



**FOR
LEASE**

21,731 SF

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

.....

OFFICE

**LOCATED LESS THAN
FIVE MINUTES FROM
INTERSTATE 81**

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



PRIME OFFICE SPACE JUST MINUTES FROM INTERSTATE 81

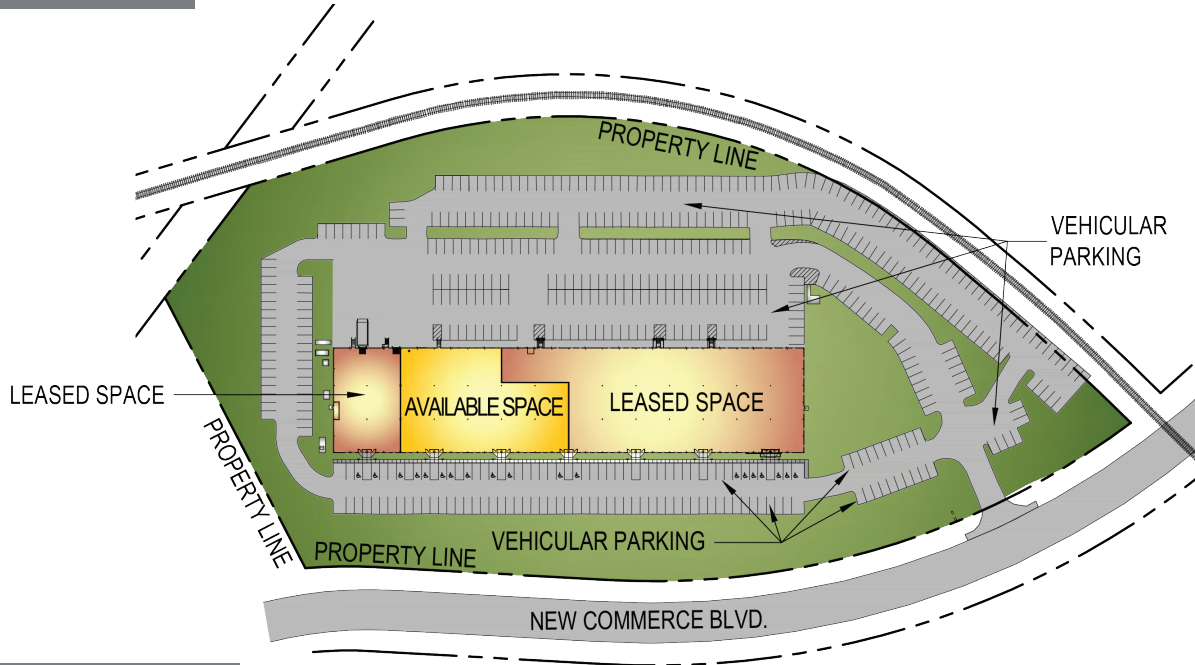
mericle.com  **570.823.1100**



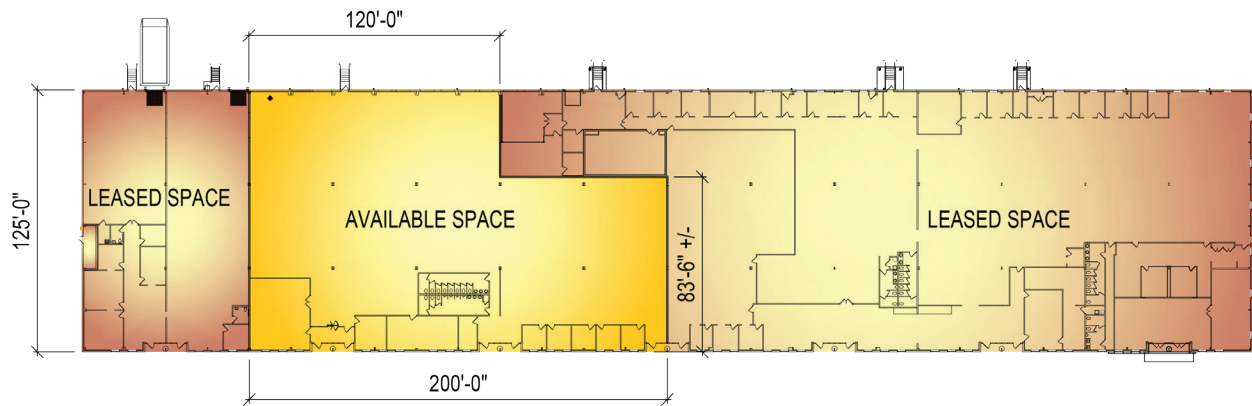
PLANS

SITE PLAN

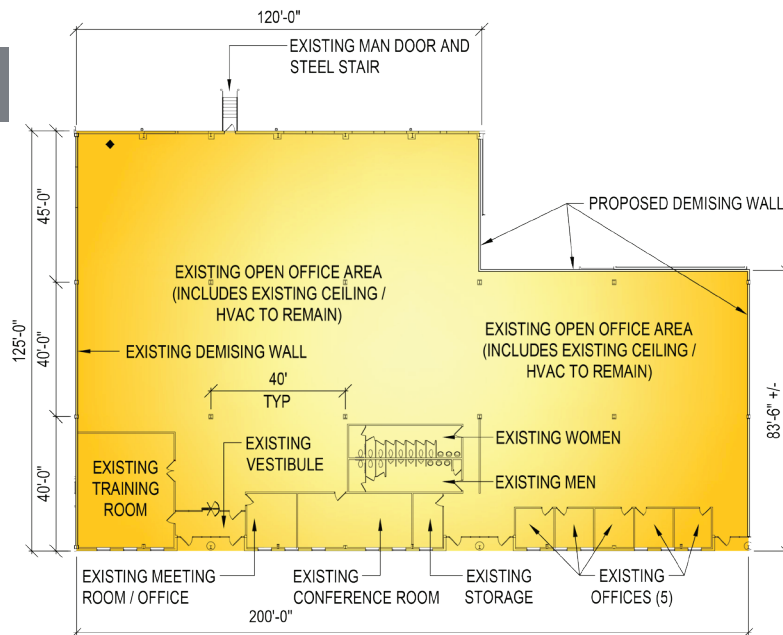
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BUILDING PLAN



FLOOR PLAN



FOR LEASE

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SPECS

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SIZE

- ▶ **AVAILABLE SPACE:** 21,731 SF within an existing 70,000 SF building.
- ▶ **ACREAGE:** 10.52 acres
- ▶ **BUILDING DIMENSIONS:** 560' (length) x 125' (width).
- ▶ **BUILDING SIZE:** 70,000 SF

BUILDING CONSTRUCTION

- ▶ **FLOOR:** 6" thick concrete floor slab reinforced with welded steel mats.
- ▶ **ROOF:** *Butler Manufacturing* MR-24 standing seam metal roof.
- ▶ **COLUMN SPACING:** 40'-0" x 40'-0" bay spacing with a 45'-0" deep staging bay.
- ▶ **CLEAR CEILING HEIGHT:** Average clear structural height of approximately 28'-7".
- ▶ **EXTERIOR WALLS:** Consisting of architectural masonry, aluminum frame windows, insulated metal panels, and aluminum frame curtainwall entrances with canopies.
- ▶ **INTERIOR FINISHES:** Space comes equipped with five private offices, a conference room, meeting room, and training room, and large men's and women's restrooms. Floor plan is mostly wide open.

UTILITIES

- ▶ **HEATING:** Consists of multiple packaged gas/electric roof top units.
- ▶ **ELECTRICAL SERVICE:** Two (2) 400 Amp, 120/208 Volt, 3-phase service with an existing 800 Amp, 175 KW diesel backup generator.
- ▶ **LIGHTING:** 2 x 4 fluorescent lay-in troffer fixtures.
- ▶ **FIRE PROTECTION:** Ordinary Hazard Class III Wet sprinkler system.
- ▶ All utilities shall be separately metered.
- ▶ Provisions for domestic water and natural gas are provided.

PARKING

- ▶ On-site parking for approximately one hundred seventy-nine (179) vehicles with additional parking for up to three hundred six (306) total vehicular spaces.
- ▶ Asphalt paving, light duty pave in vehicle parking areas

SITE IMPROVEMENTS

- ▶ Professionally prepared and maintained landscaping.
- ▶ Marquee sign at site entrance.



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 21,731 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.



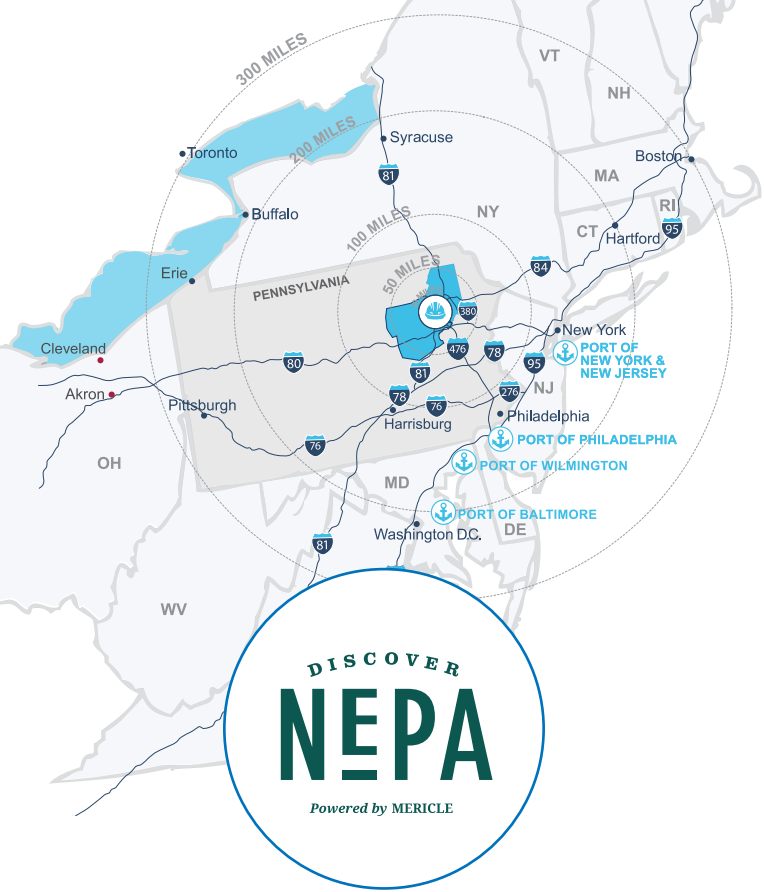
JOB TRAINING

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!

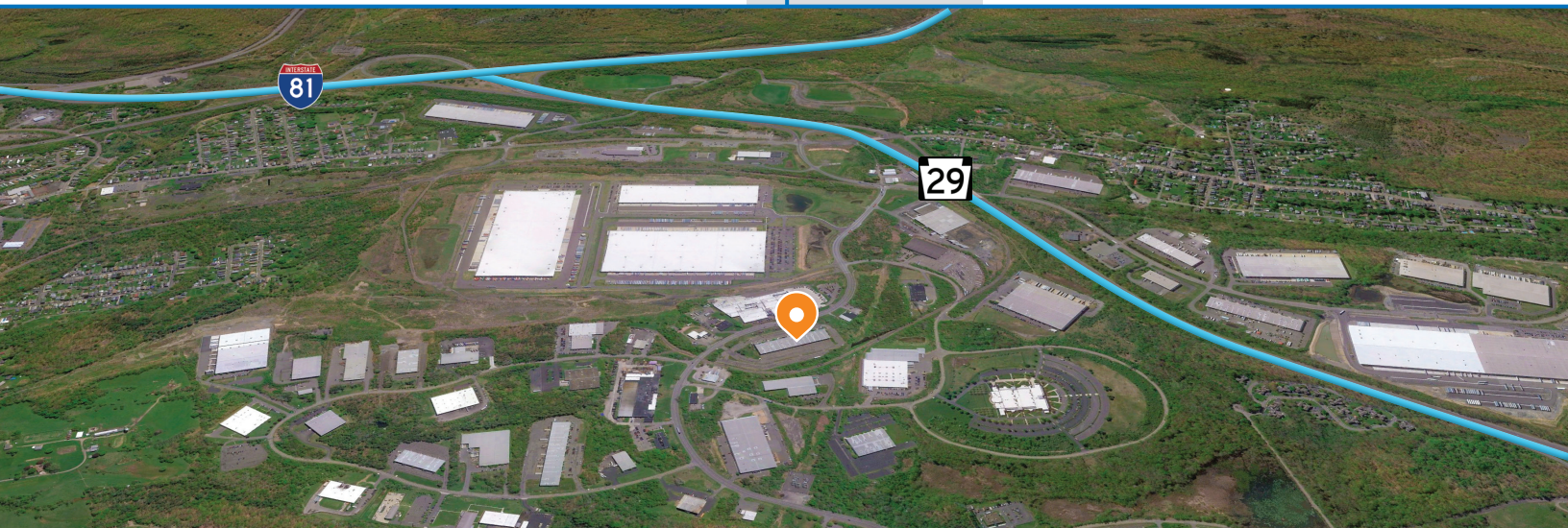
Mericle is Northeastern Pennsylvania proud.

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 |
| 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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