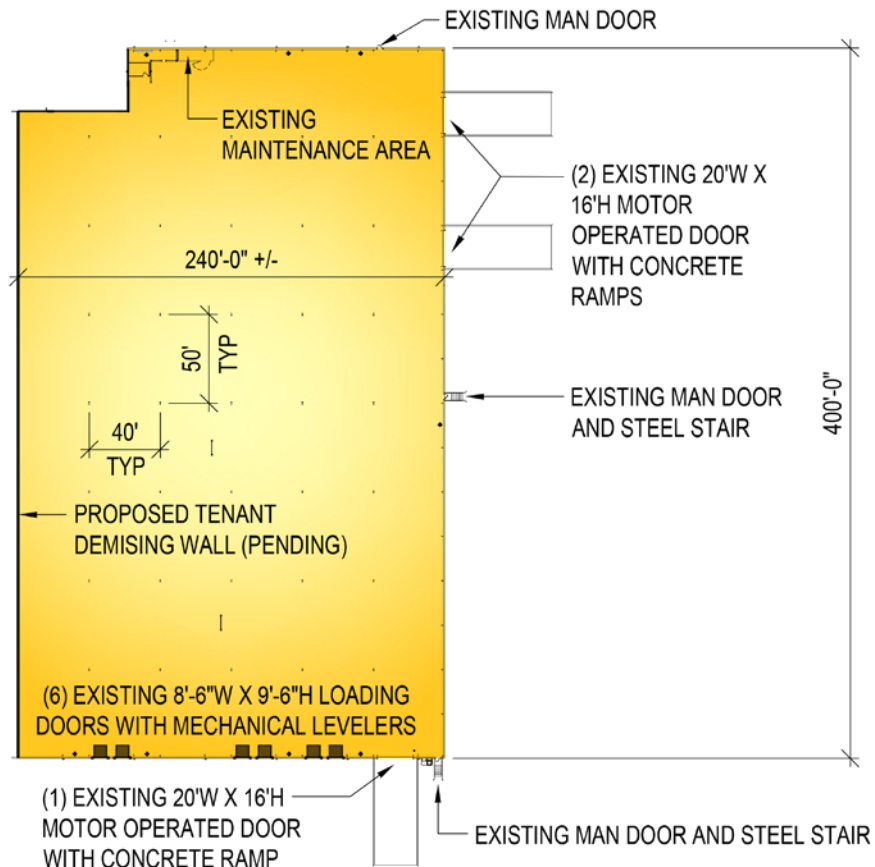
PLANS

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.

SITE PLAN



BUILDING PLAN



FOR LEASE

320 LASLEY AVENUE, HANOVER TOWNSHIP, PA

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SPECS

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SIZE

- ▶ **AVAILABLE SPACE:** 93,955 SF (expandable) within an existing 224,000 SF building.
- ▶ **ACREAGE:** 33.74 Acres.
- ▶ **BUILDING DIMENSIONS:** 560'(l) x 400'(w).

BUILDING CONSTRUCTION

- ▶ **FLOOR:** 6" thick concrete floor slab, reinforced with welded steel mats. Floor treated with *L&M Dress and Seal WB*, sealing and curing compound or equal.
- ▶ **ROOF:** *Butler Manufacturing*, MR-24 standing seam.
- ▶ **EXTERIOR WALLS:** Masonry and insulated metal panels.
- ▶ **CEILING HEIGHT:** Average structural clear height of approximately 34'-0".
- ▶ **COLUMN SPACING:** 40'-0" x 50'-0" bay spacing.

LOADING

- ▶ **DOCK DOORS:** Six (6) 8'-6" x 9'-6" vertical lift dock doors by Haas Door or equal with mechanical levelers and bumpers.
- ▶ **DRIVE-IN DOORS:** Three (3) 20'-0" x 16'-0" vertical lift, motor operated drive-in doors by Haas Door or equal, with concrete ramps.
- ▶ **DOCK APRON:** 88" thick x 60' deep, reinforced concrete dock apron at loading dock with an approximate 130' total loading court depth.

UTILITIES

- ▶ **WAREHOUSE HEATING:** Indirect gas-fired unit heaters.
- ▶ **ELECTRICAL SERVICE:** 800 Amp, 277/480 Volt, 3 Phase service.
- ▶ **WAREHOUSE LIGHTING:** T-5 high-efficiency fluorescent fixtures.
- ▶ **FIRE PROTECTION:** Early Suppression Fast Response (ESFR) wet sprinkler system.
- ▶ **UTILITIES:** All utilities shall be separately metered.
- ▶ **ELECTRIC:** UGI Utilities.
- ▶ **GAS:** UGI Utilities, Inc.
- ▶ **WATER:** Pennsylvania American Water Company.
- ▶ **SEWER:** Wyoming Valley Sanitary Authority.
- ▶ **TELECOM:** Verizon, PenTeleData, Frontier Communications, and CenturyLink serve the park.

PARKING

- ▶ On-site parking for approximately (56) vehicles with future parking for up to (107) additional spaces and approximately (38) trailers against the building.
- ▶ Asphalt paving, including heavy duty pave at truck areas and light duty pave in vehicle parking areas.



LABOR DRAW

More than 700,000 people live within 30 miles of Hanover Industrial Estates. Seventeen college campuses with close to 50,000 enrolled students are within an hour drive.

This 93,955 square foot industrial space is located less than 2 miles from I-81 and is less than 10 minutes from Downtown Wilkes-Barre. CVS Caremark, Adidas, Patagonia, Chewy.com, Wren Kitchens, and more call Hanover Industrial Estates home.



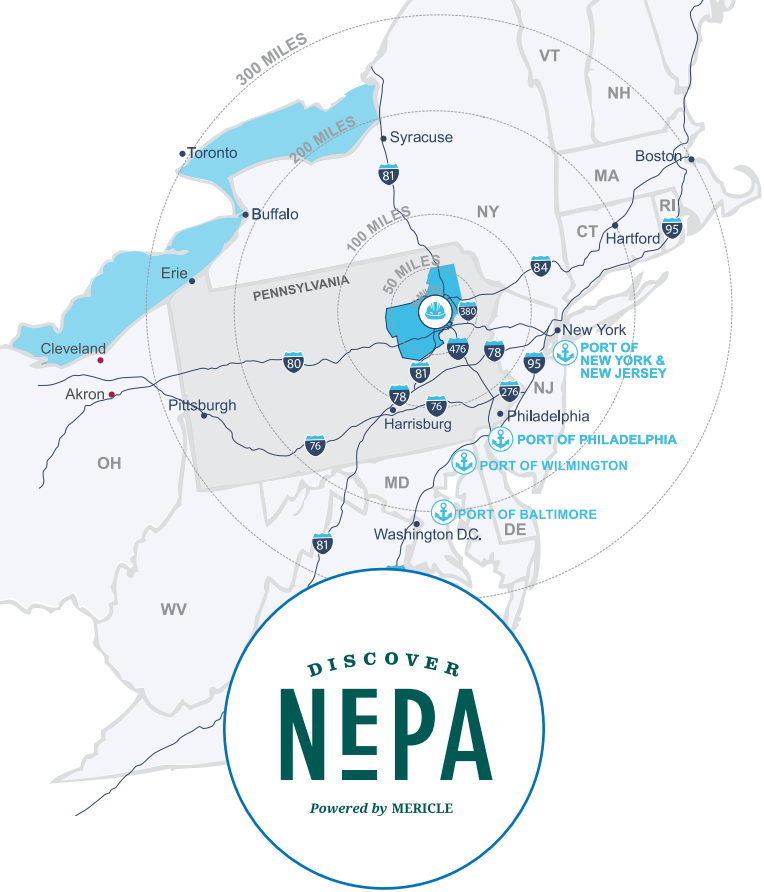
JOB TRAINING

Job training grants will help reduce your costs in Hanover Industrial Estates. Mericle will arrange meetings between your leadership and the officials who coordinate these programs.

FOR LEASE

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Northeastern Pennsylvania (NEPA) is close to big cities, but features affordable living, safe neighborhoods, access to recreation, and the opportunity to be heard and make a difference.

Check out **DiscoverNEPA.com** (search “Wilkes-Barre”) for events, shopping, dining, and many, many things to do!

Mericle is Northeastern Pennsylvania proud.

CENTRALLY LOCATED ON NORTHEASTERN PENNSYLVANIA'S I-81 CORRIDOR



TRAVEL DISTANCES

CITY	MI AWAY
Downtown Wilkes-Barre, PA	5
Scranton, PA	24
Delaware Water Gap, PA	57
Allentown, PA	69
Morristown, NJ	100
Philadelphia, PA	116
Harrisburg, PA	102
Port of Newark, NJ	127
New York, NY	128
Syracuse, NY	155
Baltimore, MD	181
Hartford, CT	212
Washington DC	224
Pittsburgh, PA	263
Boston, MA	313



Mericle, a Butler Builder®, is proud to be part of a network of building professionals dedicated to providing you the best construction for your needs.

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To learn more, please call one of us at 570.823.1100 to request a proposal and/or arrange a tour.

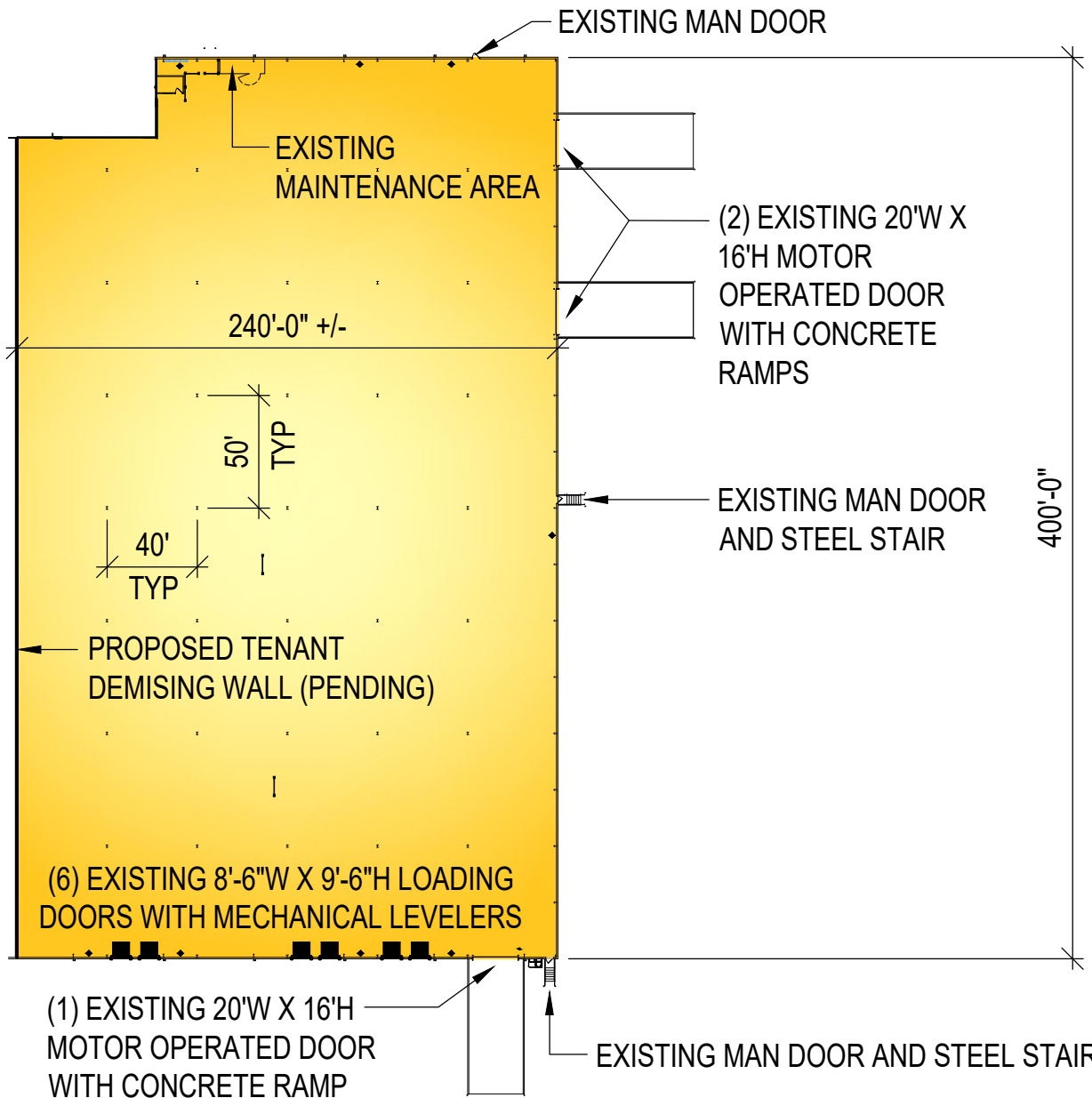
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CONCEPTUAL FLOOR PLAN

AVAILABLE 93,955 S.F. SPACE
WITHIN AN EXISTING 224,000 S.F. BUILDING

PARCEL #20, #21 & #22
320 LASLEY AVENUE
HANOVER INDUSTRIAL ESTATES
HANOVER TOWNSHIP
WILKES-BARRE, PA 18706



CONCEPTUAL FLOOR PLAN

These plans have been prepared solely for marketing purposes for the exclusive use of -- Mericle Commercial Real Estate Services

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East Mountain Corporate Center
100 Baltimore Drive, Wilkes-Barre, PA 18702

WE BUILD BUILDINGS.
WE BUILD CAREERS.
WE BUILD COMMUNITIES.

SITE IMPROVEMENTS

- Site contains approximately 33.74 acres
- On-site parking for approximately fifty-six (56) vehicles with future parking for up to one hundred seven (107) additional spaces and approximately thirty-eight (38) trailers against the building
- 8" thick x 60' deep, reinforced concrete dock apron at loading dock with an approximate 130' total loading court depth
- Asphalt paving, including heavy duty pave at truck areas and light duty pave in vehicle parking areas
- Professionally prepared and maintained landscaping

BUILDING IMPROVEMENTS

- Building contains 224,000 square feet
- Building dimensions are 400'-0" (width) x 560'-0" (length)
- Available space is 93,955 square feet
- 40'-0" x 50'-0" bay spacing
- 6" thick concrete floor slab, reinforced with welded steel mats. Floor treated with L&M Dress and Seal WB, sealing and curing compound or equal
- *Butler Manufacturing*, MR-24 standing seam
- Exterior wall system consisting of architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation
- Average structural clear height of approximately 34'-0"
- Available space contains six (6) 8'-6" x 9'-6" vertical lift dock doors by *Haas Door* or equal with mechanical levelers and bumpers
- Available space contains three (3) 20'-0" x 16'-0" vertical lift, motor operated drive-in doors by *Haas Door* or equal, with concrete ramps

UTILITIES AND BUILDING SYSTEMS

- The warehouse heating system consists of indirect fired unit heaters.
- Electrical power shall consist of an 800 amp, 277/480 V, 3 Phase service
- The warehouse lighting consists of T-5 high efficiency fluorescent fixtures
- Fire Protection System in Warehouse consists of Early Suppression Fast Response (ESFR) wet sprinkler system
- Provisions for domestic water and natural gas are provided
- All utilities are separately metered

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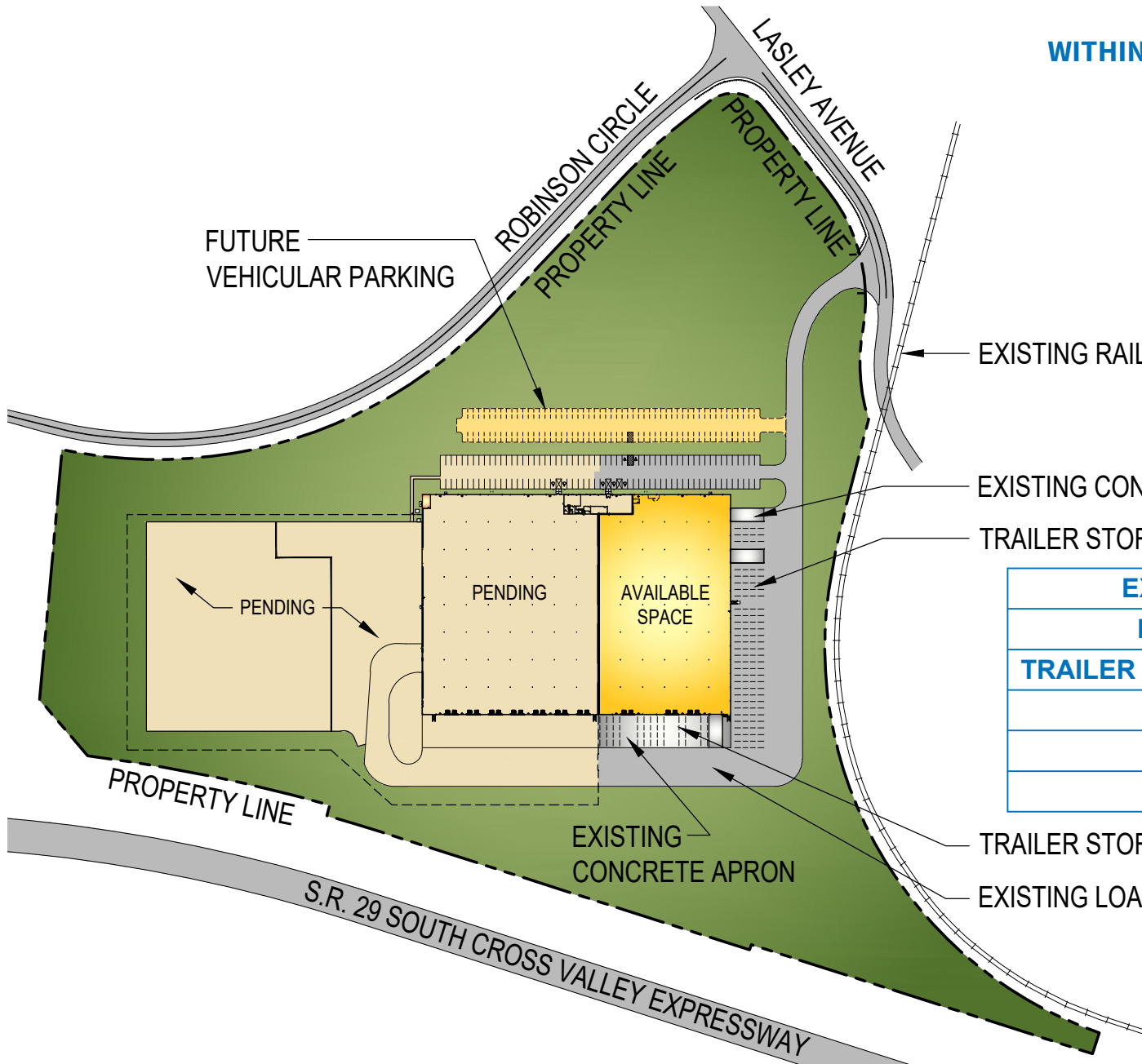
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CONCEPTUAL SITE PLAN

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WILKES-BARRE, PA 18706**



EXISTING VEHICULAR PARKING	56
FUTURE VEHICULAR PARKING	107
TRAILER STORAGE AGAINST BUILDING	38
DOCK DOORS	6
DRIVE-IN DOORS	3
ACREAGE	33.74

TRAILER STORAGE AGAINST BUILDING (9 SPACES)
EXISTING LOADING COURT

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**PHOTO
COLLAGE**



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