



**FOR  
LEASE**

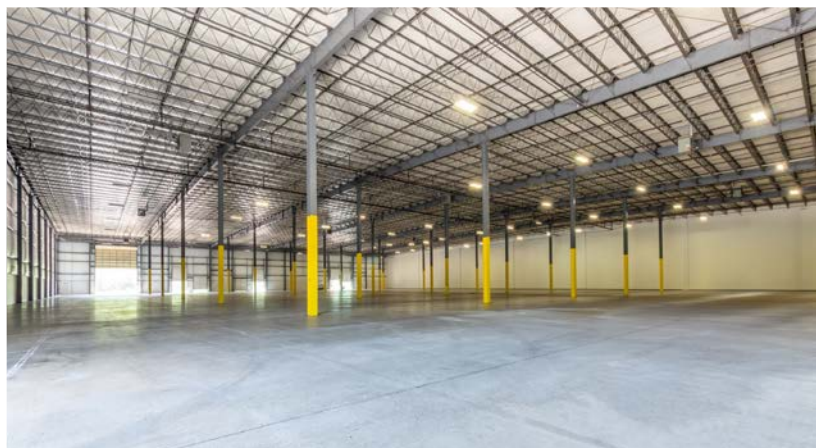
# 93,955 SF

EXPANDABLE

**320 LASLEY AVENUE, PARCEL 20, 21 & 22  
HANOVER INDUSTRIAL ESTATES  
HANOVER TOWNSHIP**

.....

**INDUSTRIAL**



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

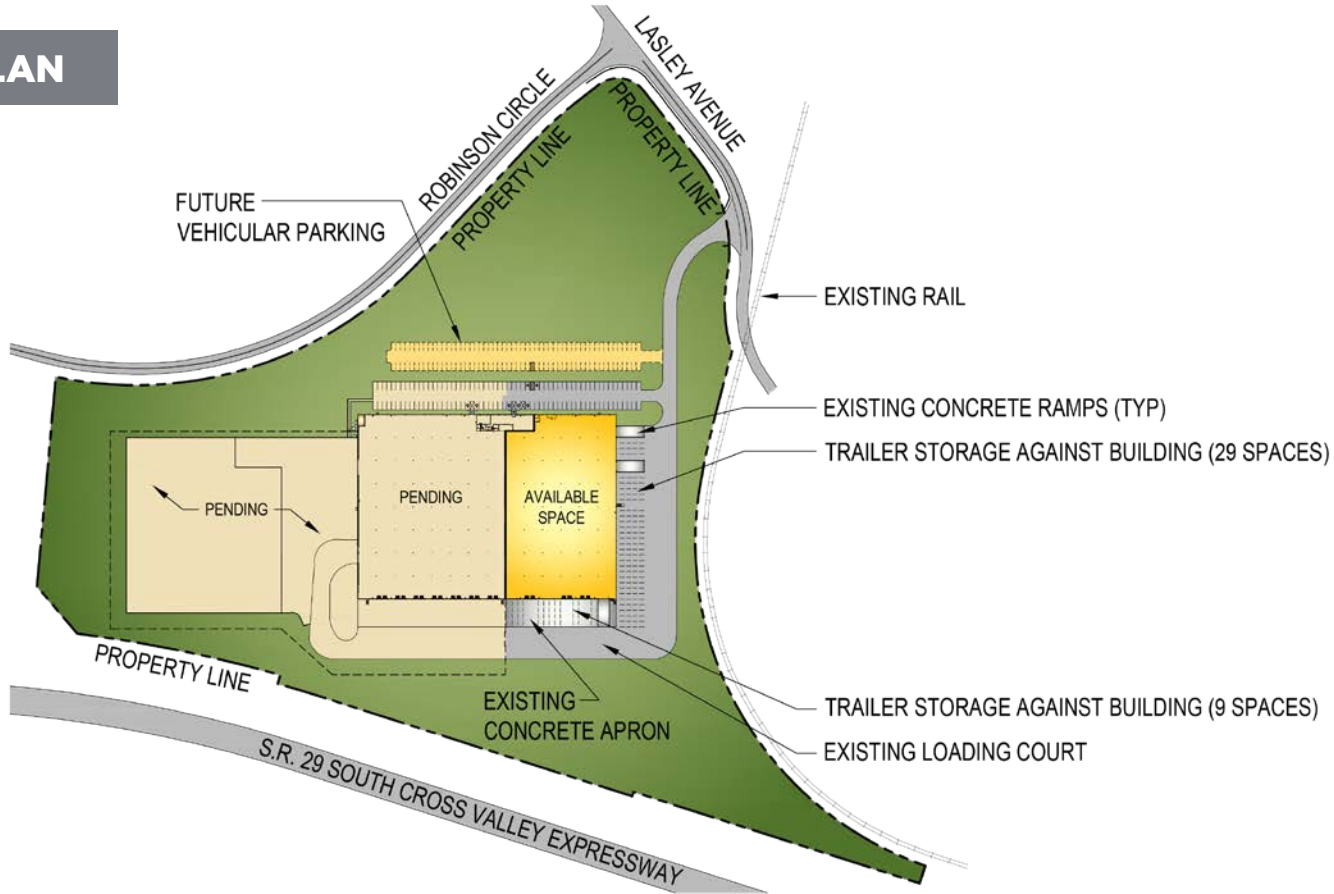
**mericle.com**  **570.823.1100**



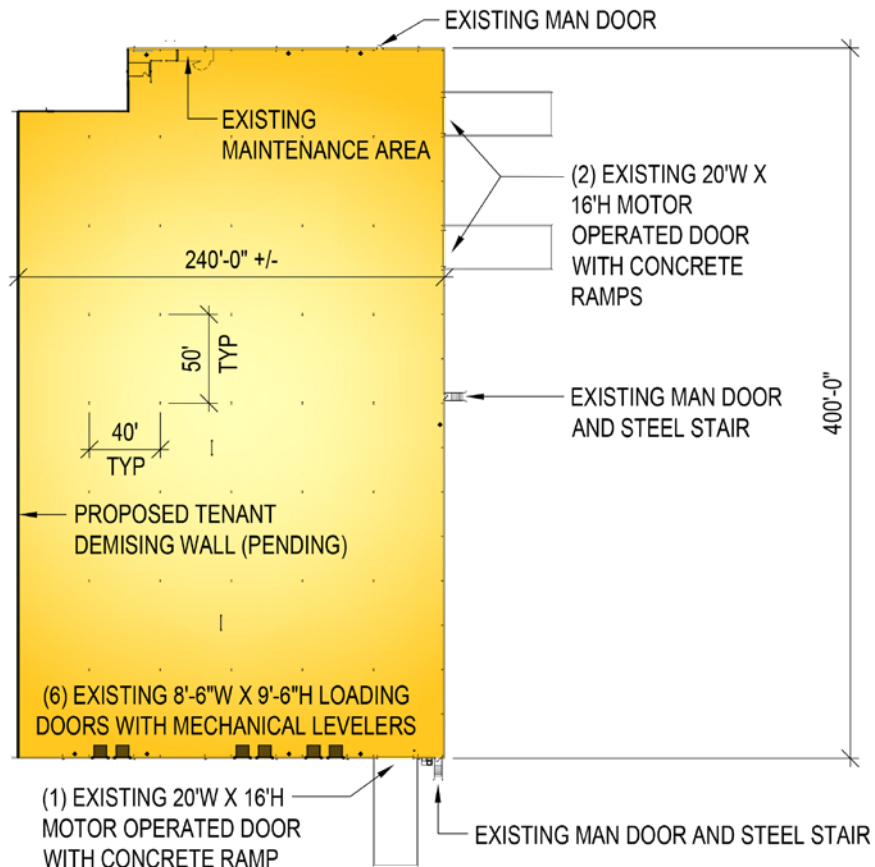
# PLANS

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

320 LASLEY AVENUE, HANOVER TOWNSHIP, PA

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# SPECS

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## SIZE

- ▶ **AVAILABLE SPACE:** 93,955 SF (expandable) within an existing 224,000 SF building.
- ▶ **ACREAGE:** 33.74 Acres.
- ▶ **BUILDING DIMENSIONS:** 560'(l) x 400'(w).

## BUILDING CONSTRUCTION

- ▶ **FLOOR:** 6" thick concrete floor slab, reinforced with welded steel mats. Floor treated with *L&M Dress and Seal WB*, sealing and curing compound or equal.
- ▶ **ROOF:** *Butler Manufacturing*, MR-24 standing seam.
- ▶ **EXTERIOR WALLS:** Masonry and insulated metal panels.
- ▶ **CEILING HEIGHT:** Average structural clear height of approximately 34'-0".
- ▶ **COLUMN SPACING:** 40'-0" x 50'-0" bay spacing.

## LOADING

- ▶ **DOCK DOORS:** Six (6) 8'-6" x 9'-6" vertical lift dock doors by Haas Door or equal with mechanical levelers and bumpers.
- ▶ **DRIVE-IN DOORS:** Three (3) 20'-0" x 16'-0" vertical lift, motor operated drive-in doors by Haas Door or equal, with concrete ramps.
- ▶ **DOCK APRON:** 88" thick x 60' deep, reinforced concrete dock apron at loading dock with an approximate 130' total loading court depth.

## UTILITIES

- ▶ **WAREHOUSE HEATING:** Indirect gas-fired unit heaters.
- ▶ **ELECTRICAL SERVICE:** 800 Amp, 277/480 Volt, 3 Phase service.
- ▶ **WAREHOUSE LIGHTING:** T-5 high-efficiency fluorescent fixtures.
- ▶ **FIRE PROTECTION:** Early Suppression Fast Response (ESFR) wet sprinkler system.
- ▶ **UTILITIES:** All utilities shall be separately metered.
- ▶ **ELECTRIC:** UGI Utilities.
- ▶ **GAS:** UGI Utilities, Inc.
- ▶ **WATER:** Pennsylvania American Water Company.
- ▶ **SEWER:** Wyoming Valley Sanitary Authority.
- ▶ **TELECOM:** Verizon, PenTeleData, Frontier Communications, and CenturyLink serve the park.

## PARKING

- ▶ On-site parking for approximately (56) vehicles with future parking for up to (107) additional spaces and approximately (38) trailers against the building.
- ▶ Asphalt paving, including heavy duty pave at truck areas and light duty pave in vehicle parking areas.

## LOCATION

- ▶ Located less than five minutes from I-81.
- ▶ Centrally located within the Scranton/Wilkes-Barre labor market.



## 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 93,955 square foot industrial 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.



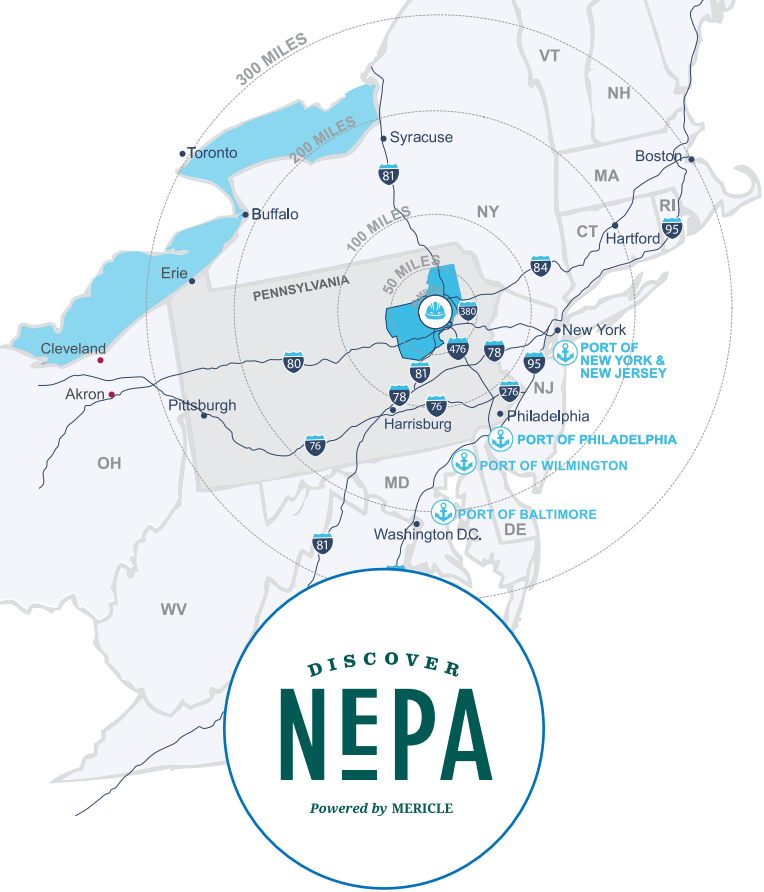
## JOB TRAINING

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



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**BOB BESECKER, Vice President**  
bbesecker@mericle.com

**JIM HILSHER, Vice President**  
jhilsher@mericle.com

**BILL JONES, Vice President**  
bjones@mericle.com

To learn more, please call one of us at 570.823.1100 to request a proposal and/or arrange a tour.

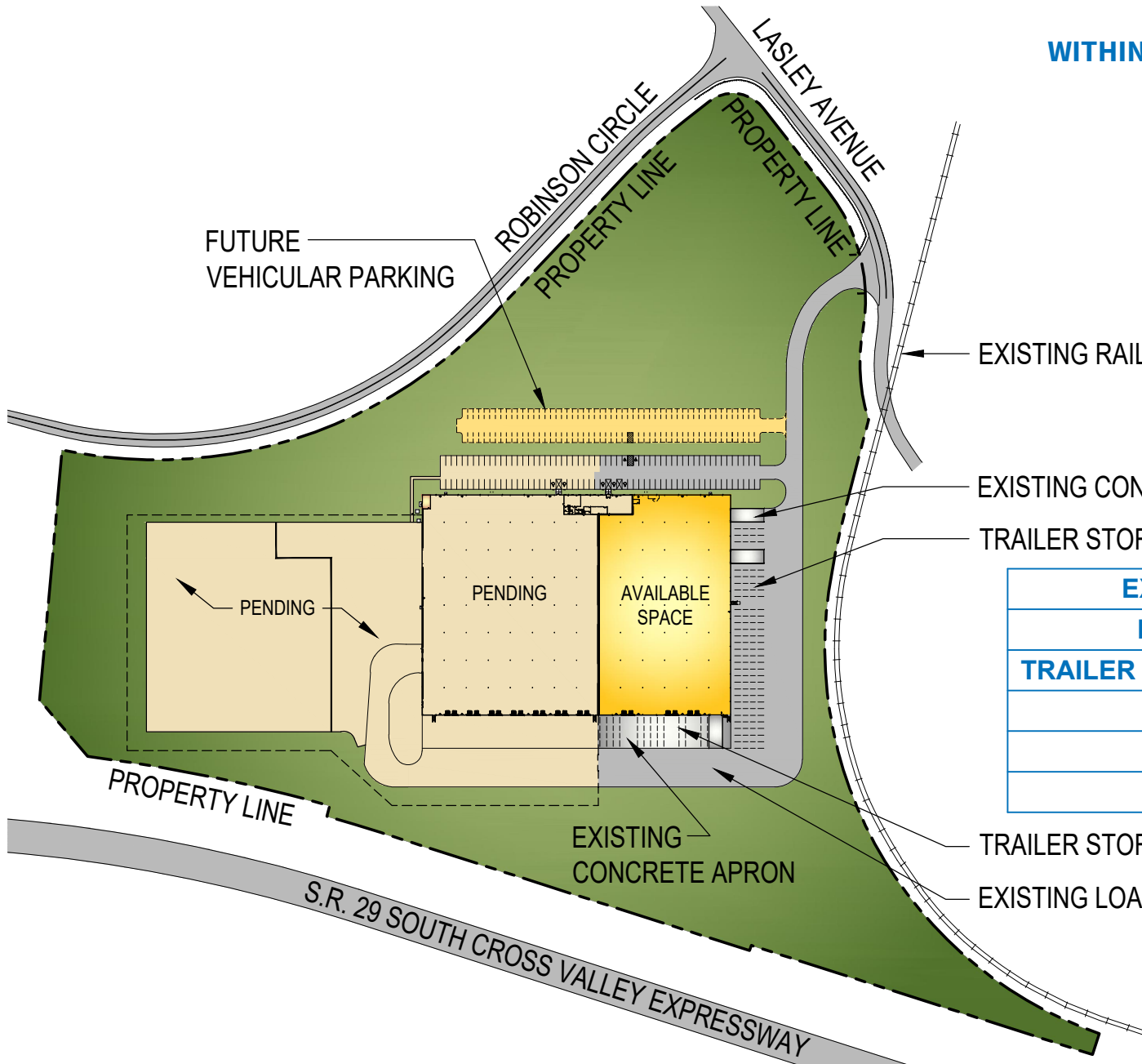
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# CONCEPTUAL SITE PLAN

**AVAILABLE 93,955 S.F. SPACE  
WITHIN AN EXISTING 224,000 S.F. BUILDING**

**PARCEL #20, #21 & #22  
320 LASLEY AVENUE  
HANOVER INDUSTRIAL ESTATES  
HANOVER TOWNSHIP  
WILKES-BARRE, PA 18706**



<b>EXISTING VEHICULAR PARKING</b>	<b>56</b>
<b>FUTURE VEHICULAR PARKING</b>	<b>107</b>
<b>TRAILER STORAGE AGAINST BUILDING</b>	<b>38</b>
<b>DOCK DOORS</b>	<b>6</b>
<b>DRIVE-IN DOORS</b>	<b>3</b>
<b>ACREAGE</b>	<b>33.74</b>

TRAILER STORAGE AGAINST BUILDING (9 SPACES)  
EXISTING LOADING COURT

These plans have been prepared solely for marketing purposes for the exclusive use of -- Mericle Commercial Real Estate Services

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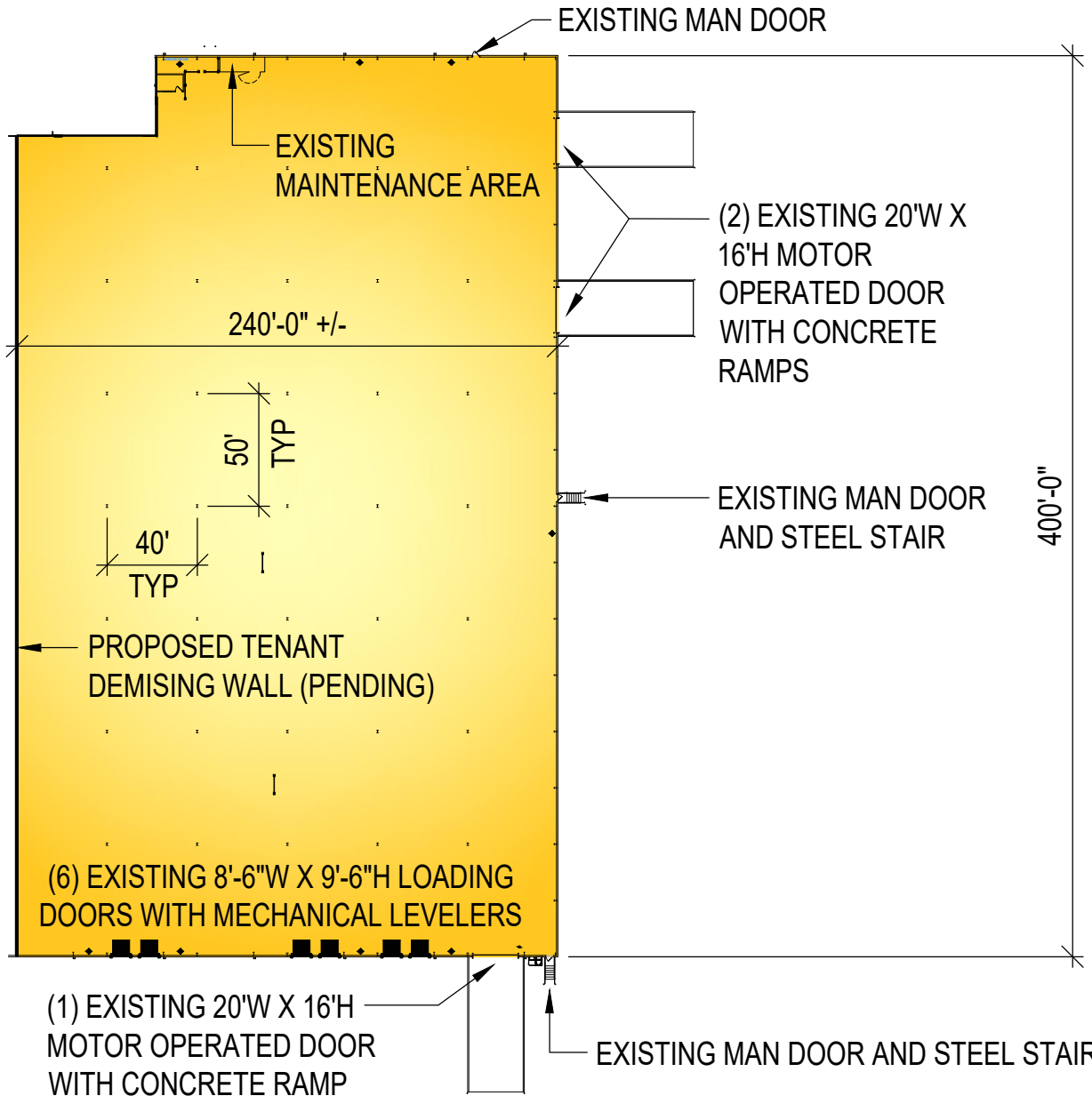
East Mountain Corporate Center  
100 Baltimore Drive, Wilkes-Barre, PA 18702

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

# CONCEPTUAL FLOOR PLAN

AVAILABLE 93,955 S.F. SPACE  
WITHIN AN EXISTING 224,000 S.F. BUILDING

PARCEL #20, #21 & #22  
320 LASLEY AVENUE  
HANOVER INDUSTRIAL ESTATES  
HANOVER TOWNSHIP  
WILKES-BARRE, PA 18706



## CONCEPTUAL FLOOR PLAN

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100 Baltimore Drive, Wilkes-Barre, PA 18702

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## SITE IMPROVEMENTS

- Site contains approximately 33.74 acres
- On-site parking for approximately fifty-six (56) vehicles with future parking for up to one hundred seven (107) additional spaces and approximately thirty-eight (38) trailers against the building
- 8" thick x 60' deep, reinforced concrete dock apron at loading dock with an approximate 130' total loading court depth
- Asphalt paving, including heavy duty pave at truck areas and light duty pave in vehicle parking areas
- Professionally prepared and maintained landscaping

## BUILDING IMPROVEMENTS

- Building contains 224,000 square feet
- Building dimensions are 400'-0" (width) x 560'-0" (length)
- Available space is 93,955 square feet
- 40'-0" x 50'-0" bay spacing
- 6" thick concrete floor slab, reinforced with welded steel mats. Floor treated with L&M Dress and Seal WB, sealing and curing compound or equal
- *Butler Manufacturing*, MR-24 standing seam
- Exterior wall system consisting of architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation
- Average structural clear height of approximately 34'-0"
- Available space contains six (6) 8'-6" x 9'-6" vertical lift dock doors by *Haas Door* or equal with mechanical levelers and bumpers
- Available space contains three (3) 20'-0" x 16'-0" vertical lift, motor operated drive-in doors by *Haas Door* or equal, with concrete ramps

## UTILITIES AND BUILDING SYSTEMS

- The warehouse heating system consists of indirect fired unit heaters.
- Electrical power shall consist of an 800 amp, 277/480 V, 3 Phase service
- The warehouse lighting consists of T-5 high efficiency fluorescent fixtures
- Fire Protection System in Warehouse consists of Early Suppression Fast Response (ESFR) wet sprinkler system
- Provisions for domestic water and natural gas are provided
- All utilities are separately metered

**AVAILABLE 93,955 S.F. SPACE  
WITHIN AN EXISTING 224,000 S.F. BUILDING**

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**PHOTO  
COLLAGE**

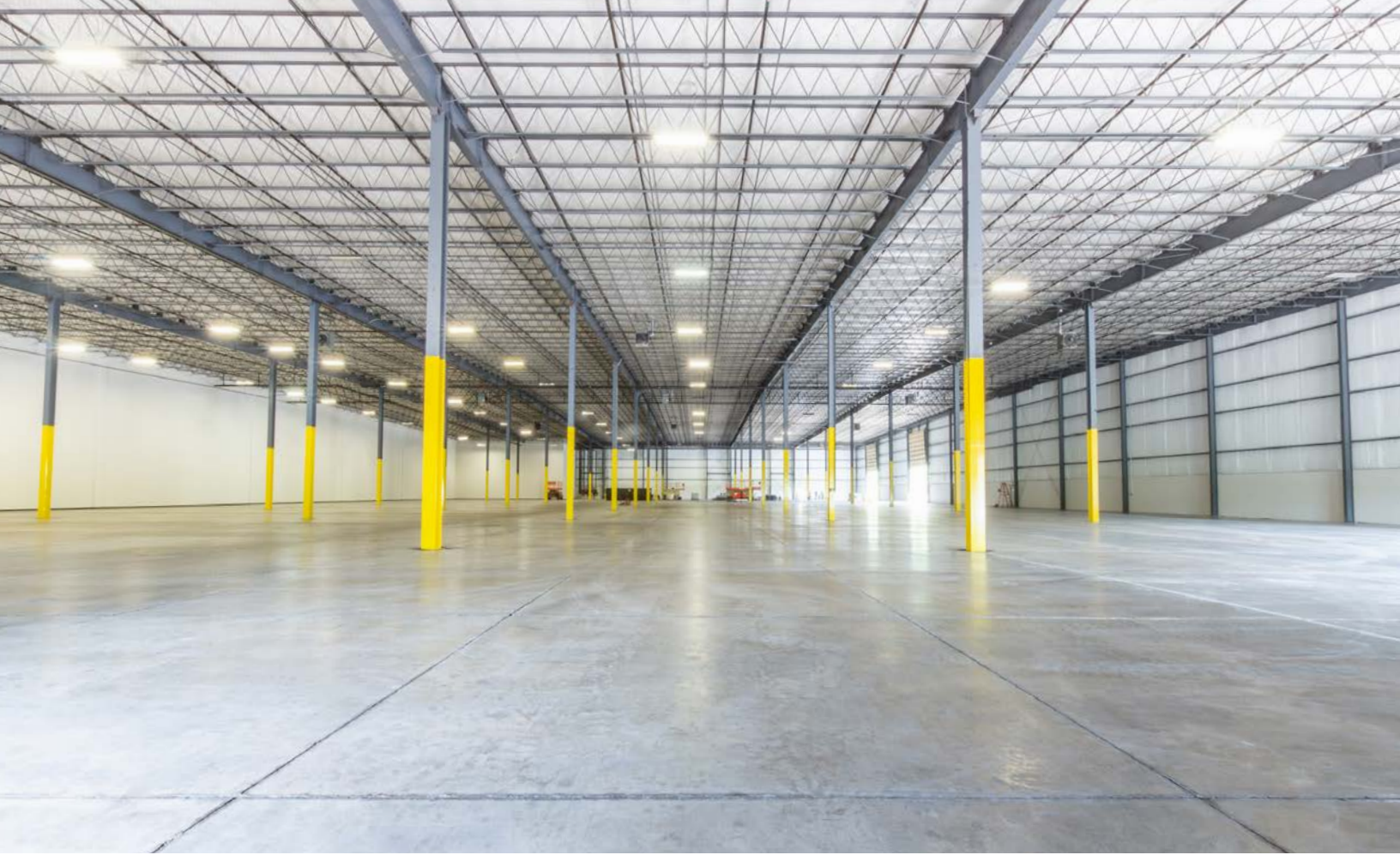


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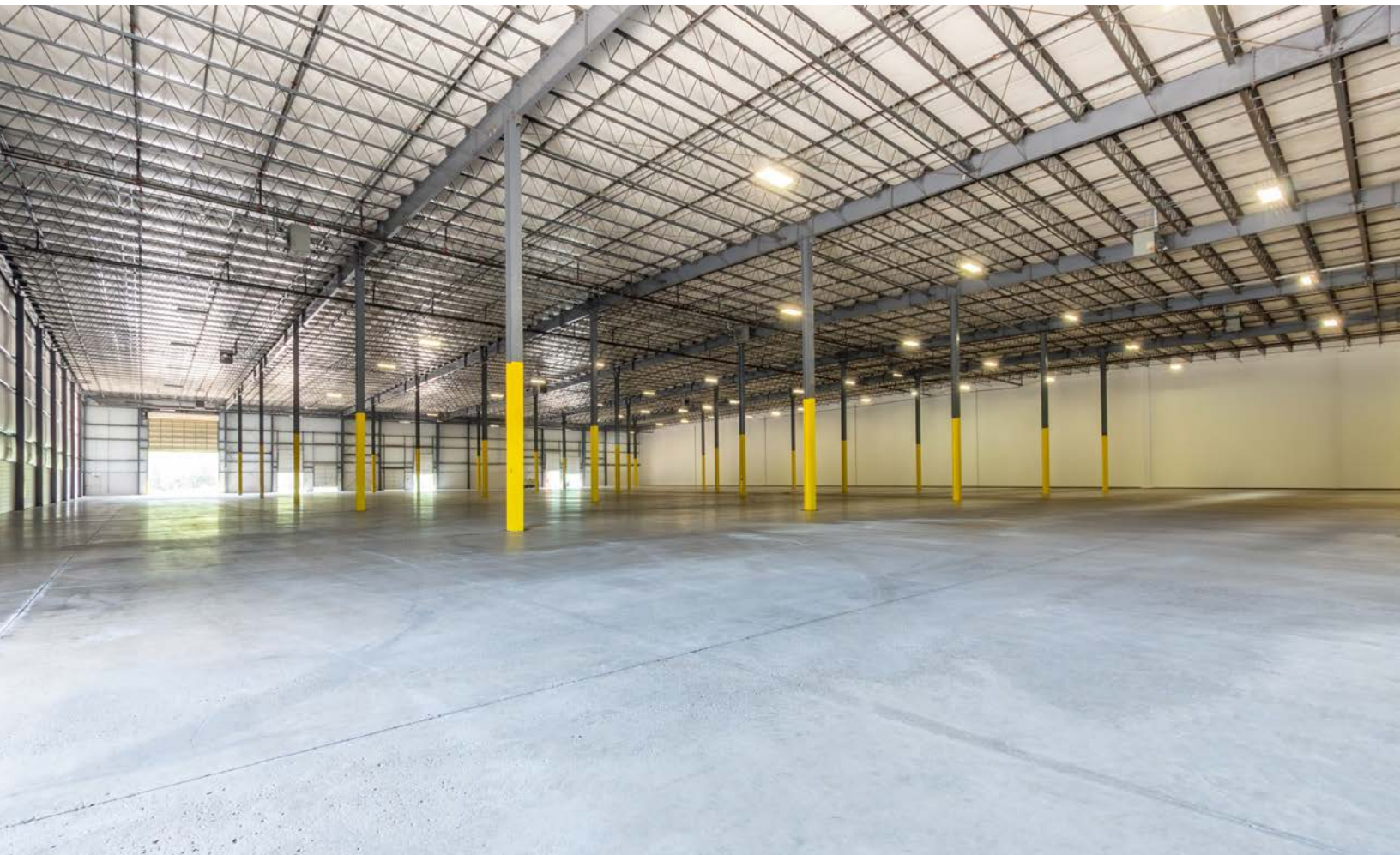


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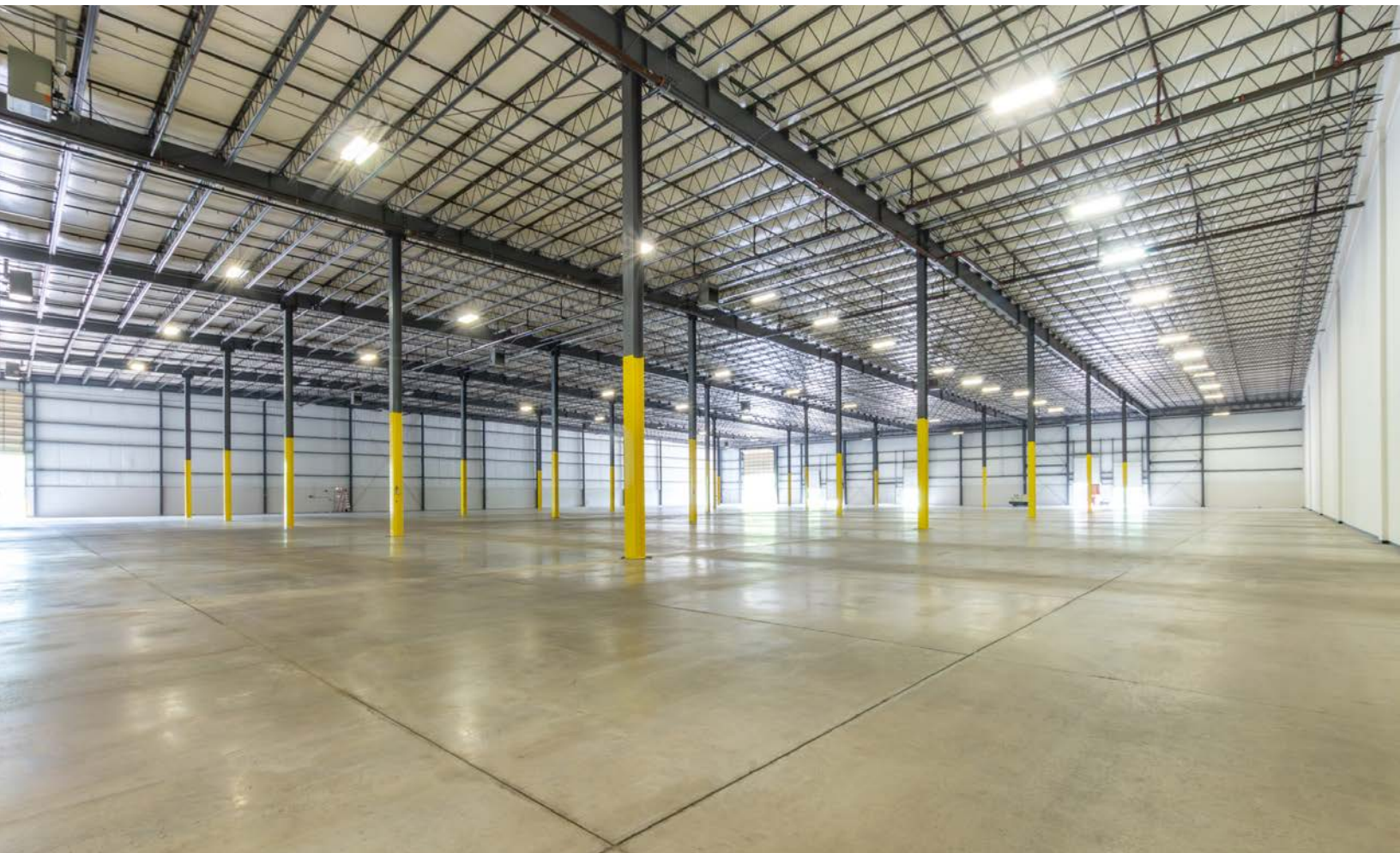


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**BOB BESECKER**, *Vice President*  
bbesecker@mericle.com

**JIM HILSHER**, *Vice President*  
jhilsher@mericle.com

**BILL JONES**, *Vice President*  
bjones@mericle.com

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