

# 370 STEWART ROAD

Hanover Township, PA 18706

 FOR LEASE

 INDUSTRIAL

 5,000± SF



## PROPERTY DESCRIPTION

Opportunity to be part of the Hanover Industrial Park. Available 5,000± SF Warehouse Bld. with Showroom / Office. Excellent usage for warehouse / distribution or light manufacturing.

LEASE RATE:  
**PRICE UPON REQUEST**

## FOR MORE INFORMATION

**Steve Cole, SIOR**

 570.578.8296

 [steve.cole@naimertz.com](mailto:steve.cole@naimertz.com)


**David Weaver, SIOR**

 570.406.7428

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# NAI Mertz

 **NAI Mertz** | 350 Laird Street, Suite 110  
Wilkes-Barre, PA 18702  
570-820-7700 | [naimertz.com](http://naimertz.com)



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## PROPERTY HIGHLIGHTS

- Situated on 2.6 Acres - Full parcel 6.1 Acres
- Zoning: Industrial
- 5,000+/- SF Industrial building (100' x 50')
- 2,400± SF Warehouse space
- 2,600± SF Office/ Showroom - air conditioned
- 4 Dock Doors  
8'-6"w x 9'-6"h  
30,000 lb. capacity mechanical levelers with bumpers
- Ceiling Height: 29'9" - 31'5"
- Column Spacing: 50' x 40' and 50' x 45'
- 6" concrete floor
- Class III wet sprinkler system
- Electrical service: 277/480 volt, 3-phase
- Utilities: Public sewer and water
- Heat: Natural gas heat
- Surface Parking for 14 vehicles

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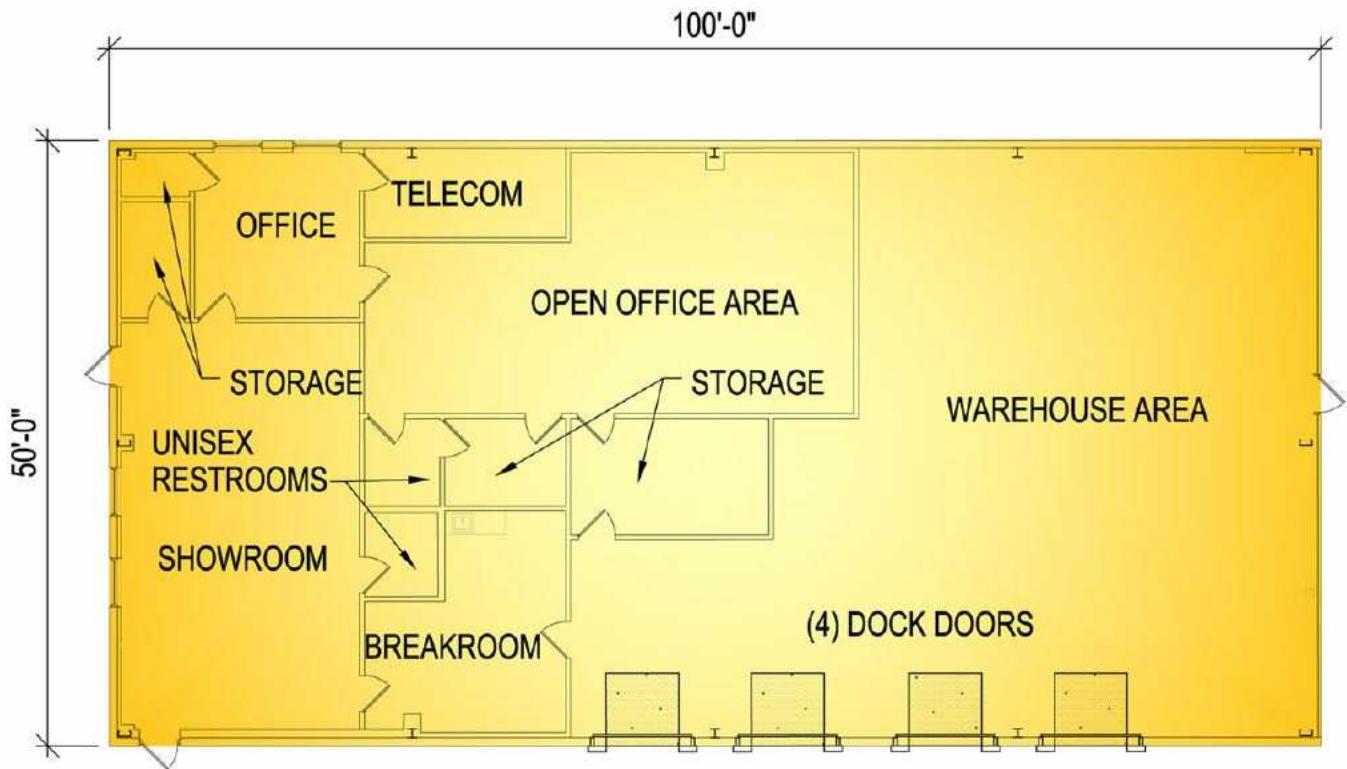
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## LOCATION OVERVIEW

Park offers excellent access to I-81 via Route 29. Within close proximity to Route 309.

Map data ©2024 Google Imagery ©2024 Maxar Technologies

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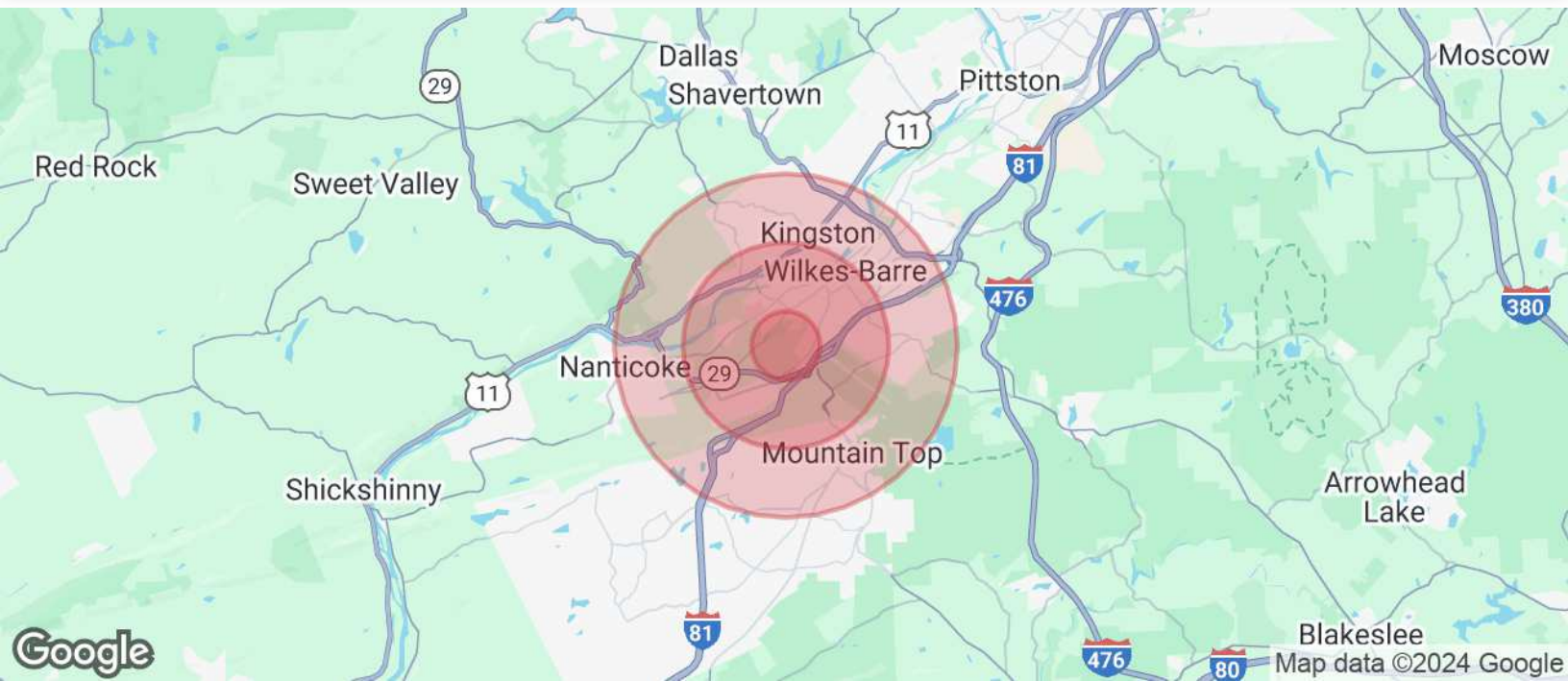
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,474	55,061	115,829
Average Age	43	41	42
Average Age (Male)	41	39	40
Average Age (Female)	44	42	43

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,398	22,845	48,263
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$73,311	\$66,857	\$73,588
Average House Value	\$152,674	\$134,308	\$156,257

Demographics data derived from AlphaMap

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