



**FOR
LEASE**

21,327 SF

**349-357 NEW COMMERCE BOULEVARD
HANOVER INDUSTRIAL ESTATES
HANOVER TOWNSHIP, PA**

.....

OFFICE



MODERN OFFICE NEAR I-81. OFFICE FURNITURE INCLUDED.

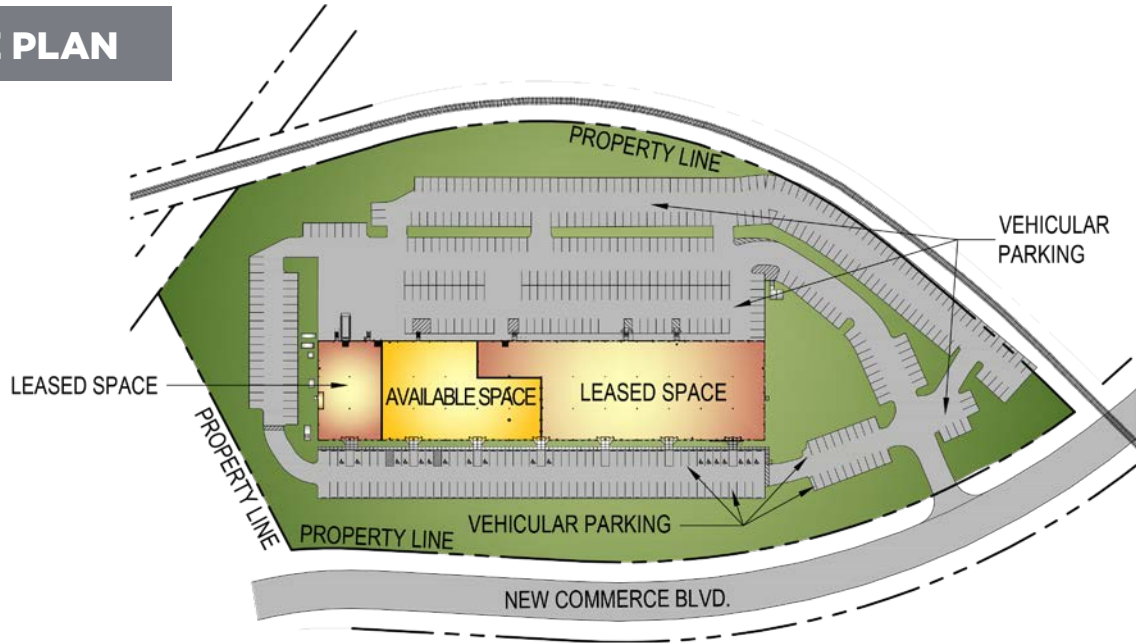
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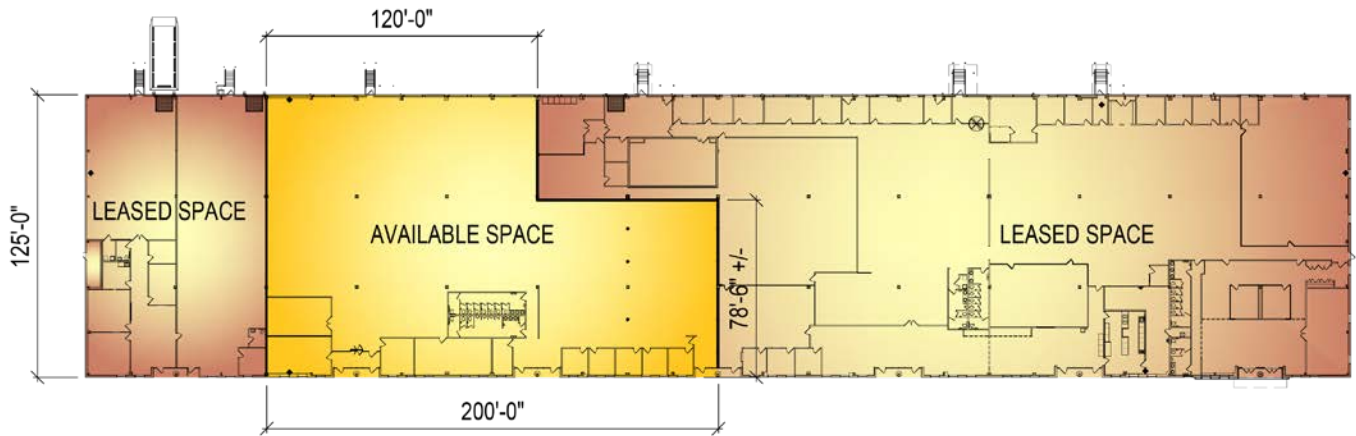
PLANS

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.

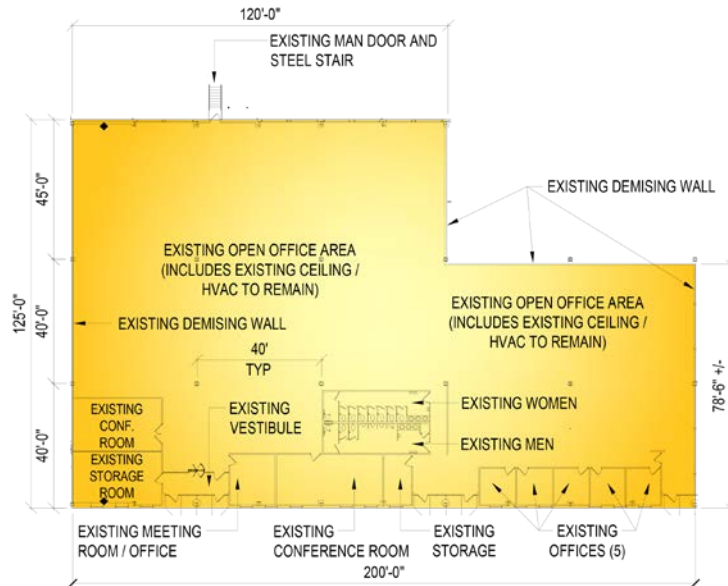
SITE PLAN



BUILDING PLAN



FLOOR PLAN



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SPECS

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SIZE

- ▶ **AVAILABLE SPACE:** Available 21,327 SF space within an existing 70,000 SF building.
- ▶ **ACREAGE:** 10.52 acres
- ▶ **BUILDING DIMENSIONS:** 560'-0" (length) x 125'-0" (width)

BUILDING CONSTRUCTION

- ▶ **FLOOR:** 6" thick concrete floor slab reinforced with welded steel mats.
- ▶ **ROOF:** *Butler Manufacturing*, MR-24 standing seam.
- ▶ **EXTERIOR WALLS:** Architectural masonry, aluminum frame windows, metal panels with insulation, and aluminum frame curtainwall entrances with canopies
- ▶ **COLUMN SPACING:** 40'-0" x 40'-0" x 45'-0".
- ▶ **CEILING HEIGHT:** Approximately 10'-0" to the suspended ceiling grid in the open office area and approximately 9'-0" to the suspended ceiling grid in the private offices.

UTILITIES

- ▶ **HVAC:** Multiple packaged gas/electric roof top units.
- ▶ **LIGHTING:** 2 x 4 fluorescent lay-in troffer fixtures.
- ▶ **POWER:** Two (2) 400 Amp, 120/208 Volt, 3-phase service.
- ▶ **FIRE PROTECTION:** Hazard Class III Wet sprinkler system.
- ▶ **UTILITIES:** All utilities shall be separately metered.

PARKING

- ▶ On-site parking for approximately (154) vehicles with additional parking up to (303) total vehicular spaces.
- ▶ Asphalt paving, light duty pave in vehicle parking areas.

SPECIAL FEATURES

- ▶ Space is mostly wide open, but includes five private offices, two conference rooms, a meeting room, two storage rooms, and private restrooms.
- ▶ Existing furniture systems are in good condition and are included.
- ▶ Professionally prepared & maintained landscaping.



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 21,327 square foot office 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.



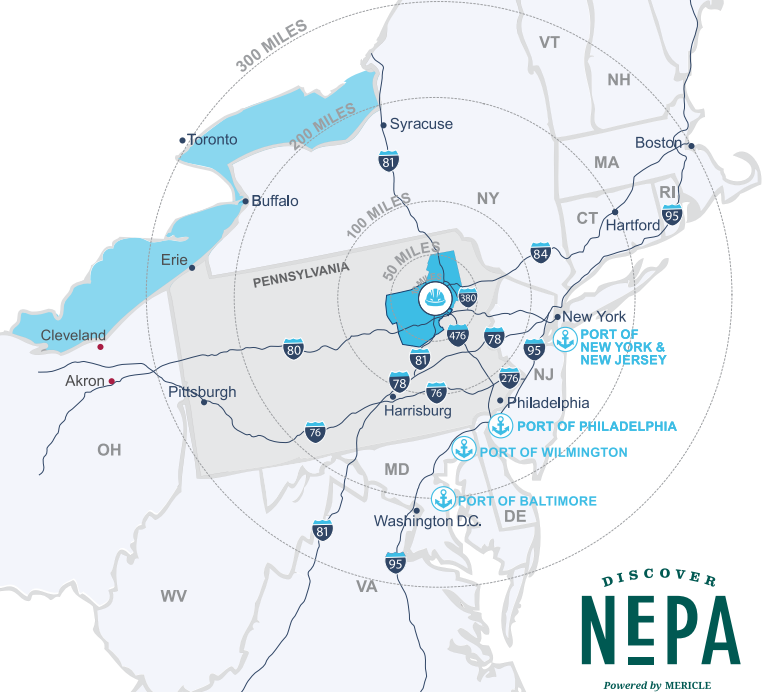
JOB TRAINING

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.

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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!

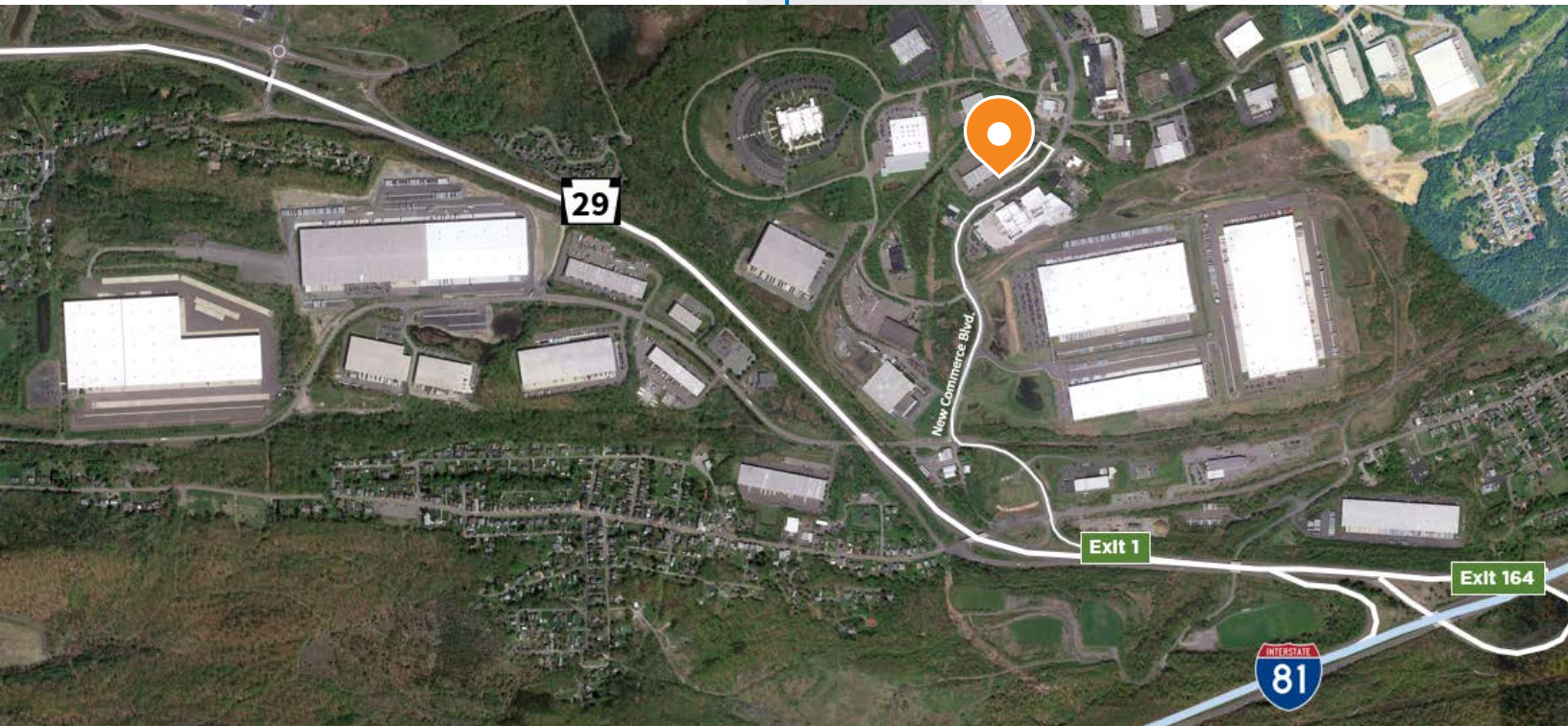
Mericle is Northeastern Pennsylvania proud.

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
Harrisburg, PA	102
Philadelphia, PA	116
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.

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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