



**FOR  
LEASE**

# 252,000 SF

**1070 HANOVER STREET  
HANOVER INDUSTRIAL ESTATES  
HANOVER TOWNSHIP, PA**

.....

**MANUFACTURING  
READY**



**GREAT INDUSTRIAL SPACE ON THE I-81 CORRIDOR**

**mericle.com**



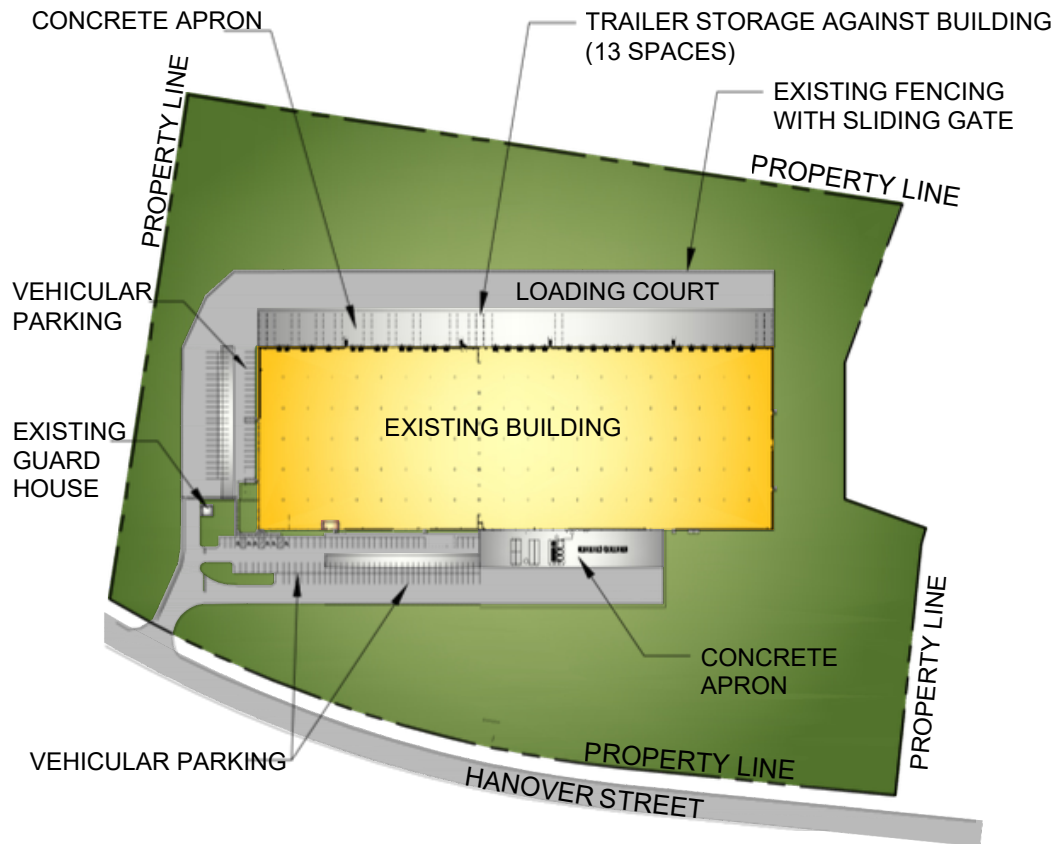
**570.823.1100**



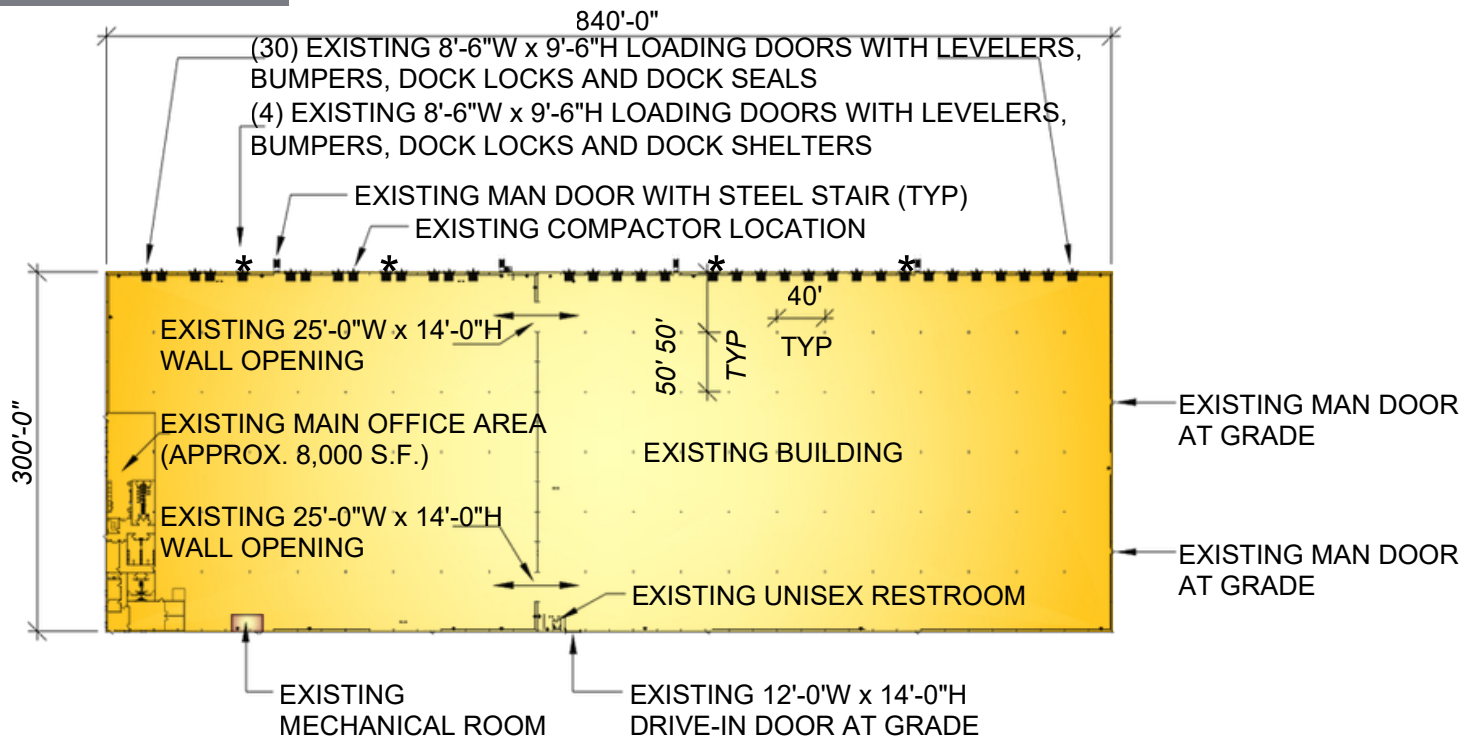
# PLANS

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

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# SPECS

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## SIZE

- ▶ **AVAILABLE SPACE:** 252,000 SF
- ▶ **ACREAGE:** 26.57 acres
- ▶ **BUILDING DIMENSIONS:** 300'-0" (width) x 840'-0" (length)

## BUILDING CONSTRUCTION

- ▶ **FLOOR:** 6" thick concrete floor slab, reinforced with welded steel mats. Floor has been treated with curing compound.
- ▶ **ROOF:** *Butler Manufacturing*, MR-24 standing seam.
- ▶ **EXTERIOR WALLS:** Exterior wall system consisting of architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation.
- ▶ **CLEAR CEILING HEIGHT:** Average structural clear height of approximately 31'-11".
- ▶ **COLUMN SPACING:** 40'-0" x 50'-0" bay spacing

## LOADING

- ▶ **DOORS:** Thirty (30) 8'-6" x 9'-6" vertical lift dock doors by *Haas Door* or equal with 29,000 LB capacity mechanical levelers with bumpers, dock locks and dock seals by *Rite-Hite* or equal.
- ▶ Four (4) 8'-6" x 9'-6" vertical lift dock doors by *Haas Door* or equal with 29,000 LB capacity mechanical levelers with bumpers, dock locks and dock shelters by *Rite-Hite* or equal.
- ▶ One (1) 8'-6" x 9'-6" vertical lift dock doors by *Haas Door* or equal with 29,000 LB capacity mechanical leveler by *Rite-Hite* or equal at compactor location.
- ▶ One (1) 12'-0" x 14'-0" vertical lift dock door by *Haas Door* or equal at grade.
- ▶ 6" thick x 60' deep, reinforced concrete dock apron at loading dock with an approximate 120' total loading court depth.

## UTILITIES

- ▶ **HVAC:** Energy-efficient, gas fired unit heaters. Existing office heating system consists of gas/electric packaged roof-top units.
- ▶ **LIGHTING:** Energy-efficient LED fixtures. Existing office lighting consists of LED fixtures.
- ▶ **POWER:** One (1) 4000 Amp, 480/277 Volt, 3 phase switchgear and (1) 800 Amp, 480/277 Volt, 3 phase service for the fire pump.
- ▶ **FIRE PROTECTION:** Early Suppression Fast Response (ESFR) K14.
- ▶ **UTILITIES:** Provisions for domestic water and natural gas are provided.
- ▶ All utilities are separately metered.

## PARKING

- ▶ On-site parking for approximately one hundred eighty-two (182) vehicles.
- ▶ Asphalt paving, including heavy duty pave at truck areas and light duty pave in vehicle parking areas.

## SITE FEATURES

- ▶ Security guard house at site entrance.
- ▶ Professionally prepared and maintained landscaping.

### Move-In Ready Manufacturing Infrastructure

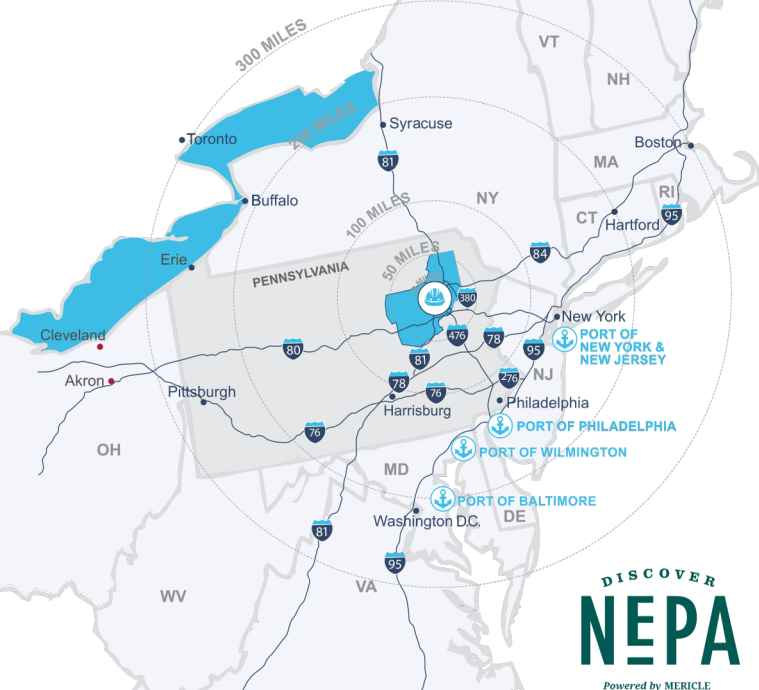
This former woodworking facility retains numerous high-value manufacturing systems that can significantly reduce fit-out costs and accelerate occupancy. Features include:

- Approximately 568 heavy-duty *Speedrack* pallet rack uprights with approximately 9,300 beams, complete with integrated in-rack ESFR sprinkler protection
- A plant-wide 1,800 CFM of compressed air distribution system at 125 PSI from three (3) *Sullair LS9009S* rotary screw air compressors & distribution piping
- 10,000 MBH of hot water from (3) *Viessmann Vitocrossal 300 CA3B 3.5* gas condensing boilers & distribution piping
- A 110,000 CFM *Modesta* centralized dust collection system with *Nordfab Quick-Fit* ductwork
- Low-voltage infrastructure including structured cabling, security cameras, card readers, and access control.

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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!

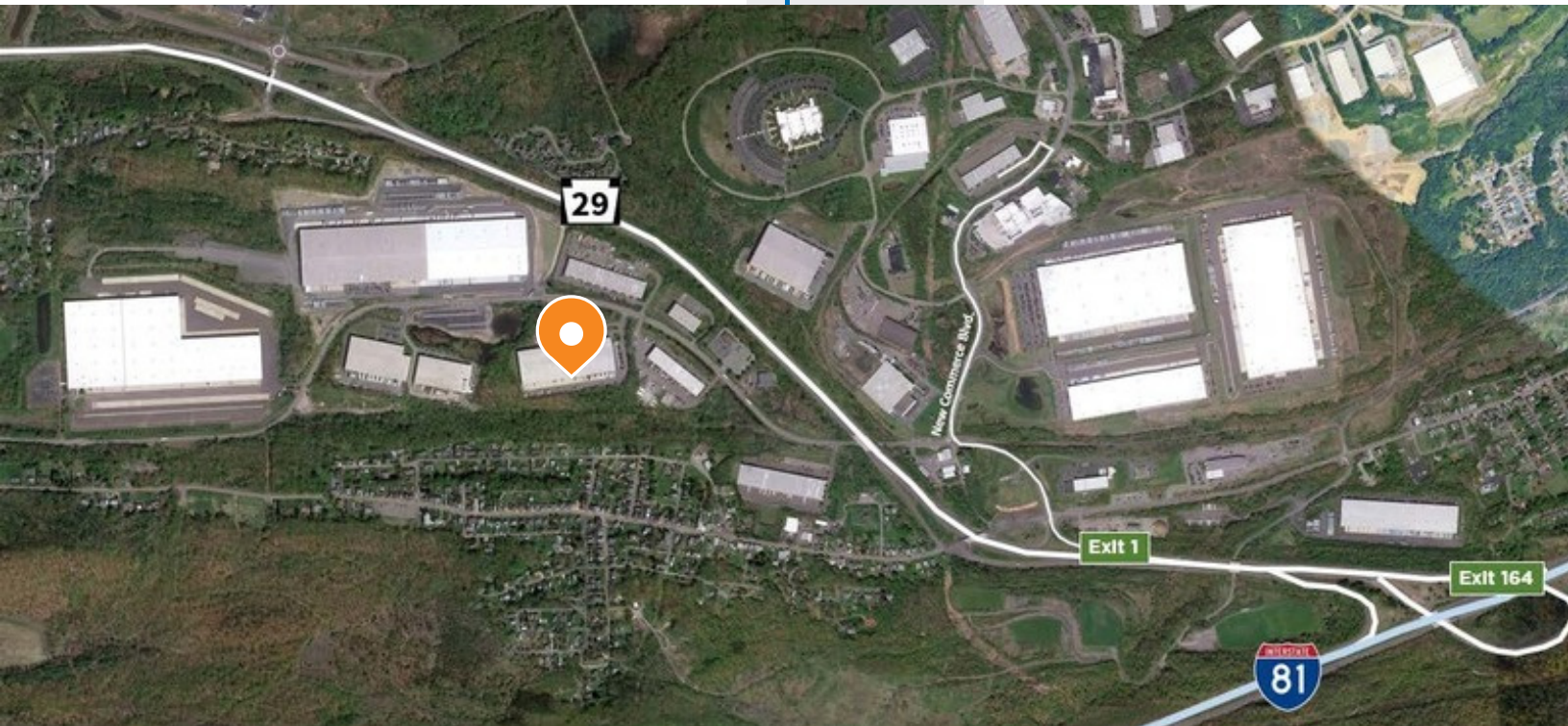
**Mericle is Northeastern Pennsylvania proud.**

# 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     |



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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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