



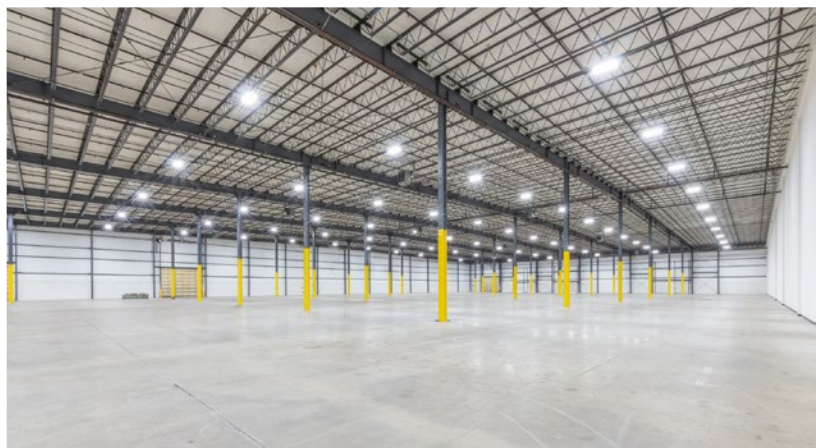
**FOR  
LEASE**

# 93,955 SF

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

.....

**INDUSTRIAL**



**RAIL AVAILABLE INDUSTRIAL SPACE LOCATED LESS THAN  
FIVE MINUTES FROM I-81**

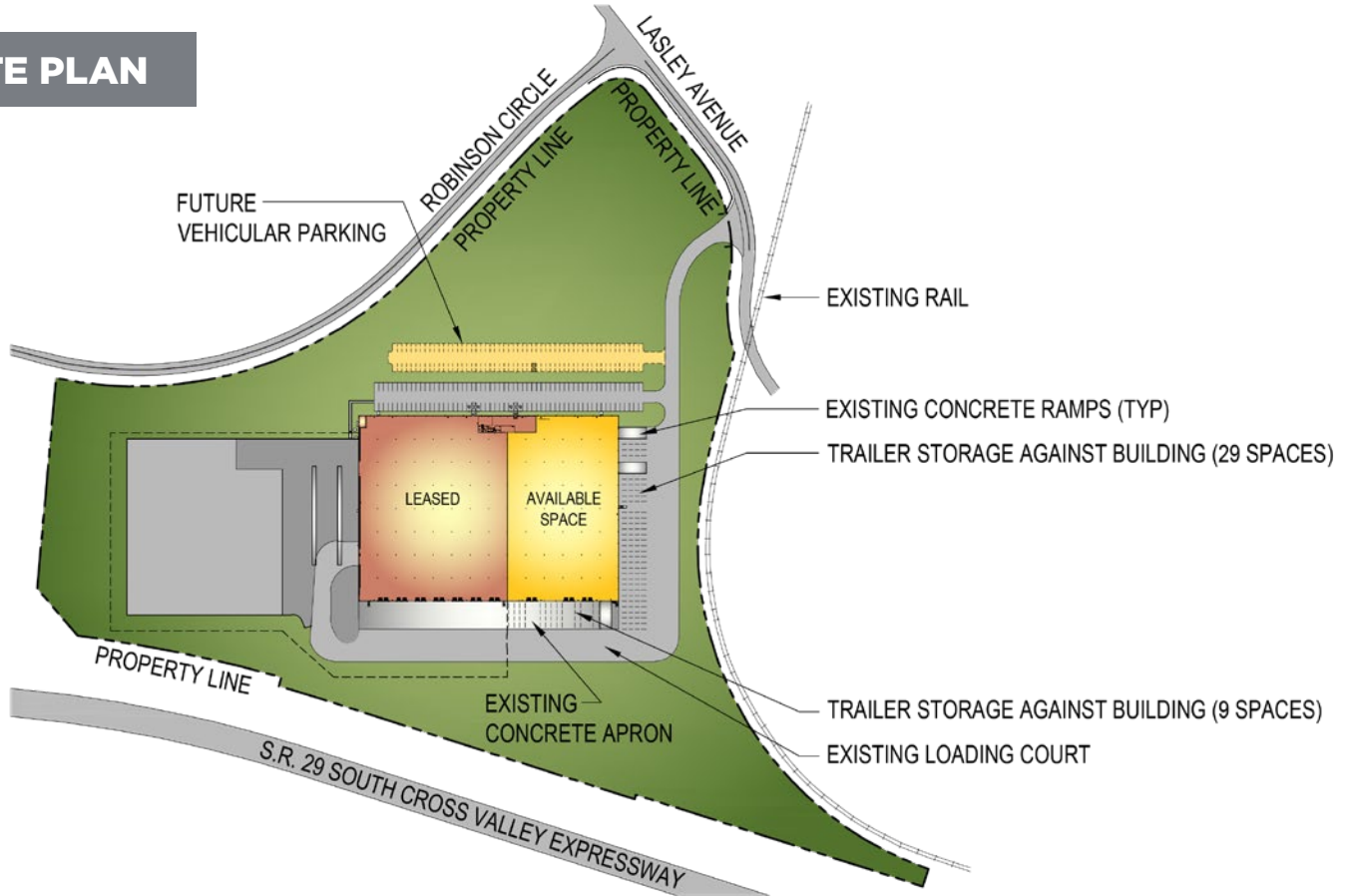
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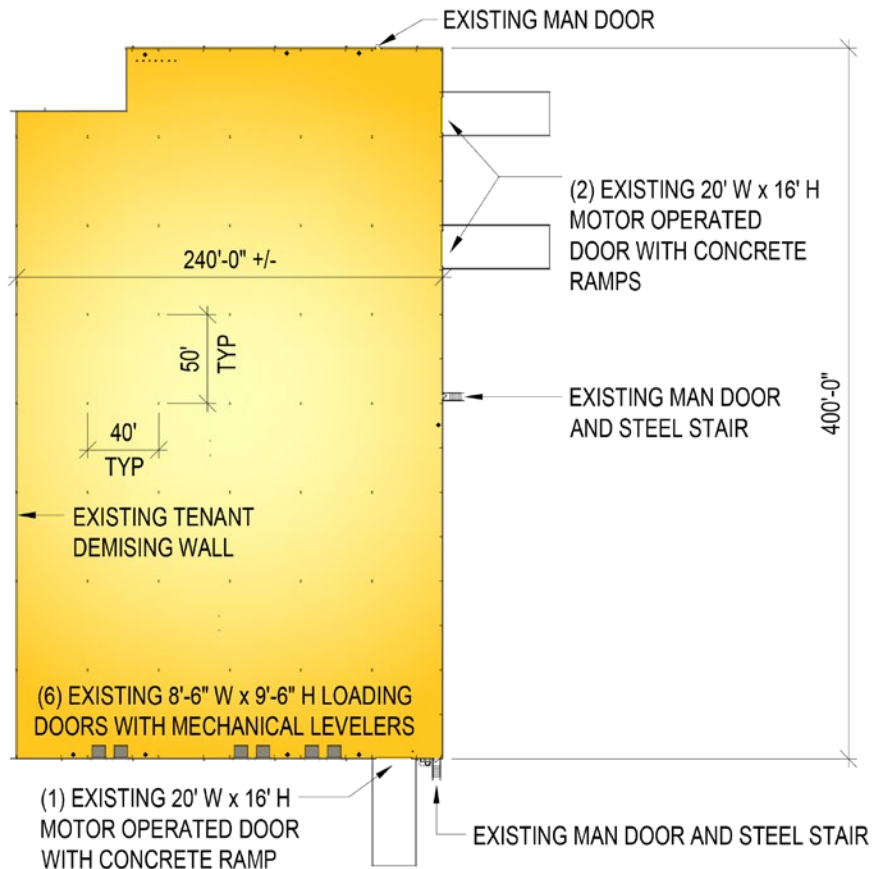
# PLANS

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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## SIZE

- ▶ **AVAILABLE SPACE:** 93,955 SF (expandable) within an existing 224,000 SF building.
- ▶ **ACREAGE:** 33.74 Acres
- ▶ **BUILDING DIMENSIONS:** 400'-0" (width) x 560'-0" (length)

## BUILDING CONSTRUCTION

- ▶ **FLOOR:** 6" thick concrete floor slab, reinforced with welded steel mats. Floor treated with surface densifier and joint filler, Polyurea or equal, in all construction and contraction joints in the warehouse floor.
- ▶ **ROOF:** *Butler Manufacturing*, MR-24 standing seam.
- ▶ **EXTERIOR WALLS:** Architectural masonry and metal wall panels with insulation.
- ▶ **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 by *Rite-Hite* or equal.
- ▶ Future/potential dock doors are available. See Conceptual Future Docks plan for location and quantity.
- ▶ Prefabricated steel track guards and Classic dock seal with head curtain by *Rite-Hite* or equal.
- ▶ Three (3) 20'-0" x 16'-0" vertical lift, motor operated drive-in doors by *Haas Door* or equal, with concrete rampscourt 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 Co.
- ▶ **SEWER:** Wyoming Valley Sanitary Authority.
- ▶ **TELECOM:** Verizon, PenTeleData, Frontier Communications, and CenturyLink serve the park.

## PARKING

- ▶ On-site parking for approximately (58) 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.

## LOCATION

- ▶ Located less than five minutes from I-81.
- ▶ Centrally located within the Scranton/WilkesBarre labor market.



### 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

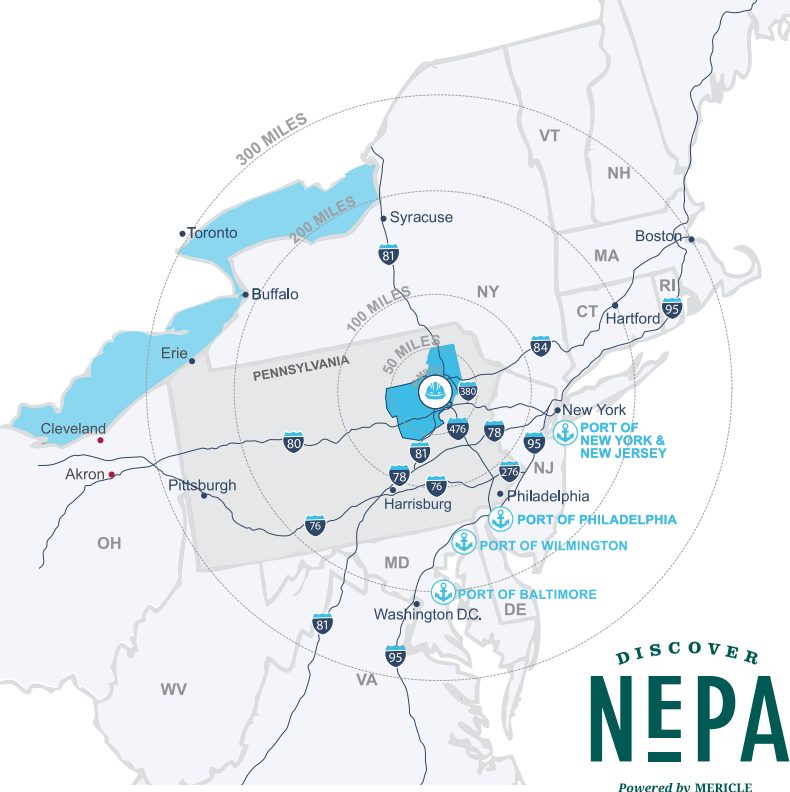
Job training grants will help reduce your costs in Hanover Industrial Estates. Mericle will arrange meetings between your leadership and the officials who coordinate these programs.

# 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



DISCOVER  
**NEPA**

Powered by MERICLE

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.**



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.

**BOB BESECKER**, Vice President  
bbesecker@mericle.com

**JIM HILSHER**, Vice President  
jhilsher@mericle.com

**BILL JONES**, Vice President  
bjones@mericle.com

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

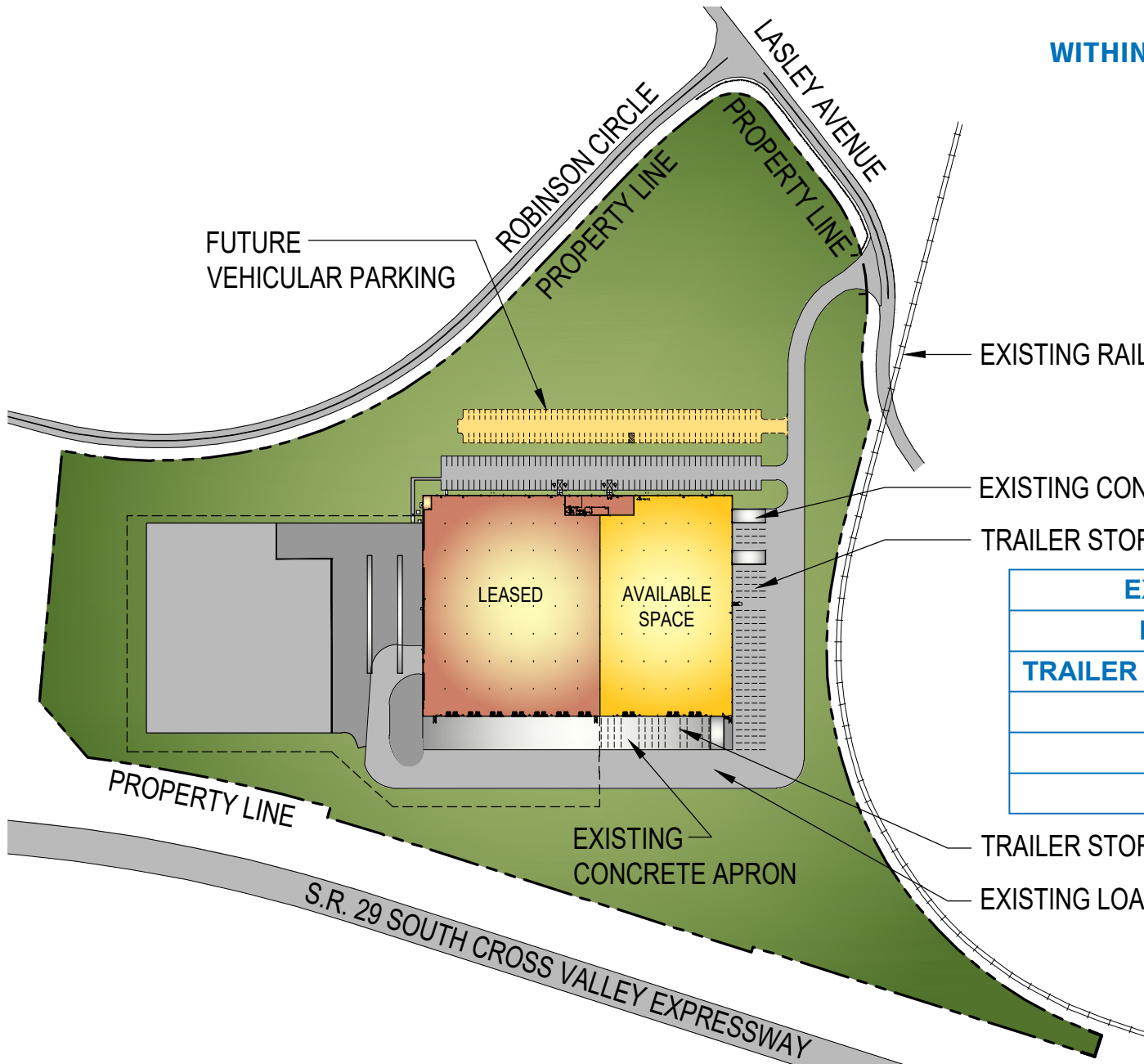
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# CONCEPTUAL SITE PLAN

**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**



<b>EXISTING VEHICULAR PARKING</b>	<b>58</b>
<b>FUTURE VEHICULAR PARKING</b>	<b>107</b>
<b>TRAILER STORAGE AGAINST BUILDING</b>	<b>38</b>
<b>DOCK DOORS</b>	<b>6</b>
<b>DRIVE-IN DOORS</b>	<b>3</b>
<b>ACREAGE</b>	<b>33.74</b>

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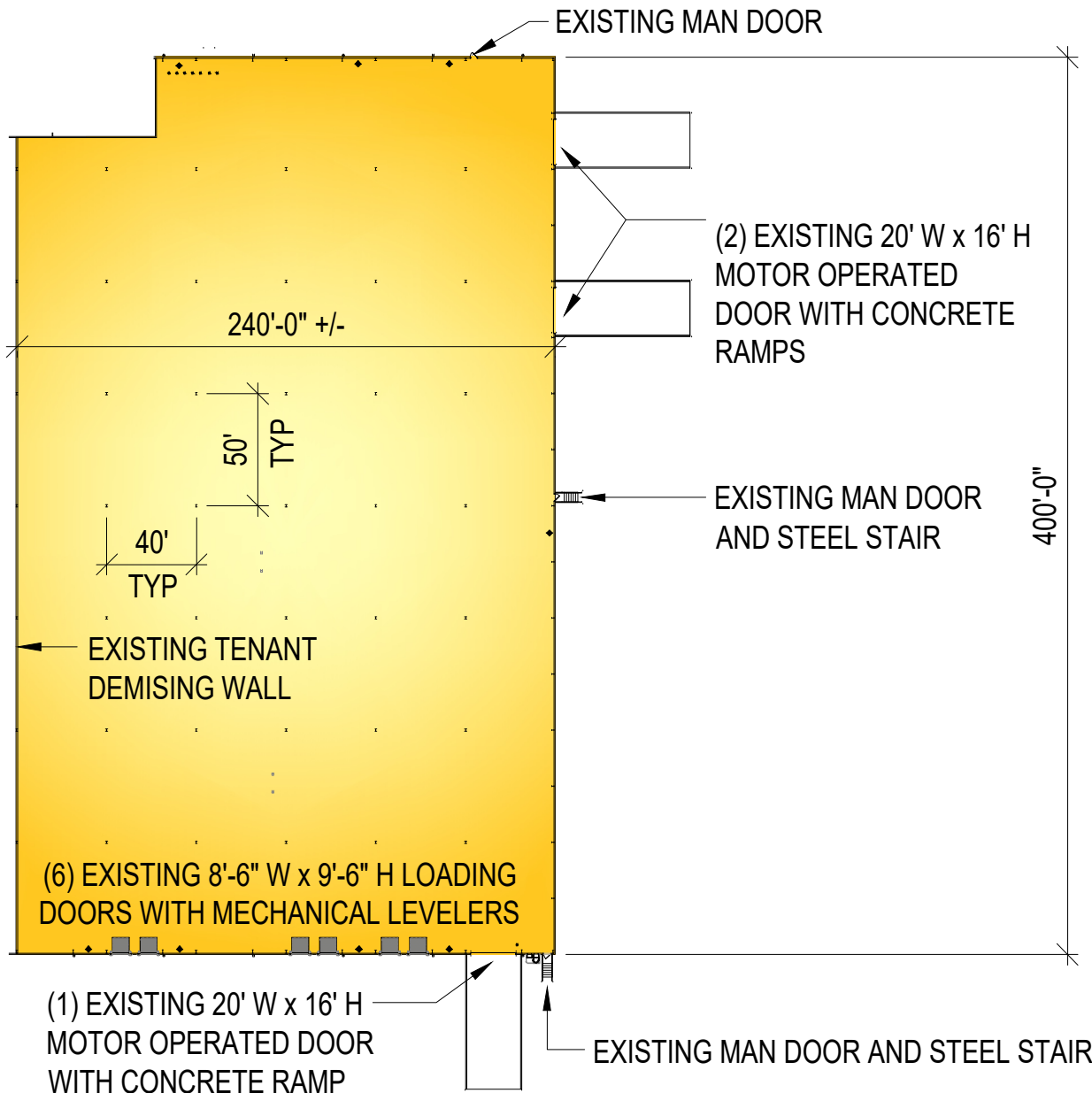
East Mountain Corporate Center  
100 Baltimore Drive, Wilkes-Barre, PA 18702

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

# CONCEPTUAL FLOOR PLAN

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

PARCEL #20, #21 & #22  
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WILKES-BARRE, PA 18706



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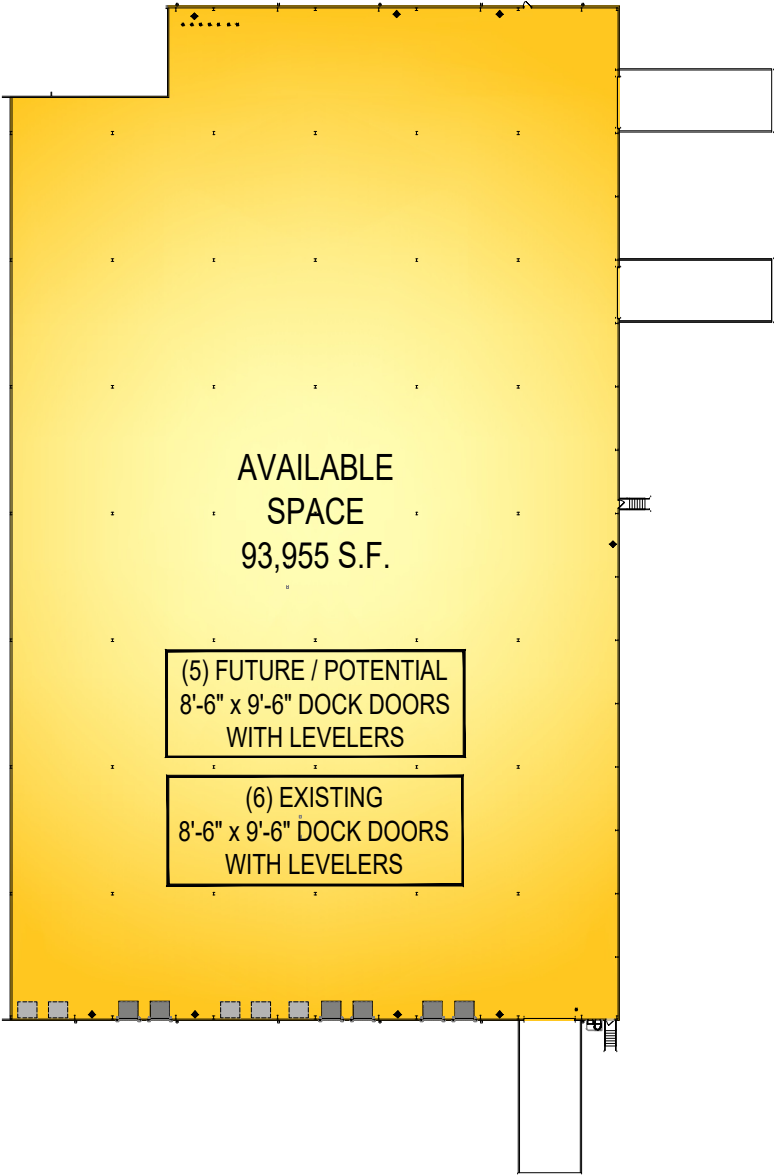
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
# CONCEPTUAL FUTURE DOCKS


AVAILABLE 93,955 S.F. SPACE  
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WILKES-BARRE, PA 18706



<b>EXISTING BUILDING</b>	
<b>EXISTING DOCK DOORS</b>	<b>6</b>
<b>FUTURE DOCK DOORS</b>	<b>5</b>

 **EXISTING DOCK DOOR**

 **FUTURE DOCK DOOR**

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## SITE IMPROVEMENTS

- Site contains approximately 33.74 acres
- On-site parking for approximately fifty-eight (58) 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

- Existing building contains 224,000 square feet
- Existing 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 surface densifier and joint filler, Polyurea or equal, in all construction and contraction joints in the Warehouse floor
- *Butler Manufacturing*, MR-24 standing seam
- Exterior wall system consisting of architectural masonry and metal wall panels with insulation
- Average structural clear height of approximately 34'-0"
- Existing available space contains six (6) 8'-6" x 9'-6" vertical lift dock doors by *Haas Door* or equal with mechanical levelers and bumpers by *Rite-Hite* or equal. Future / potential dock doors are available, see Conceptual Future Docks plan for location and quantity
- Prefabricated steel track guards and Classic dock seal with head curtain by *Rite-Hite* or equal
- Existing 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

- Existing warehouse heating system consists of indirect fired unit heaters.
- Existing Electrical power shall consist of an 800 amp, 277/480 V, 3 Phase service
- Existing warehouse lighting consists of energy efficient LED 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

**AVAILABLE 93,955 S.F. SPACE  
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**PHOTO  
COLLAGE**



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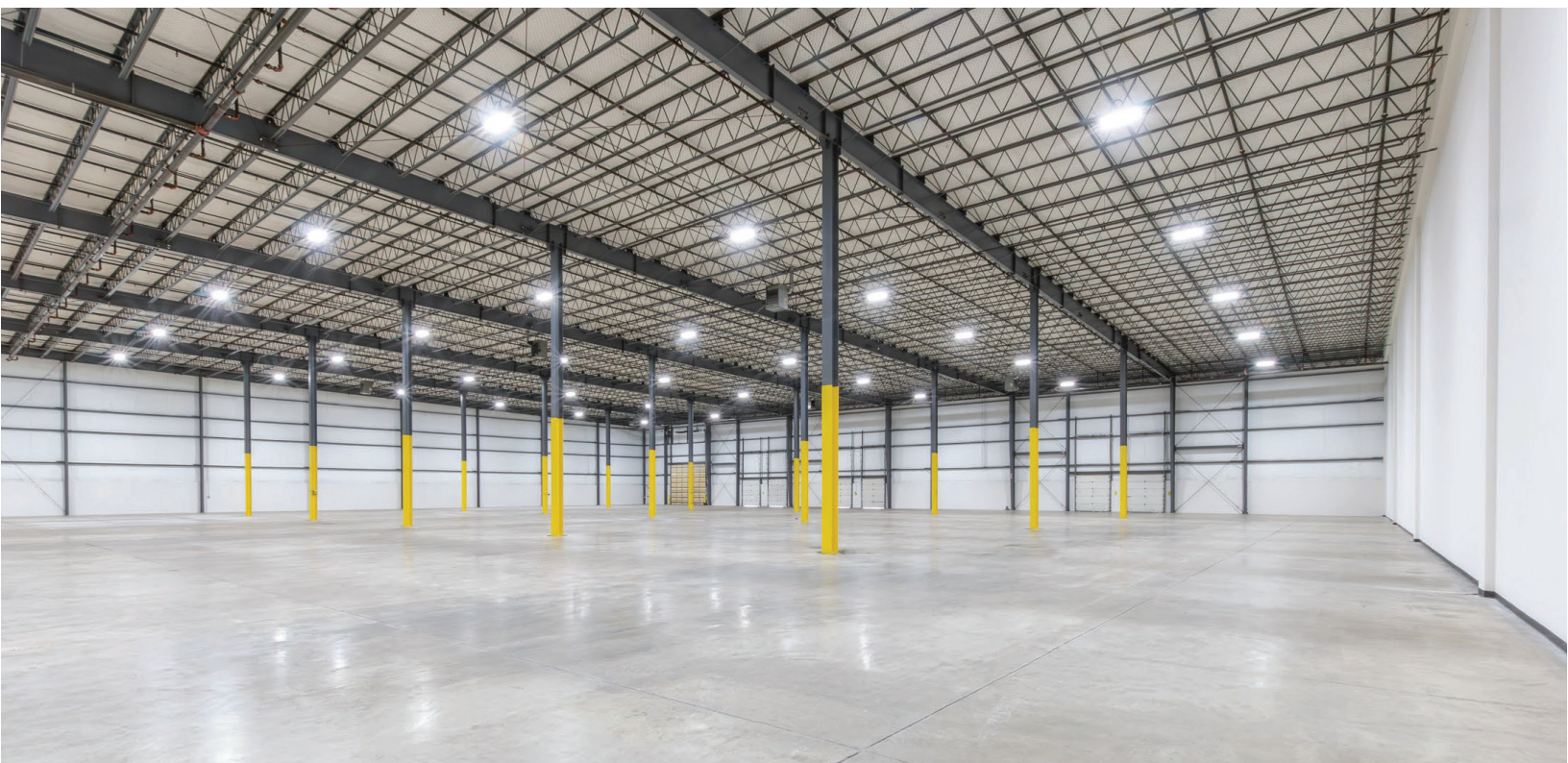
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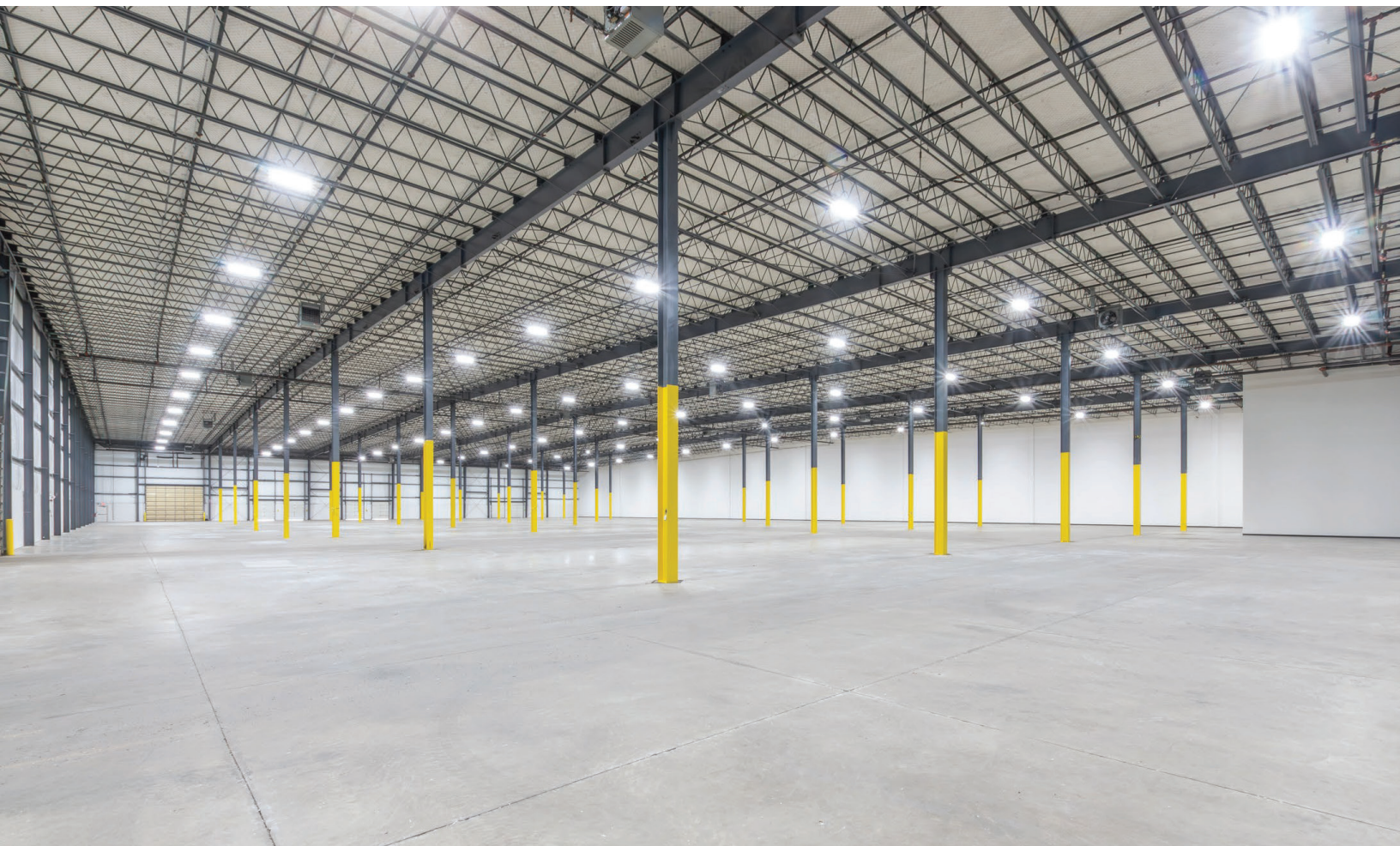
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