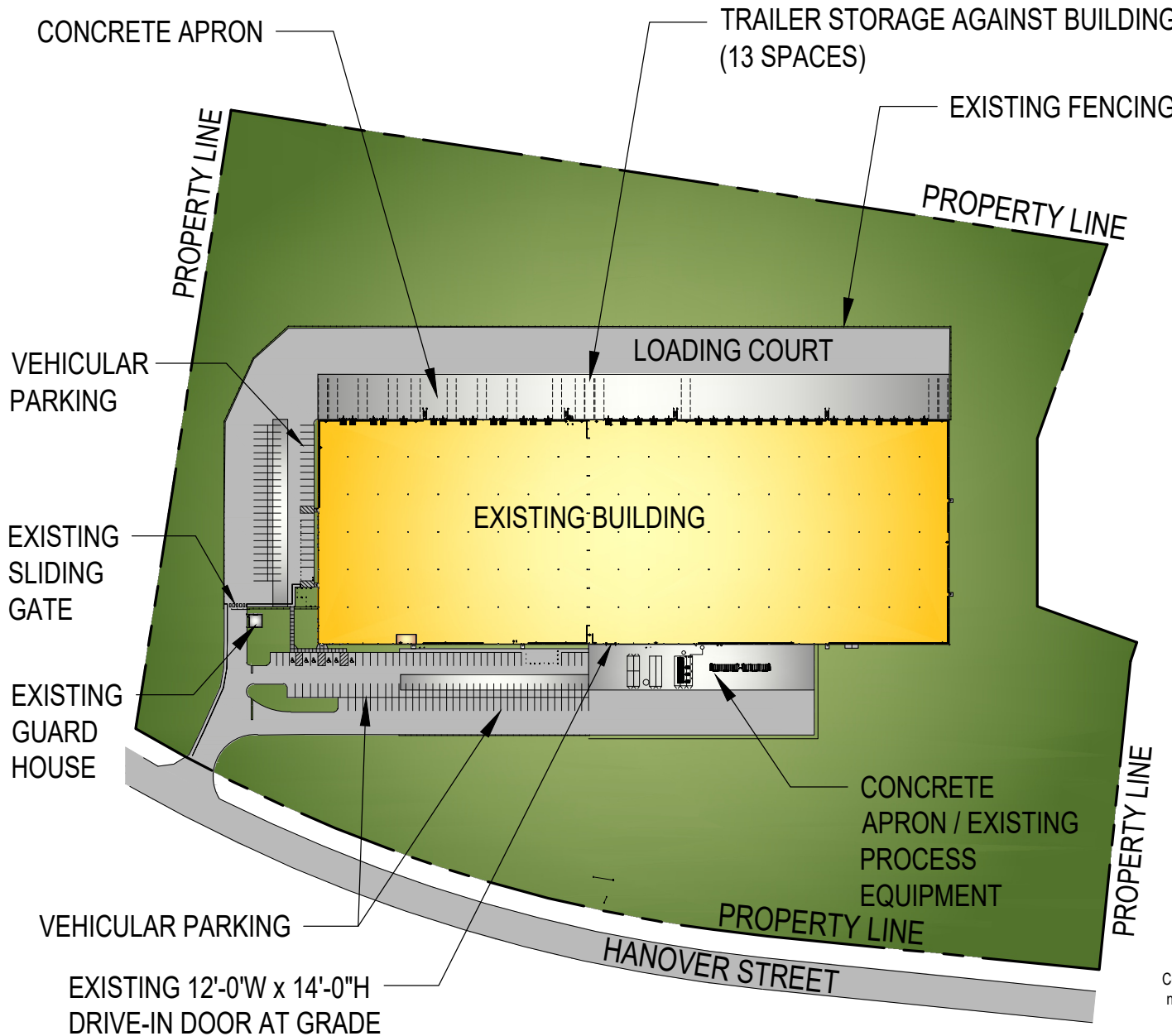


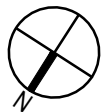
CONCEPTUAL SITE PLAN

EXISTING 252,000 S.F. BUILDING

PARCELS #5 & #6
1070 HANOVER STREET
HANOVER INDUSTRIAL ESTATES
HANOVER TOWNSHIP
WILKES-BARRE, PA 18706



VEHICULAR PARKING	182
TRAILER STORAGE AGAINST BUILDING	13
DOCK DOORS	35
DRIVE-IN DOOR	1
ACREAGE	26.57



Conceptual marketing plans only. All dimensions and conditions are approximate, are not representations or warranties, and must be independently verified. Do not rely on these plans. Any transaction is governed by a fully executed written agreement.

Property of Mericle Commercial Real Estate Services.

Q:\Shared\Properties\HIE\1070 Hanover (5 6) (J2092)\Base Bldg. (J2092)\Project\DBS\Mktg\MKT-1070 HANOVER STREET (070826).dwg MP

570.823.1100



mericle.com



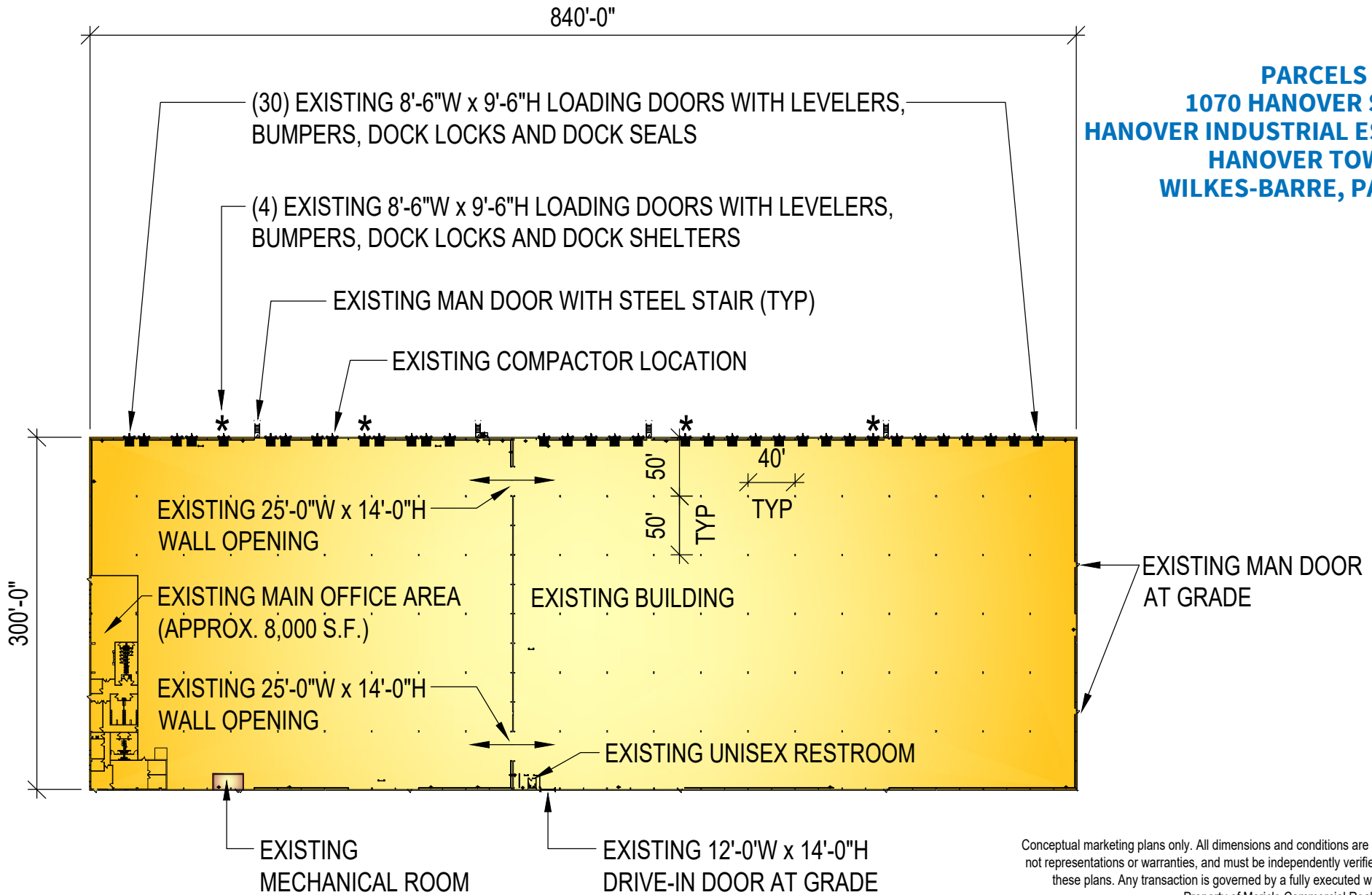
East Mountain Corporate Center
 100 Baltimore Drive, Wilkes-Barre, PA 18702

WE BUILD BUILDINGS.
 WE BUILD CAREERS.
 WE BUILD COMMUNITIES.

CONCEPTUAL BUILDING PLAN

EXISTING 252,000 S.F. BUILDING

PARCELS #5 & #6
1070 HANOVER STREET
HANOVER INDUSTRIAL ESTATES
HANOVER TOWNSHIP
WILKES-BARRE, PA 18706



Conceptual marketing plans only. All dimensions and conditions are approximate, are not representations or warranties, and must be independently verified. Do not rely on these plans. Any transaction is governed by a fully executed written agreement.

Property of Mericle Commercial Real Estate Services.

Q:\Shared\Properties\HIE\1070 Hanover (5 6) (J2092)\Base Bldg. (J2092)\Project\DBS\Mktg\MKT-1070 HANOVER STREET (070826).dwg MP

570.823.1100



mericle.com



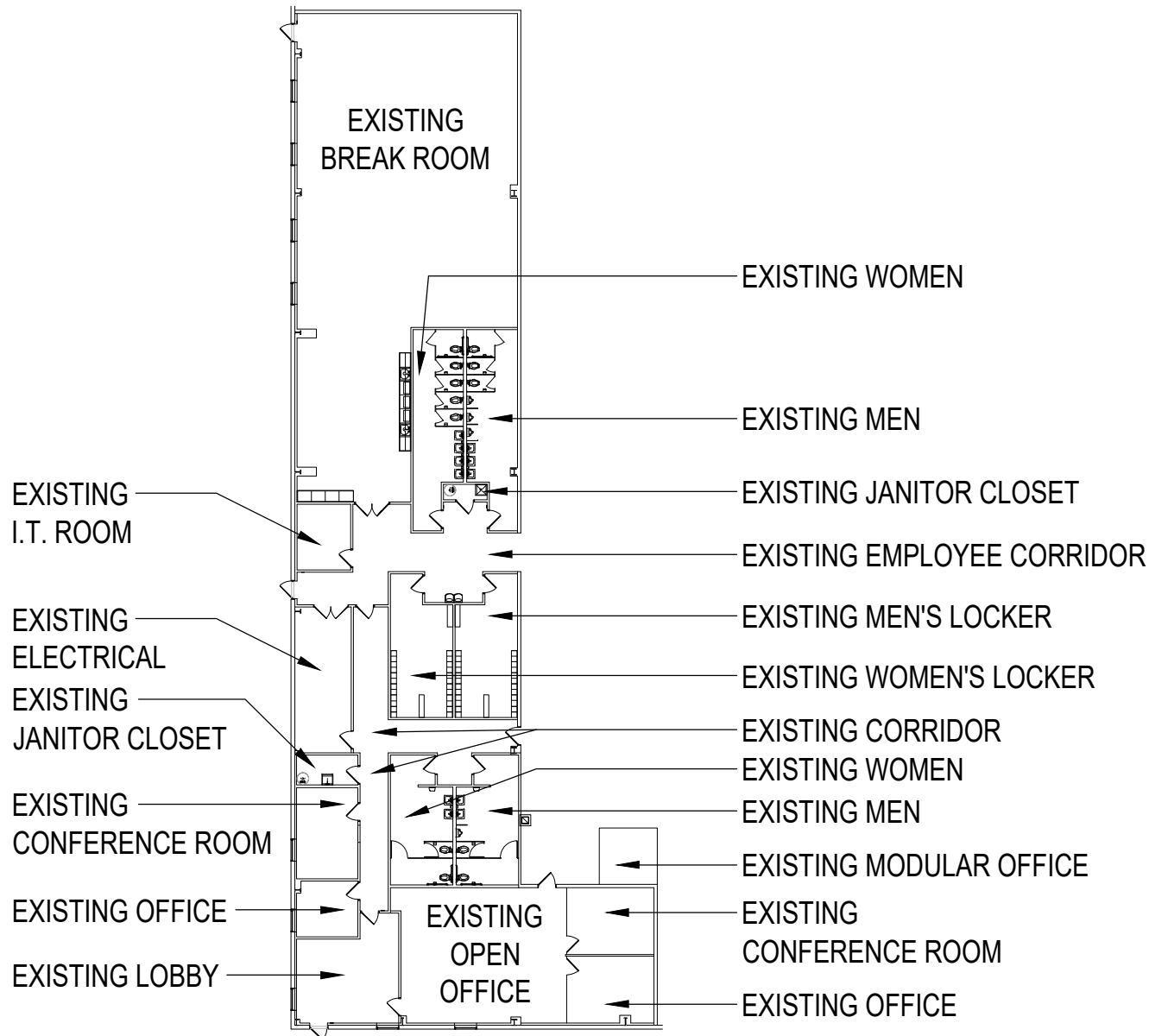
East Mountain Corporate Center
100 Baltimore Drive, Wilkes-Barre, PA 18702

WE BUILD BUILDINGS.
WE BUILD CAREERS.
WE BUILD COMMUNITIES.

CONCEPTUAL OFFICE PLAN

EXISTING 252,000 S.F. BUILDING

PARCELS #5 & #6
1070 HANOVER STREET
HANOVER INDUSTRIAL ESTATES
HANOVER TOWNSHIP
WILKES-BARRE, PA 18706



EXISTING MAIN OFFICE AREA
(APPROX. 8,000 S.F.)

Conceptual marketing plans only. All dimensions and conditions are approximate, are not representations or warranties, and must be independently verified. Do not rely on these plans. Any transaction is governed by a fully executed written agreement.

Property of Mericle Commercial Real Estate Services.

Q:\Shared\Properties\HIE\1070 Hanover (5 6) (J2092)\Base Bldg. (J2092)\Project\DBS\Mktg\MKT-1070 HANOVER STREET (070826).dwg MP

570.823.1100



mericle.com



East Mountain Corporate Center
100 Baltimore Drive, Wilkes-Barre, PA 18702

WE BUILD BUILDINGS.
WE BUILD CAREERS.
WE BUILD COMMUNITIES.

SITE IMPROVEMENTS

- Site contains approximately 26.57 acres
- On-site parking for approximately one hundred eighty-two (182) vehicles
- 6" thick x 60' deep, reinforced concrete dock apron at loading dock with an approximate 120' total loading court depth
- Asphalt paving, including heavy duty pave at truck areas and light duty pave in vehicle parking areas
- 8' high chain link fencing at loading court with 25'-0" sliding gate
- Security guard house at site entrance
- Professionally prepared and maintained landscaping

BUILDING IMPROVEMENTS

- Building contains 252,000 square feet
- Building dimensions are 300'-0" (width) x 840'-0" (length)
- 40'-0" x 50'-0" bay spacing
- 6" thick concrete floor slab, reinforced with welded steel mats.
- Exterior wall system consisting of architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation
- Average structural clear height of approximately 31'-11"
- *Butler Manufacturing*, MR-24 standing seam metal roof
- 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
- Existing building contains one (1) 12'-0" x 14'-0" vertical lift dock door by *Haas Door* or equal at grade

UTILITIES AND BUILDING SYSTEMS

- Warehouse heating system consists energy efficient, gas fired unit heaters
- Office heating system consists of gas/electric packaged roof-top units
- Electrical service consists of (1) 4000 amp, 480/277 volt, 3 phase switchgear and (1) 800 amp, 480/277 volt, 3 phase service for the fire pump
- Warehouse lighting consists of energy efficient LED fixtures
- Office lighting consists of LED fixtures
- Fire Protection System consists of Early Suppression Fast Response (ESFR) sprinklers
- Provisions for domestic water and natural gas are provided
- All utilities are separately metered

EXISTING 252,000 S.F. BUILDING

PARCELS #5 & #6
1070 HANOVER STREET
HANOVER INDUSTRIAL ESTATES
HANOVER TOWNSHIP
WILKES-BARRE, PA 18706

Conceptual marketing plans only. All dimensions and conditions are approximate, are not representations or warranties, and must be independently verified. Do not rely on these plans. Any transaction is governed by a fully executed written agreement.
 Property of Mericle Commercial Real Estate Services.

Q:\Shared\Properties\HIE\1070 Hanover (5 6) (J2092)\Base Bldg. (J2092)\Project\DBS\Mktg\MKT-1070 HANOVER STREET (070826).dwg MP

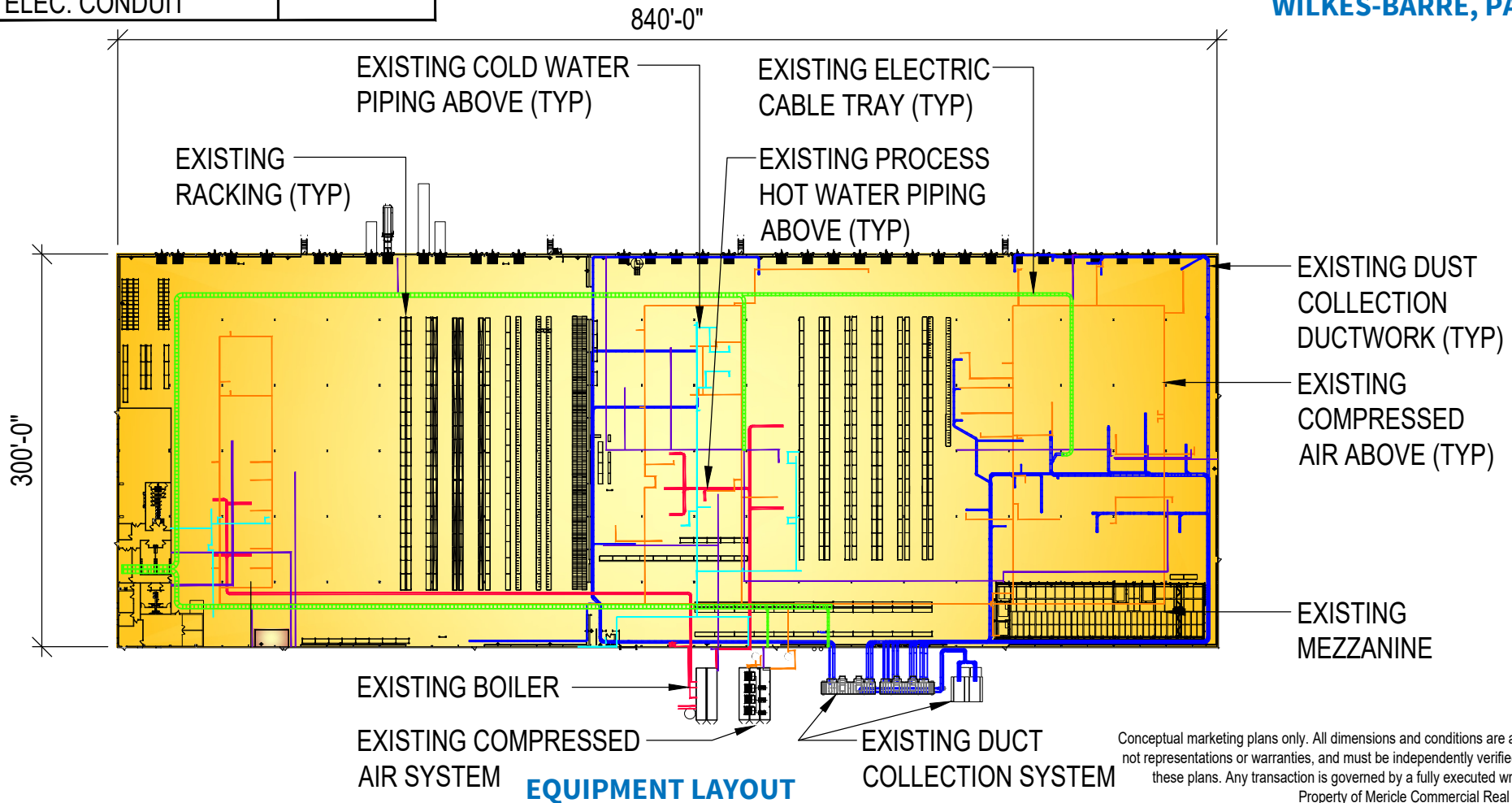


CONCEPTUAL BUILDING PLAN

EXISTING 252,000 S.F. BUILDING

PARCELS #5 & #6
1070 HANOVER STREET
HANOVER INDUSTRIAL ESTATES
HANOVER TOWNSHIP
WILKES-BARRE, PA 18706

COLD WATER	
PROCESS HOT WATER	
CABLE TRAY	
DUST COLLECTION	
COMPRESSED AIR	
ELEC. CONDUIT	



Conceptual marketing plans only. All dimensions and conditions are approximate, are not representations or warranties, and must be independently verified. Do not rely on these plans. Any transaction is governed by a fully executed written agreement.

Property of Mericle Commercial Real Estate Services.

Q:\Shared\Properties\HIE\1070 Hanover (5 6) (J2092)\Base Bldg. (J2092)\Project\DBS\Mktg\MKT-1070 HANOVER STREET (070826).dwg MP

570.823.1100



mericle.com



East Mountain Corporate Center
 100 Baltimore Drive, Wilkes-Barre, PA 18702

WE BUILD BUILDINGS.
 WE BUILD CAREERS.
 WE BUILD COMMUNITIES.

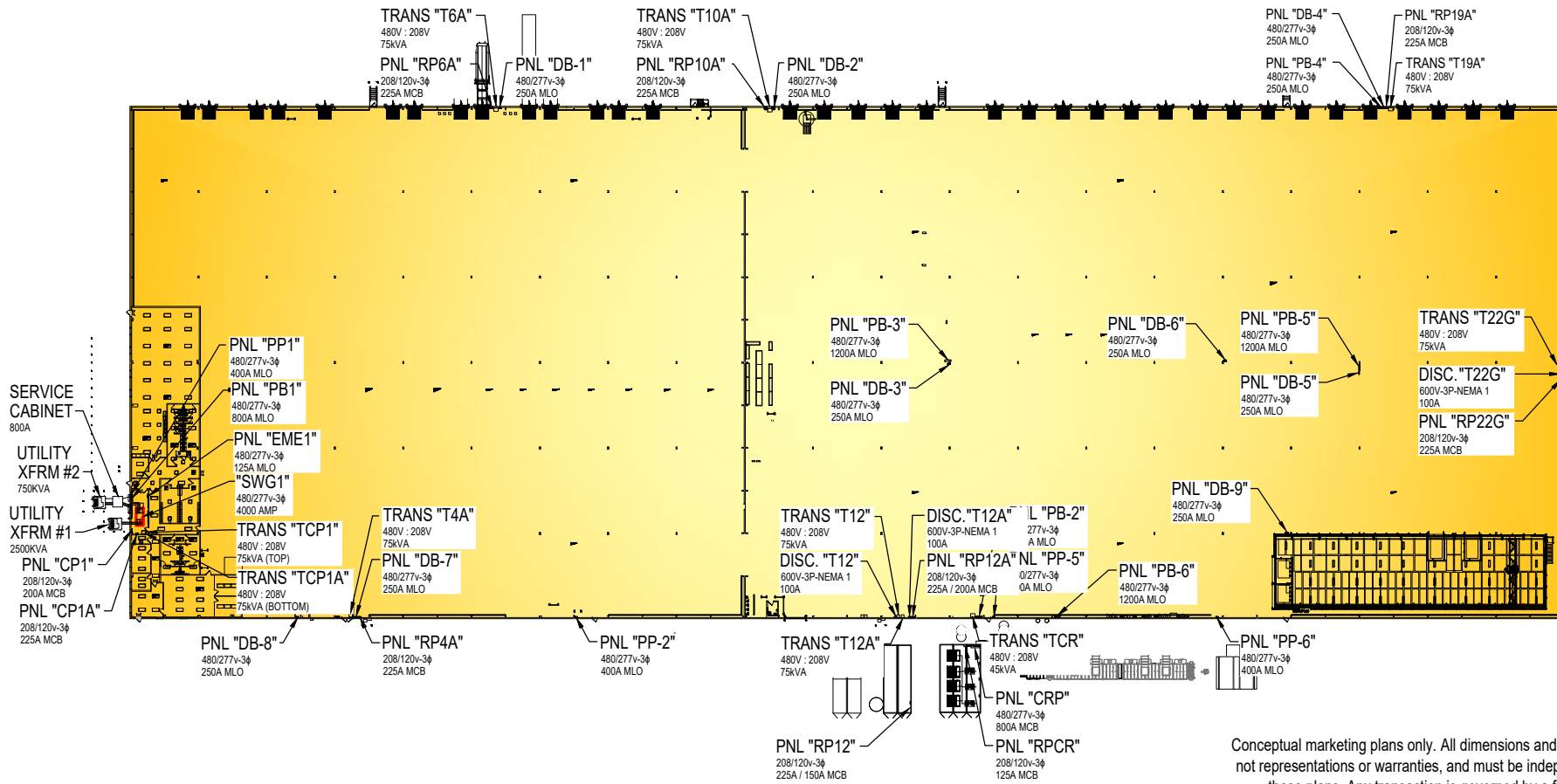
CONCEPTUAL ELECTRICAL PLAN

ELECTRICAL DISTRIBUTION SYSTEM:

- (2) ELECTRICAL SERVICES
 - A. UTILITY TRANSFORMER #1 - 2500KVA
 - B. UTILITY TRANSFORMER #2 - 750KVA
- SERVICE #1 - 4000A SWITCHGEAR, 480/277V, 3-PHASE
- SERVICE #2 - 800A C/T CABINET, 480/277V, 3-PHASE (FIRE PUMP SERVICE)
- ADDITIONAL DETAILS ON THE ELECTRICAL SYSTEMS AND A ONE-LINE DIAGRAM CAN BE PROVIDED UPON REQUEST

EXISTING 252,000 S.F. BUILDING

PARCELS #5 & #6
1070 HANOVER STREET
HANOVER INDUSTRIAL ESTATES
HANOVER TOWNSHIP
WILKES-BARRE, PA 18706



Conceptual marketing plans only. All dimensions and conditions are approximate, are not representations or warranties, and must be independently verified. Do not rely on these plans. Any transaction is governed by a fully executed written agreement.

Property of Mericle Commercial Real Estate Services.

Q:\Shared\Properties\HIE\1070 Hanover (5 6) (J2092)\Base Bldg. (J2092)\Project\DBS\Mktg\MKT-1070 HANOVER STREET (070826).dwg MP

570.823.1100



mericle.com



East Mountain Corporate Center
 100 Baltimore Drive, Wilkes-Barre, PA 18702

WE BUILD BUILDINGS.
 WE BUILD CAREERS.
 WE BUILD COMMUNITIES.

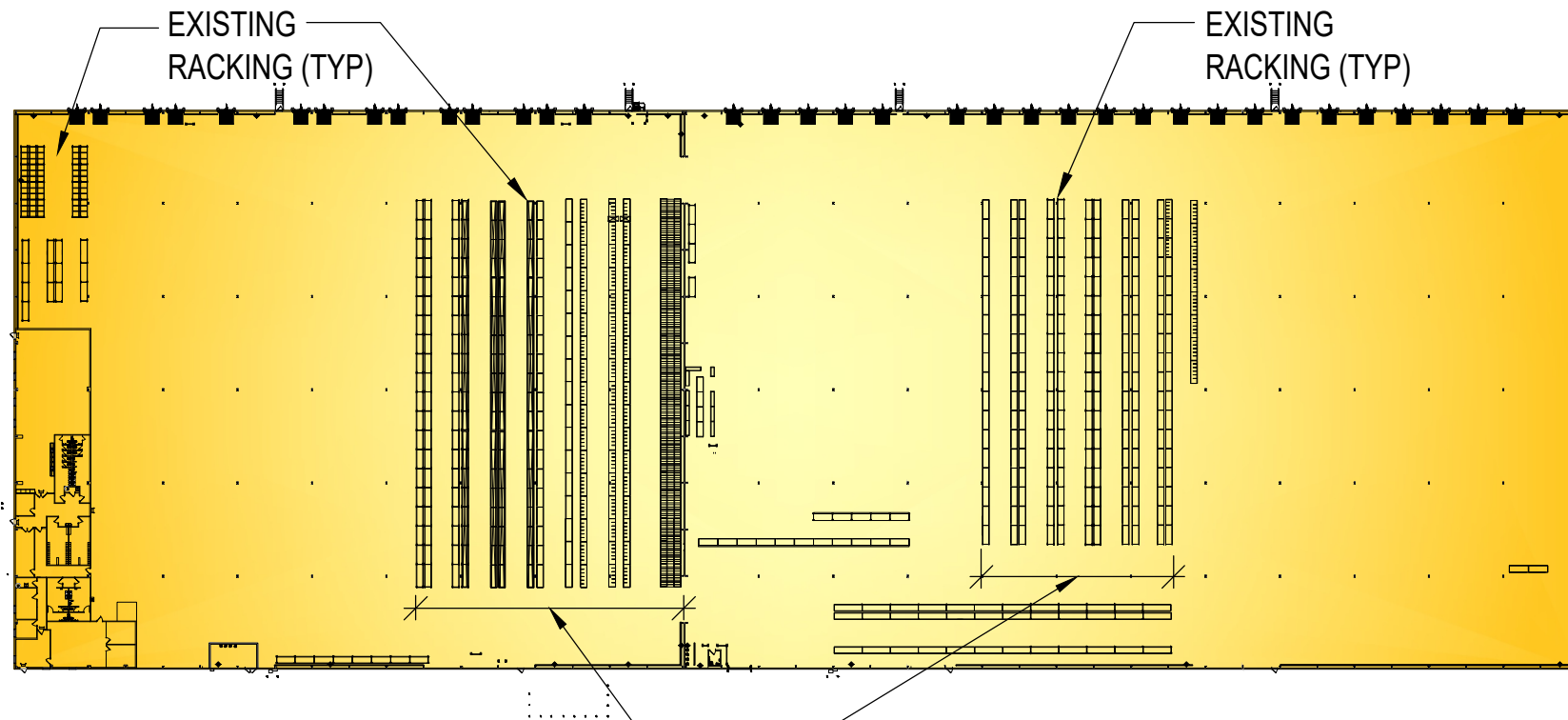
CONCEPTUAL RACKING PLAN

EXISTING 252,000 S.F. BUILDING

PARCELS #5 & #6
1070 HANOVER STREET
HANOVER INDUSTRIAL ESTATES
HANOVER TOWNSHIP
WILKES-BARRE, PA 18706

RACKING IS SPEEDRACK BRAND RACKING CONSISTING OF THE FOLLOWING:

- (568) UPRIGHTS - 42" X 28'
- (6834) BEAMS - 4.5" X 120"
- (960) BEAMS - 4.5" X 144"
- (830) BEAMS - 6" X 144"
- (680) BEAMS - 6" X 14'-9"
- APPROXIMATELY 12,000 + PALLET POSITIONS
- IN-RACK FIRE PROTECTION IS PROVIDED IN SELECT AREAS AS IDENTIFIED.



EXISTING RACKING INCLUDES SELECT
LEVELS OF IN-RACK FIRE PROTECTION

Conceptual marketing plans only. All dimensions and conditions are approximate, are not representations or warranties, and must be independently verified. Do not rely on these plans. Any transaction is governed by a fully executed written agreement.

Property of Mericle Commercial Real Estate Services.

Q:\Shared\Properties\HIE\1070 Hanover (5 6) (J2092)\Base Bldg. (J2092)\Project\DBS\Mktg\MKT-1070 HANOVER STREET (070826).dwg MP

570.823.1100



mericle.com



East Mountain Corporate Center
100 Baltimore Drive, Wilkes-Barre, PA 18702

WE BUILD BUILDINGS.
WE BUILD CAREERS.
WE BUILD COMMUNITIES.

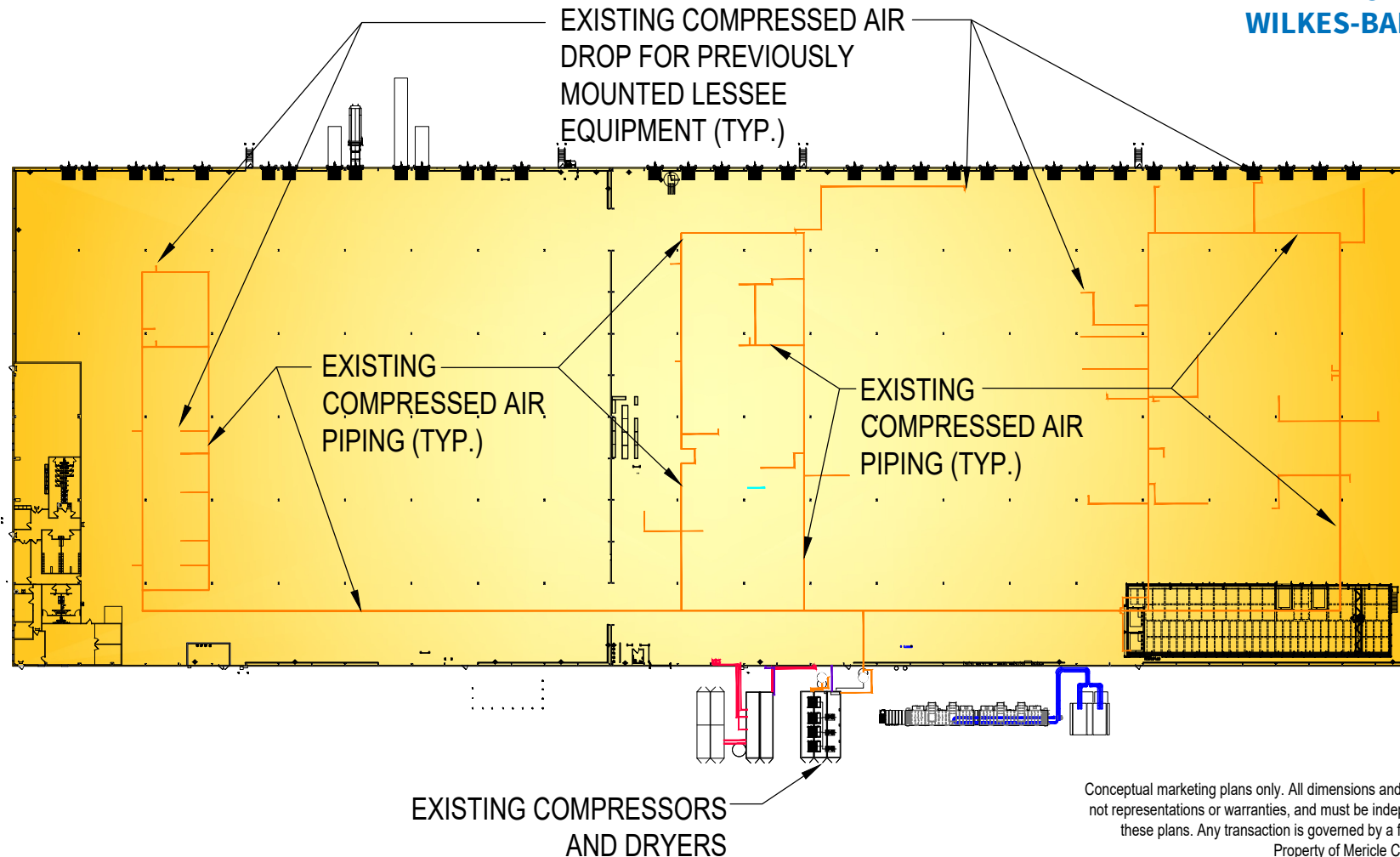
CONCEPTUAL AIR PLAN

EXISTING 252,000 S.F. BUILDING

PROCESS COMPRESSED AIR SYSTEM:

- 1,800 CFM OF DRY COMPRESSED AIR AT 125 P.S.I.
- THREE (3) SULLAIR LS9009S ROTARY SCREW AIR COMPRESSORS
- PARKER HANNIFIN AIR DRYERS
- COMPRESSED AIR DISTRIBUTION PIPING IS EASILY MODIFIABLE FOR NEW PROCESS LAYOUT

PARCELS #5 & #6
1070 HANOVER STREET
HANOVER INDUSTRIAL ESTATES
HANOVER TOWNSHIP
WILKES-BARRE, PA 18706



Conceptual marketing plans only. All dimensions and conditions are approximate, are not representations or warranties, and must be independently verified. Do not rely on these plans. Any transaction is governed by a fully executed written agreement.

Property of Mericle Commercial Real Estate Services.

Q:\Shared\Properties\HIE\1070 Hanover (5 6) (J2092)\Base Bldg. (J2092)\Project\DBS\Mktg\MKT-1070 HANOVER STREET (070826).dwg MP

570.823.1100



mericle.com



East Mountain Corporate Center
100 Baltimore Drive, Wilkes-Barre, PA 18702

WE BUILD BUILDINGS.
WE BUILD CAREERS.
WE BUILD COMMUNITIES.

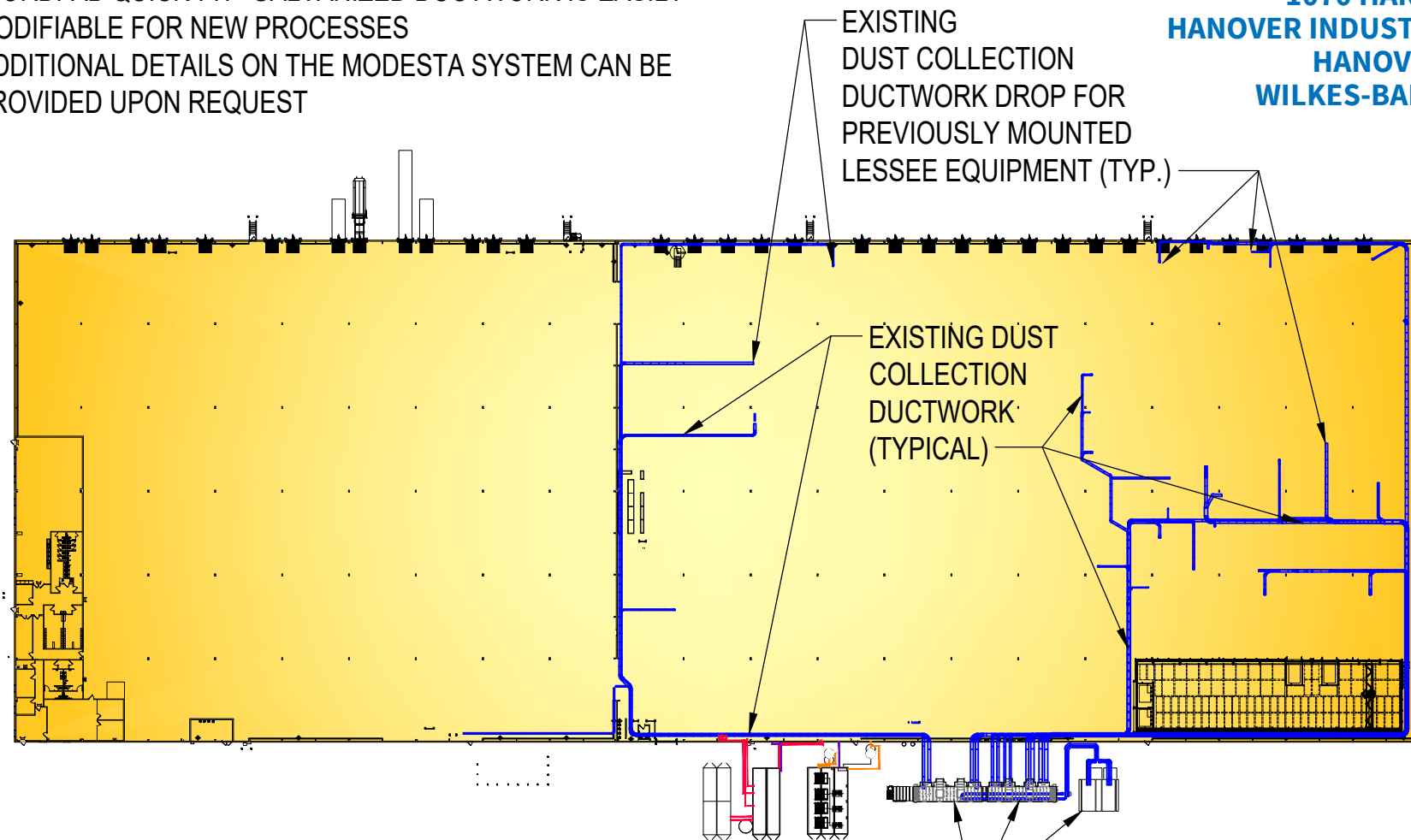
CONCEPTUAL DUST PLAN

EXISTING 252,000 S.F. BUILDING

DUST COLLECTION SYSTEM:

- 120,000 CFM MODESTA DUST EXTRACTION SYSTEM
- SEVEN (7), (50 HP) MOTORS CASCADE FOR ENERGY EFFICIENCY
- "NORDFAB QUICK-FIT" GALVANIZED DUCTWORK IS EASILY MODIFIABLE FOR NEW PROCESSES
- ADDITIONAL DETAILS ON THE MODESTA SYSTEM CAN BE PROVIDED UPON REQUEST

PARCELS #5 & #6
1070 HANOVER STREET
HANOVER INDUSTRIAL ESTATES
HANOVER TOWNSHIP
WILKES-BARRE, PA 18706



EXISTING MODESTA DUST COLLECTION SYSTEM

Conceptual marketing plans only. All dimensions and conditions are approximate, are not representations or warranties, and must be independently verified. Do not rely on these plans. Any transaction is governed by a fully executed written agreement.

Property of Mericle Commercial Real Estate Services.

Q:\Shared\Properties\HIE\1070 Hanover (5 6) (J2092)\Base Bldg. (J2092)\Project\DBS\Mktg\MKT-1070 HANOVER STREET (070826).dwg MP

570.823.1100



mericle.com



East Mountain Corporate Center
100 Baltimore Drive, Wilkes-Barre, PA 18702

WE BUILD BUILDINGS.
WE BUILD CAREERS.
WE BUILD COMMUNITIES.

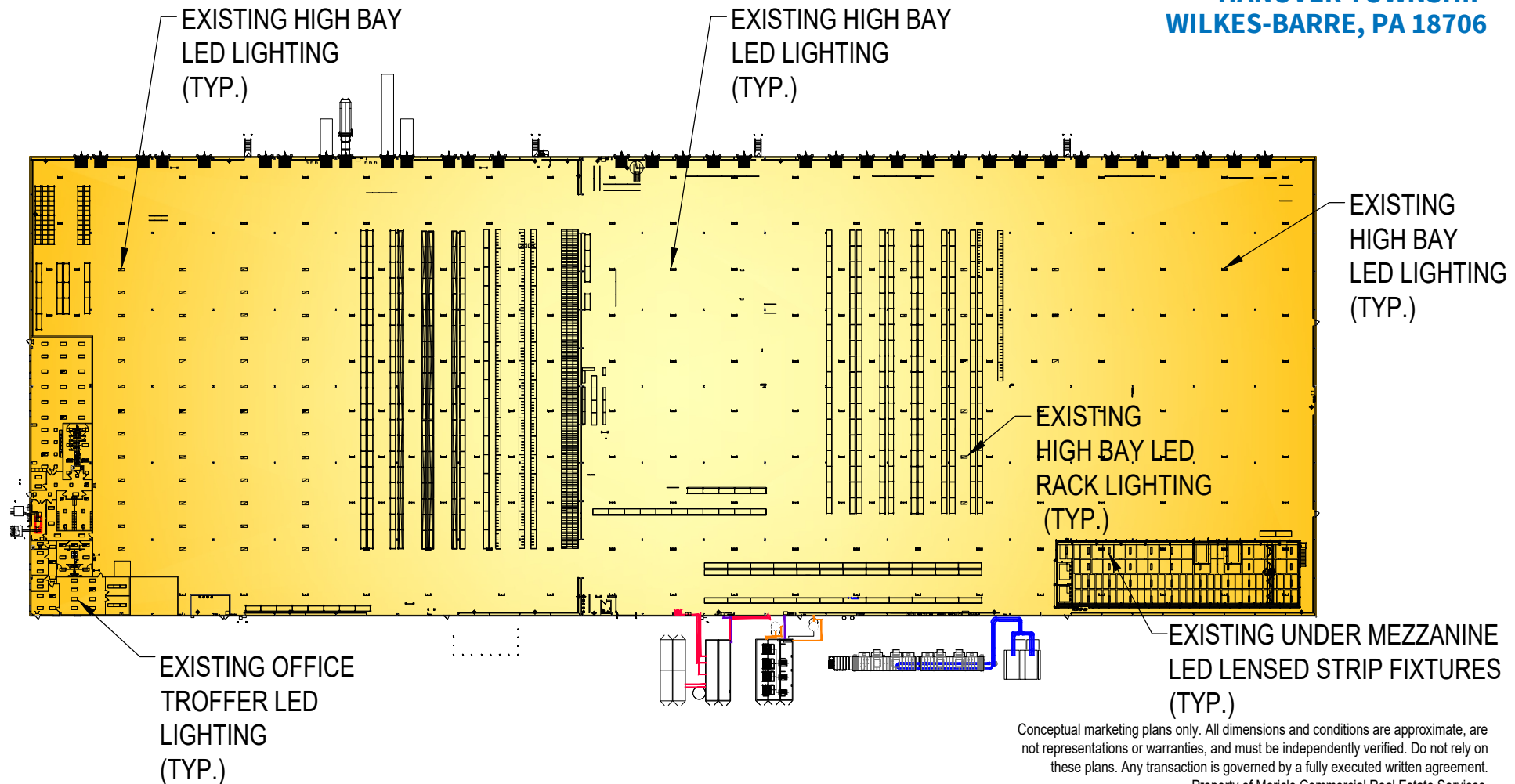
CONCEPTUAL LIGHTING PLAN

EXISTING 252,000 S.F. BUILDING

LIGHTING SYSTEM:

- WAREHOUSE - HIGH BAY LED FIXTURES (30FC AVERAGE)
- RACKING AISLE - HIGH BAY LED FIXTURES (20FC AVERAGE)
- OFFICE AREA - TROFFER LED FIXTURES (35-45FC AVERAGE)

PARCELS #5 & #6
1070 HANOVER STREET
HANOVER INDUSTRIAL ESTATES
HANOVER TOWNSHIP
WILKES-BARRE, PA 18706



Conceptual marketing plans only. All dimensions and conditions are approximate, are not representations or warranties, and must be independently verified. Do not rely on these plans. Any transaction is governed by a fully executed written agreement.

Property of Mericle Commercial Real Estate Services.

Q:\Shared\Properties\HIE\1070 Hanover (5 6) (J2092)\Base Bldg. (J2092)\Project\DBS\Mktg\MKT-1070 HANOVER STREET (070826).dwg MP

570.823.1100



mericle.com



East Mountain Corporate Center
100 Baltimore Drive, Wilkes-Barre, PA 18702

WE BUILD BUILDINGS.
WE BUILD CAREERS.
WE BUILD COMMUNITIES.

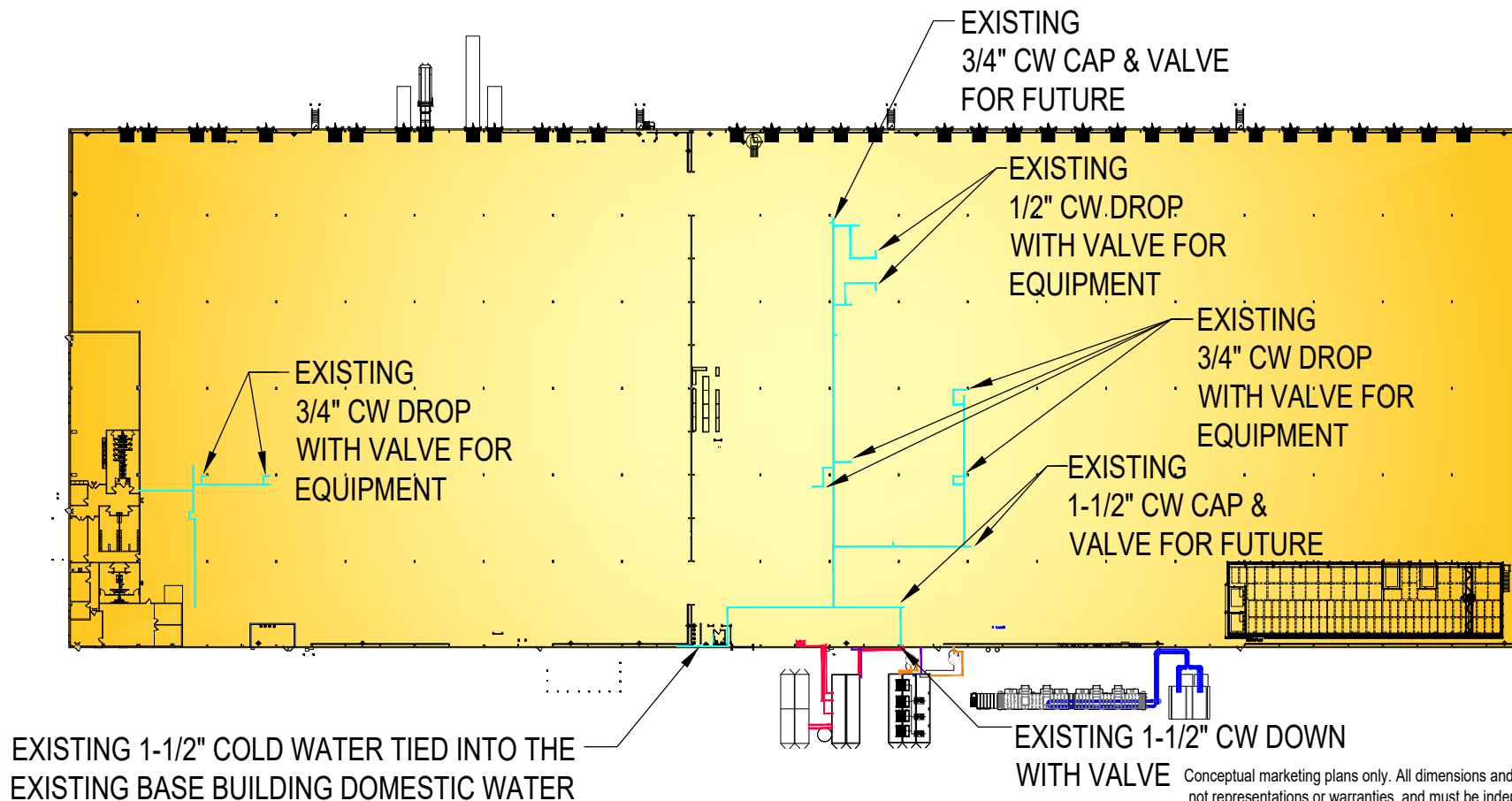
CONCEPTUAL COLD WATER PLAN

EXISTING 252,000 S.F. BUILDING

COLD WATER EQUIPMENT SYSTEM:

- 1-1/2" COLD WATER TIED INTO THE EXISTING BASE BUILDING DOMESTIC WATER.
- 1-1/2" VALVES, PRESSURE REDUCING VALVE AND BACKFLOW PREVENTER AFTER TIE-IN.

PARCELS #5 & #6
1070 HANOVER STREET
HANOVER INDUSTRIAL ESTATES
HANOVER TOWNSHIP
WILKES-BARRE, PA 18706



Conceptual marketing plans only. All dimensions and conditions are approximate, are not representations or warranties, and must be independently verified. Do not rely on these plans. Any transaction is governed by a fully executed written agreement.

Property of Mericle Commercial Real Estate Services.

Q:\Shared\Properties\HIE\1070 Hanover (5 6) (J2092)\Base Bldg. (J2092)\Project\DBS\Mktg\MKT-1070 HANOVER STREET (070826).dwg MP

570.823.1100



mericle.com



East Mountain Corporate Center
100 Baltimore Drive, Wilkes-Barre, PA 18702

WE BUILD BUILDINGS.
WE BUILD CAREERS.
WE BUILD COMMUNITIES.

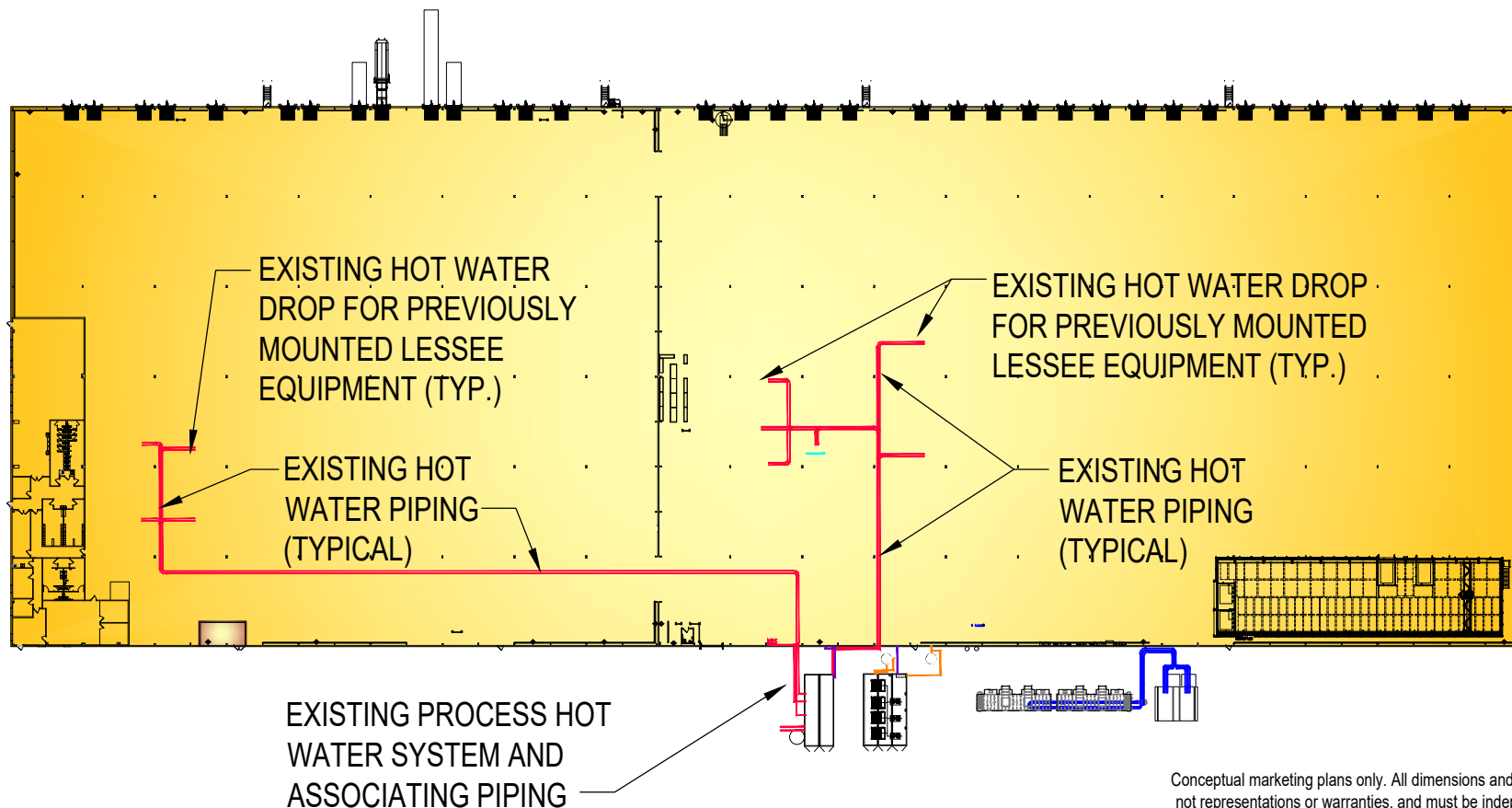
CONCEPTUAL HOT WATER PLAN

EXISTING 252,000 S.F. BUILDING

PROCESS HOT WATER SYSTEM:

- 10,000 MBH OF HOT WATER
- THREE (3) VIESSMANN VITOCROSSAL 300 CA3B 3.5 GAS CONDENSING BOILERS AND DISTRIBUTION PIPING.
- SYSTEM CAPABLE OF 210° F MAXIMUM WATER SUPPLY TEMPERATURE AND A MAXIMUM OPERATING PRESSURE OF 160 P.S.I.
- SYSTEM CAPABLE OF MODULATION UP TO 16:1 TURNDOWN

PARCELS #5 & #6
1070 HANOVER STREET
HANOVER INDUSTRIAL ESTATES
HANOVER TOWNSHIP
WILKES-BARRE, PA 18706



Conceptual marketing plans only. All dimensions and conditions are approximate, are not representations or warranties, and must be independently verified. Do not rely on these plans. Any transaction is governed by a fully executed written agreement.

Property of Mericle Commercial Real Estate Services.

Q:\Shared\Properties\HIE\1070 Hanover (5 6) (J2092)\Base Bldg. (J2092)\Project\DBS\Mktg\MKT-1070 HANOVER STREET (070826).dwg MP

570.823.1100



mericle.com



East Mountain Corporate Center
100 Baltimore Drive, Wilkes-Barre, PA 18702

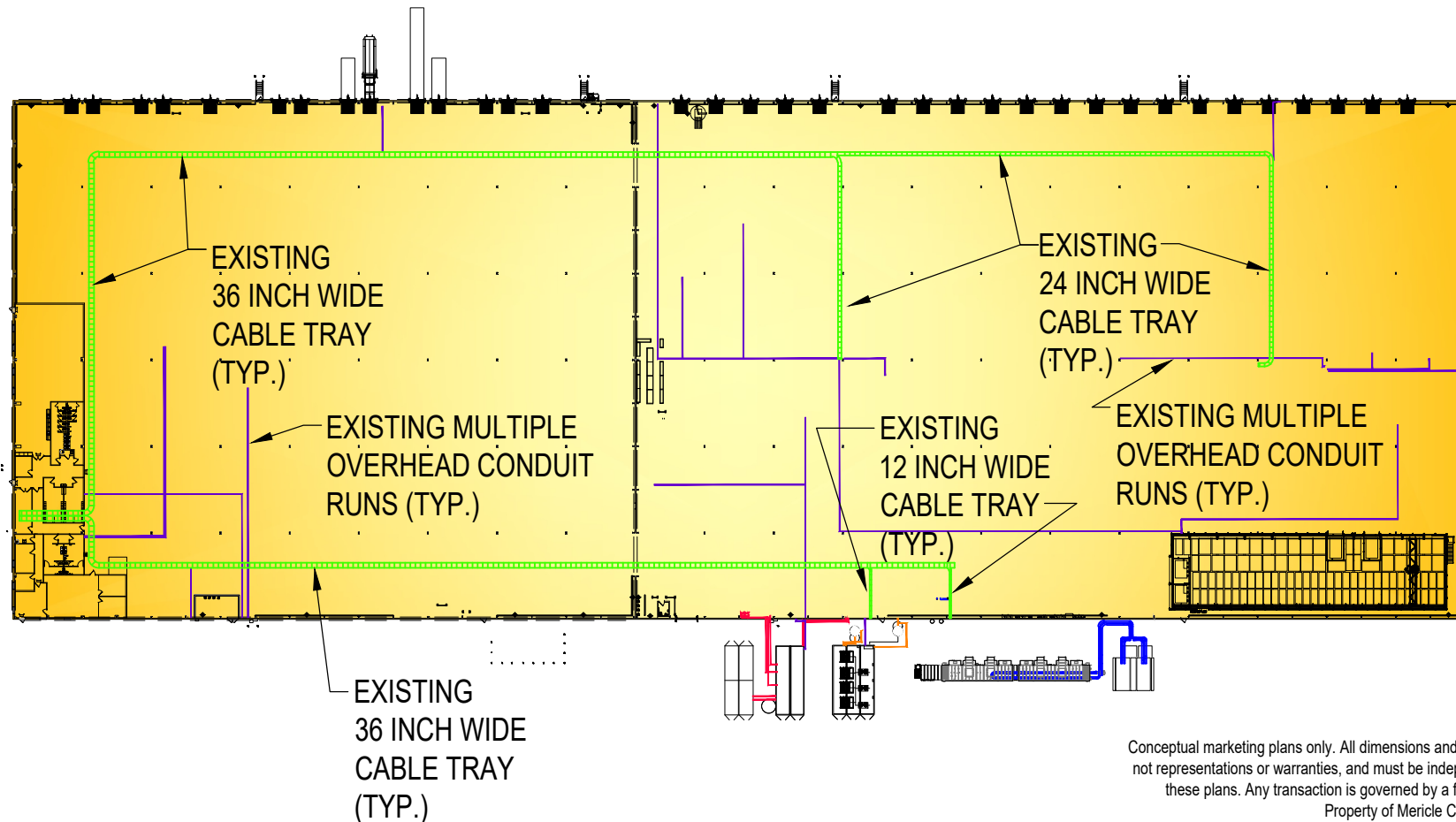
WE BUILD BUILDINGS.
WE BUILD CAREERS.
WE BUILD COMMUNITIES.

ELECTRICAL RACEWAY SYSTEMS:

- OPEN LADDER CABLE TRAY SYSTEM
 - A. 36 INCH, 24 INCH AND 12 INCH WIDE TRAY
- OVERHEAD CONDUITS
 - A. MULTIPLE RUNS OF RIGID STEEL CONDUITS BETWEEN 2"-4" TO DISTRIBUTION PANELS AND GEAR DROPS
- BELOW GRADE CONDUITS
 - A. MULTIPLE RUNS OF PVC CONDUITS FROM MAIN SERVICE TO DISTRIBUTION PANELS

EXISTING 252,000 S.F. BUILDING

**PARCELS #5 & #6
1070 HANOVER STREET
HANOVER INDUSTRIAL ESTATES
HANOVER TOWNSHIP
WILKES-BARRE, PA 18706**



Conceptual marketing plans only. All dimensions and conditions are approximate, are not representations or warranties, and must be independently verified. Do not rely on these plans. Any transaction is governed by a fully executed written agreement.

Property of Mericle Commercial Real Estate Services.

Q:\Shared\Properties\HIE\1070 Hanover (5 6) (J2092)\Base Bldg. (J2092)\Project\DBS\Mktg\MKT-1070 HANOVER STREET (070826).dwg MP