

1055 HANOVER STREET WILKES-BARRE, PA

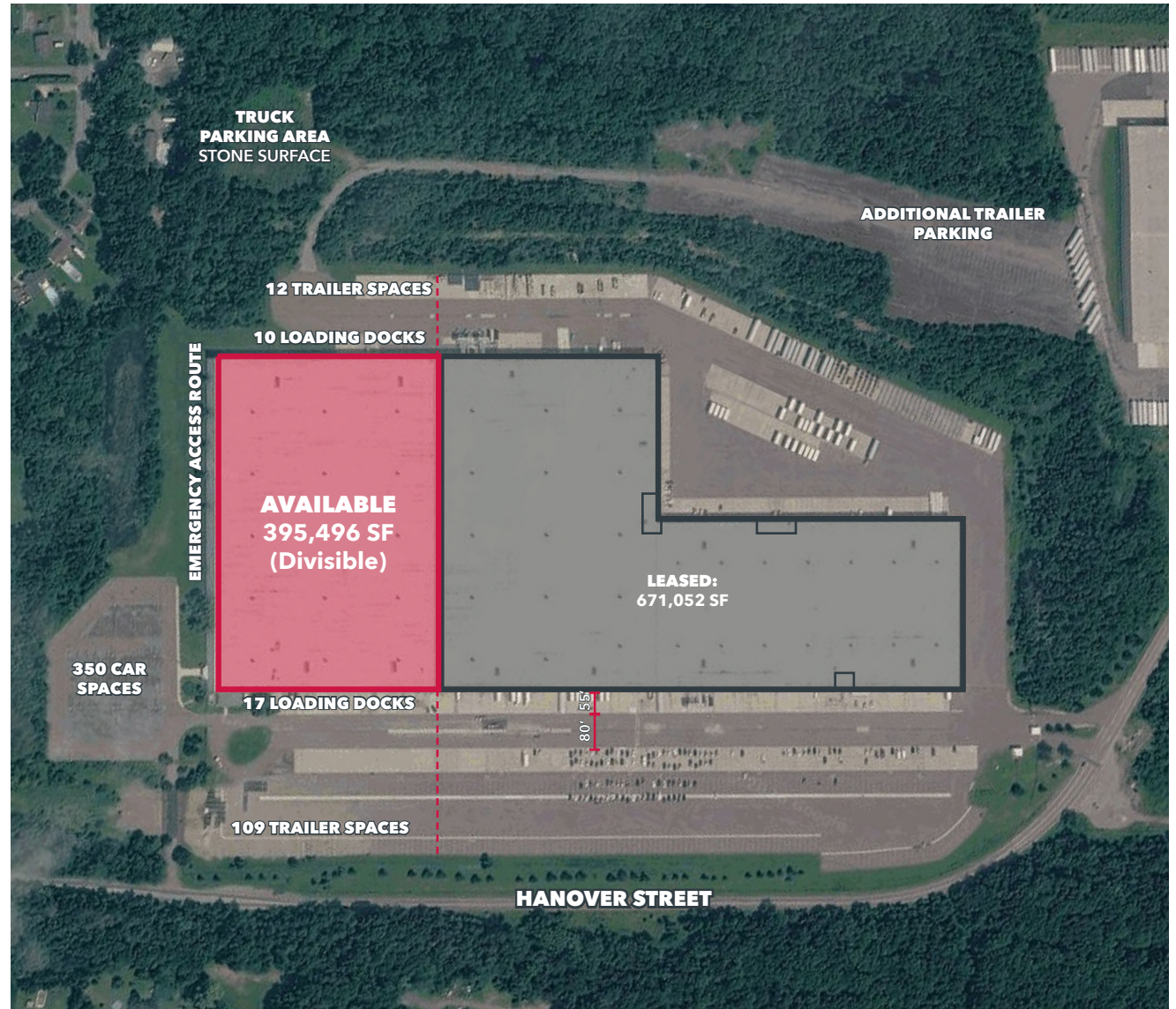
AVAILABLE THROUGH DECEMBER 2031
5+ YEARS REMAINING



395,496 SF AVAILABLE FOR SUBLEASE
DIVISIBLE / BELOW MARKET LEASE RATE

BUILDING SPECIFICATIONS

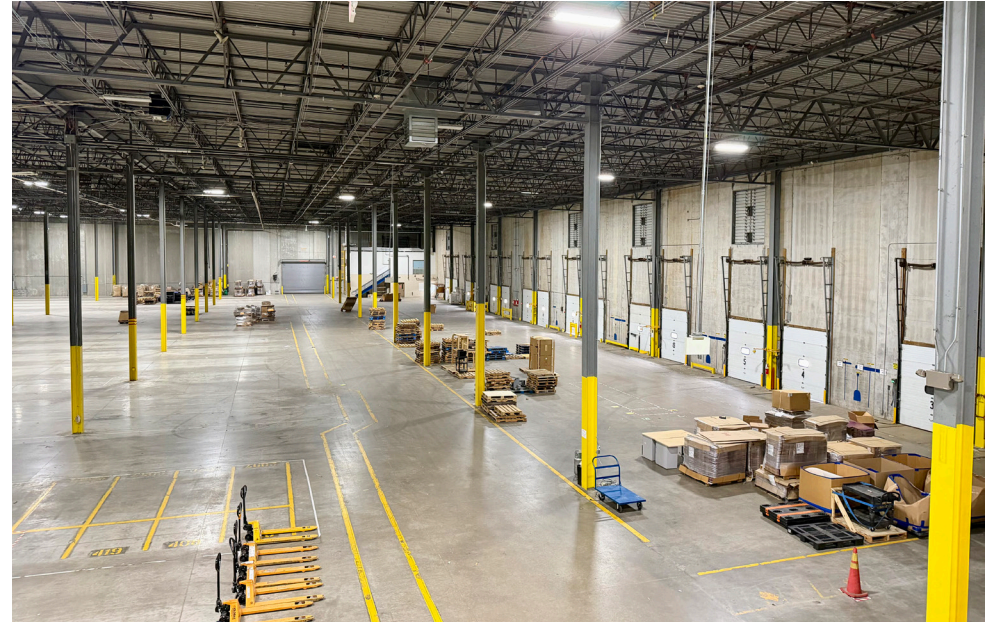
BUILDING SIZE	1,066,548 SF
AVAILABLE SIZE	395,496 SF (Divisible)
OFFICE SIZE	15,000 SF
TERM	Through December 2031
YEAR BUILT	1992
ZONING	I-1: General Industrial District
CLEAR HEIGHT	32'
COLUMN SPACING	47' x 33'
LOADING DOCKS	Twenty-Seven (27)
CAR SPACES	350
TRAILER SPACES (OFF WALL)	121 (Expandable)
LIGHTING	LED
FIRE PROTECTION	ESFR



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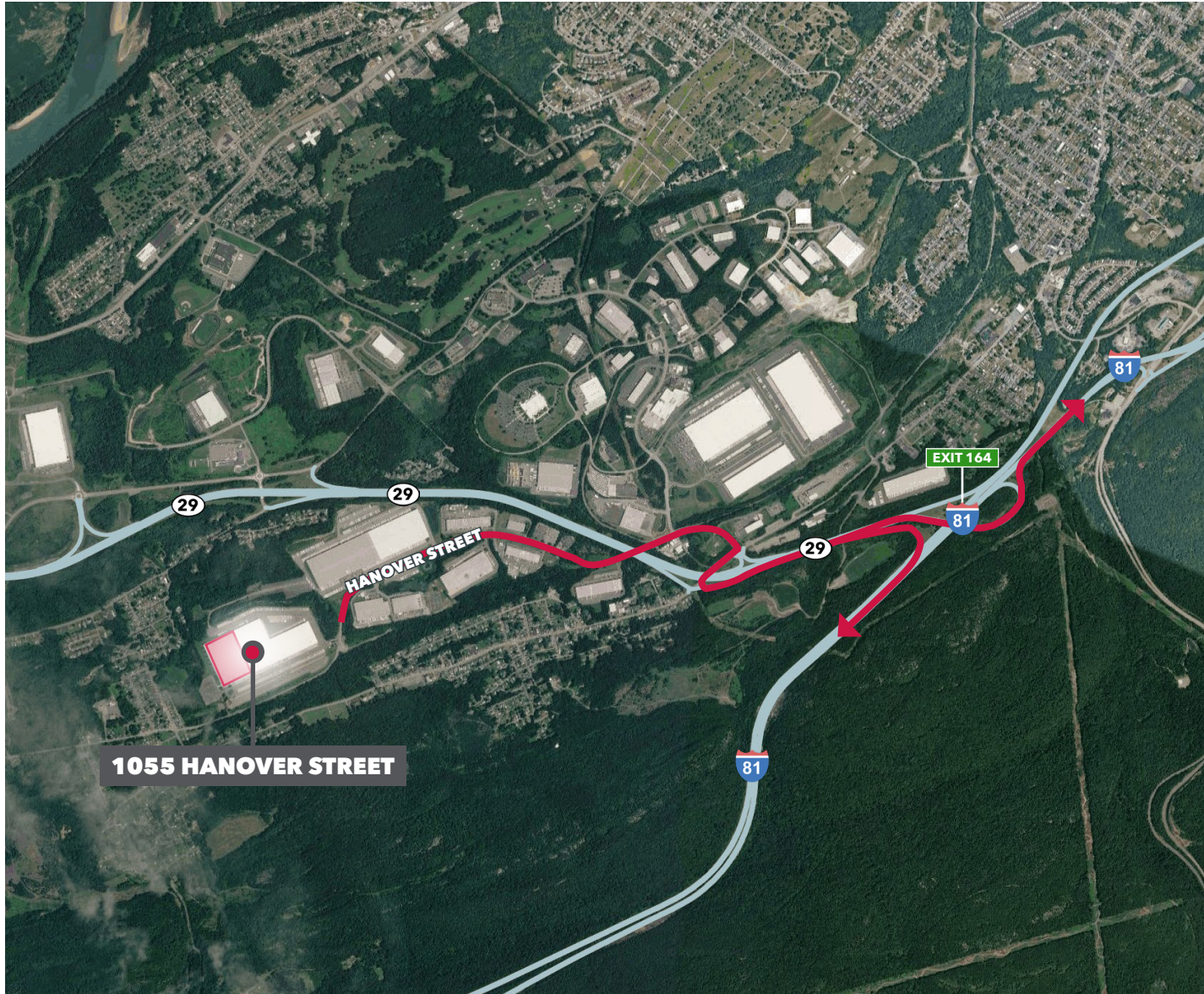
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ACCESSIBILITY



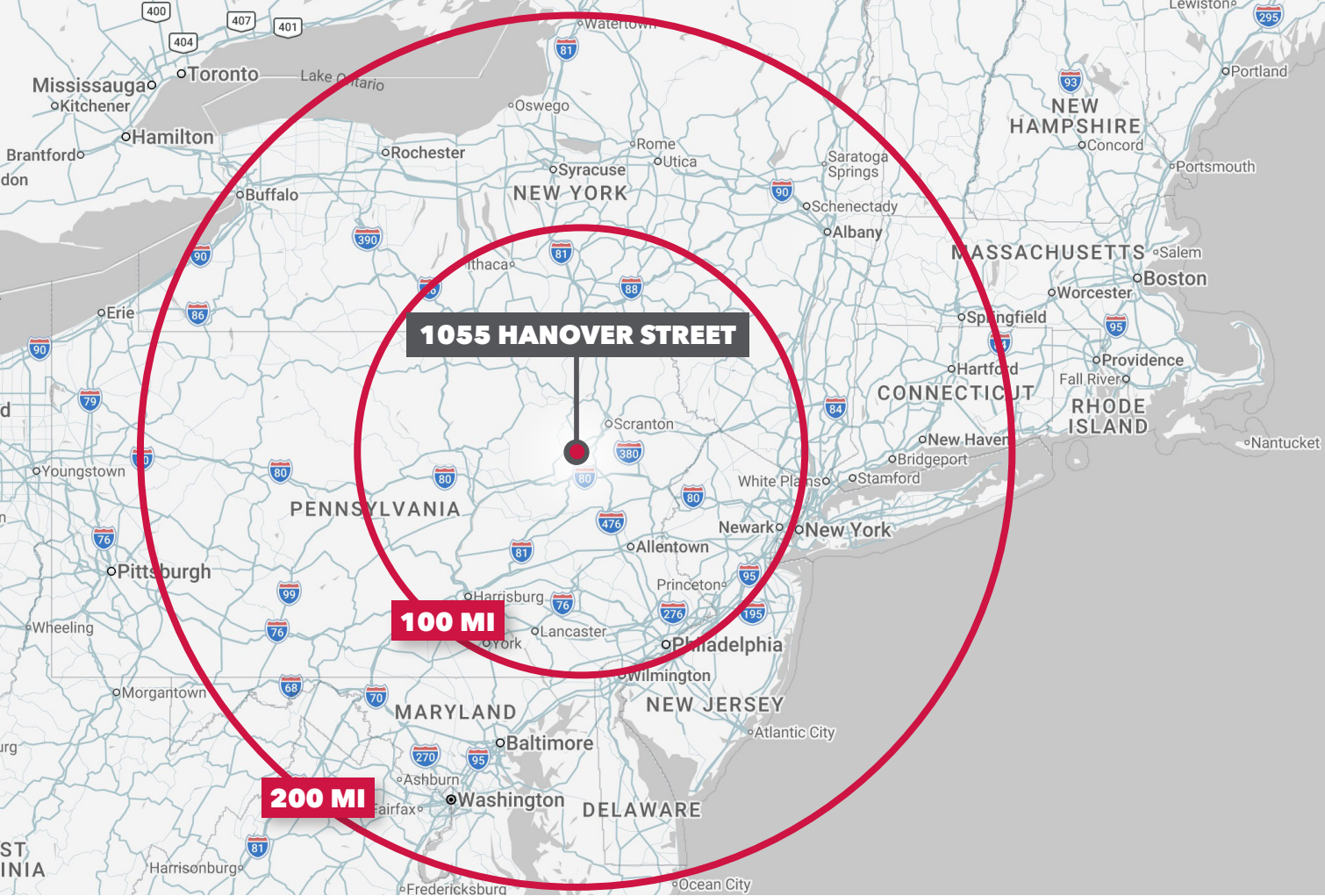
Exit 164
Interchange of I-81
+2 miles

Exceptional Access:

Primary distribution corridors that service the Northeast US including I-81, I-80, I-476 and I-78

Corporate Neighbors:





KEY DISTANCES

CITY	MILES
Philadelphia, PA	117
New York, NY	127
Baltimore, MD	181
Washington, D.C.	221
Boston, MA	314

PORTS	MILES
Port of Philadelphia Tioga Marine Terminal	121
Port of Philadelphia Packer Avenue Marine Terminal	122
Ports of Newark	125
Port of Baltimore	182
Port of Boston	314



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