



**FOR  
LEASE**

# 25,774 SF

**225 STEWART ROAD  
HANOVER INDUSTRIAL ESTATES  
HANOVER TOWNSHIP, PA**

.....

**INDUSTRIAL**

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



**LESS THAN 5 MINUTES FROM INTERSTATE I-81**

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



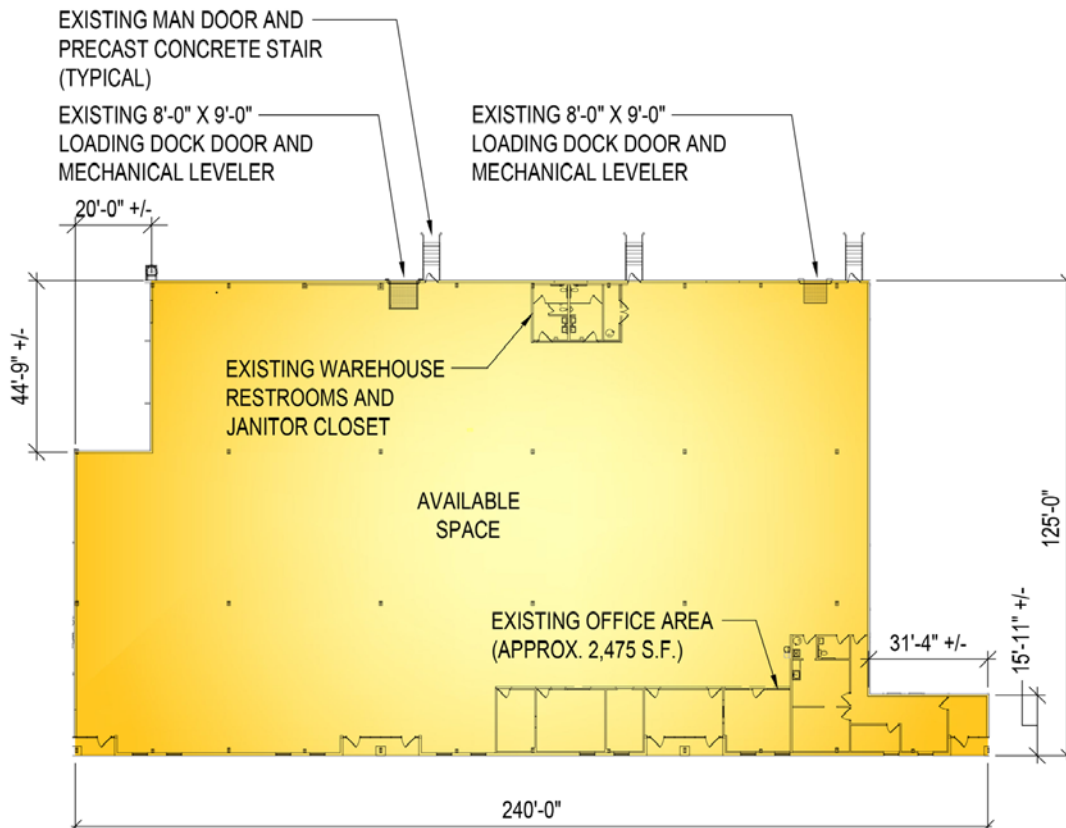
# PLANS

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



# SPECS

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## SIZE

- ▶ **AVAILABLE SPACE:** 25,774 SF
- ▶ **ACREAGE:** 6.7 Acres
- ▶ **BUILDING DIMENSIONS:** 125' (width) x 320' (length)
- ▶ **BUILDING SIZE:** 40,000 SF
- ▶ **EXISTING OFFICE SPACE:** Approx. 2,475 SF

## BUILDING CONSTRUCTION

- ▶ **FLOOR:** 6" thick, reinforced concrete floor slab.
- ▶ **CEILING HEIGHT:** Approx. 21'-6" at low eave.
- ▶ **ROOF:** *Butler Manufacturing* MR-24 standing seam metal roof.
- ▶ **EXTERIOR WALLS:** Consisting of architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation.
- ▶ **COLUMN SPACING:** 40' x 40' typical.

## LOADING

- ▶ **DOCK DOORS:** Two (2) 8'-0" x 9'-0" vertical lift dock doors with a minimum 30,000 LB capacity mechanical levelers with bumpers by *Rite-Hite* or equal.

## PARKING

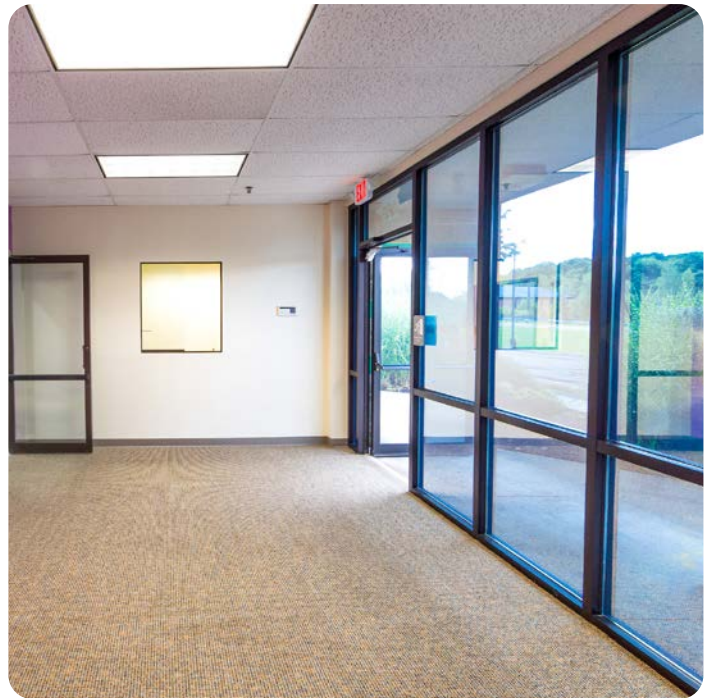
- ▶ On-site parking for approximately fifty (50) vehicles.

## FEATURES

- ▶ Asphalt paving, including light duty pave in vehicle parking areas.
- ▶ Professionally prepared and maintained landscaping.
- ▶ Marquee sign at entrance to site.
- ▶ LCTA Bus Route serves this park.

## UTILITIES

- ▶ **WAREHOUSE HEATING:** One (1) energy-efficient, roof-mounted *Trane* direct-fire unit.
- ▶ **ELECTRICAL SERVICE:** (1) 800 Amp, (1) 400 Amp, (1) 100 Amp, 208/120 Volt, 3-phase electrical service.
- ▶ **WAREHOUSE LIGHTING:** Energy-efficient LED fixtures.
- ▶ **OFFICE LIGHTING:** Available office space and warehouse restrooms have 2 x 4 LED fixtures.
- ▶ **FIRE PROTECTION:** Class III, Ordinary Hazard sprinkler system.
- ▶ **UTILITIES:** All utilities shall be separately metered. Provisions for domestic water and natural gas are provided



## 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 25,774 square foot industrial facility 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.



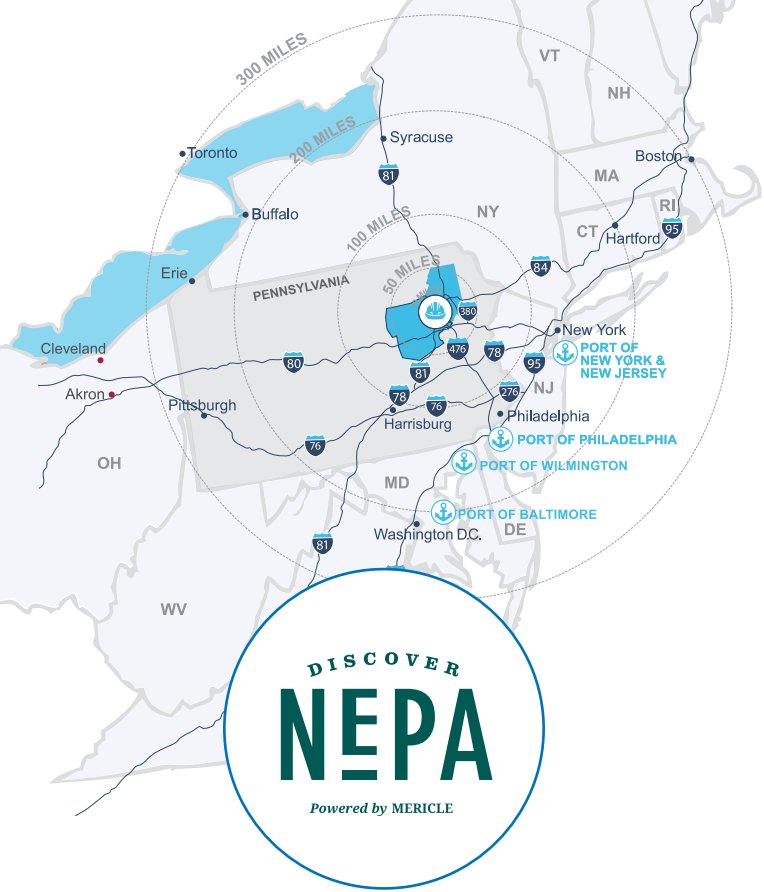
## JOB TRAINING

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.

FOR LEASE

225 STEWART ROAD, HANOVER TOWNSHIP, PA

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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.

**BOB BESECKER, Vice President**  
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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.

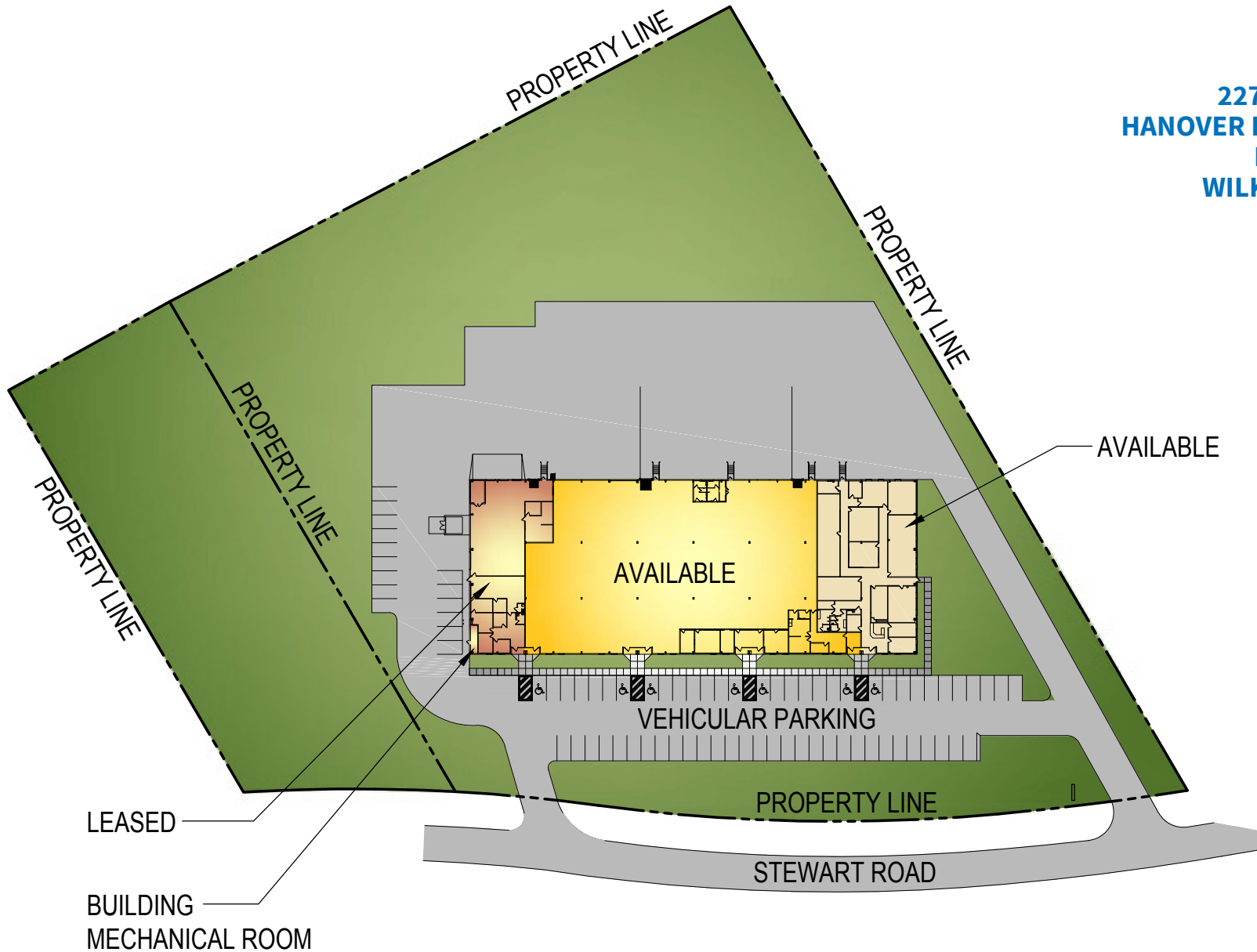
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# CONCEPTUAL SITE PLAN

AVAILABLE 25,774 S.F. SPACE  
WITHIN AN EXISTING 40,000 S.F. BUILDING

PARCEL #10E  
227-237 STEWART ROAD  
HANOVER INDUSTRIAL ESTATES  
HANOVER TOWNSHIP  
WILKES-BARRE, PA 18706



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

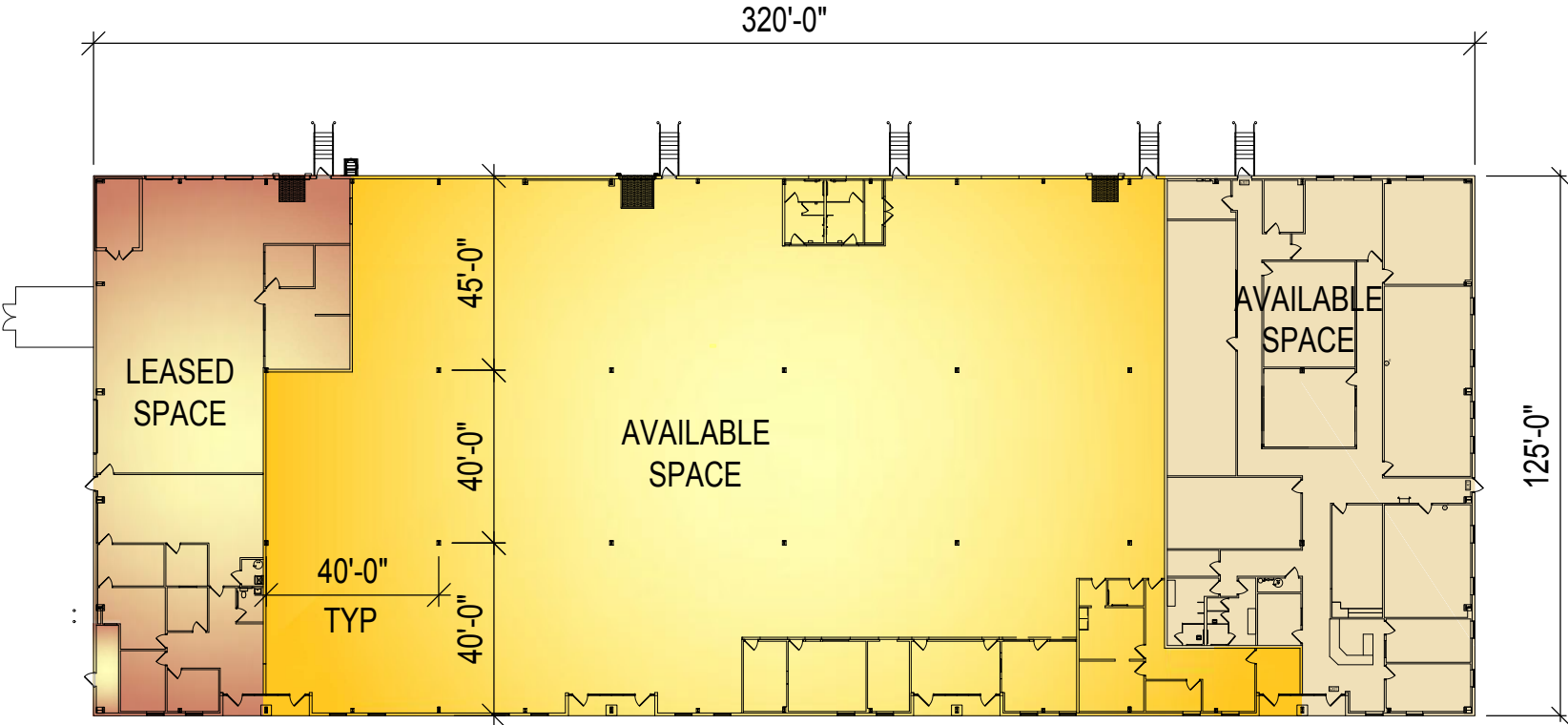
WE BUILD BUILDINGS.  
WE BUILD CAREERS.  
WE BUILD COMMUNITIES.

Q:\Shared\Properties\HIE\225 Stewart (10E) (J2640)\Base Bldg. (J2640)\2640\mdc\DWG-SPEC\mktg\MKG - 227-237 STEWART ROAD (25774 SF) (120423).dwg LD

# CONCEPTUAL BUILDING PLAN

AVAILABLE 25,774 S.F. SPACE  
WITHIN AN EXISTING 40,000 S.F. BUILDING

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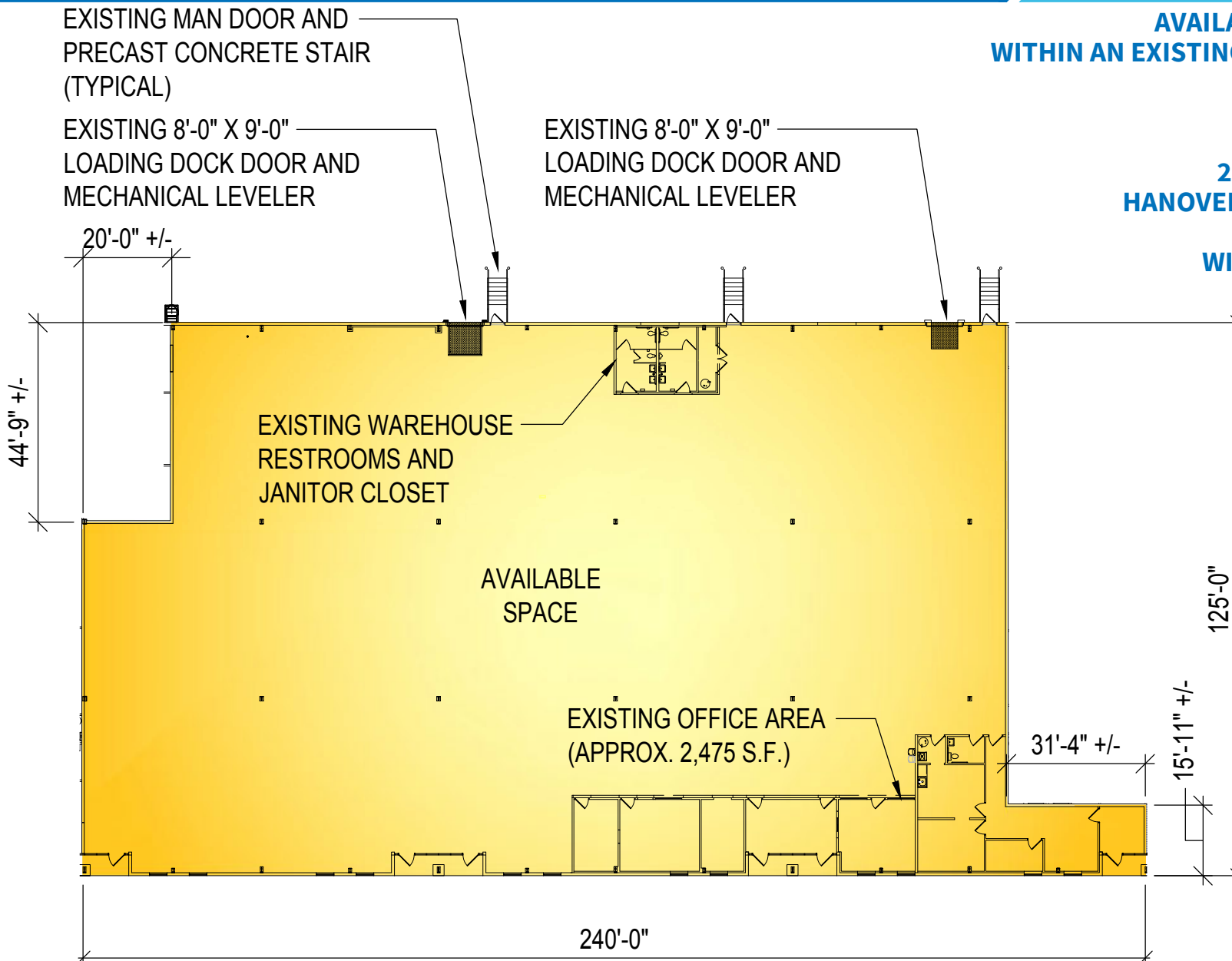
East Mountain Corporate Center  
100 Baltimore Drive, Wilkes-Barre, PA 18702

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# CONCEPTUAL FLOOR PLAN

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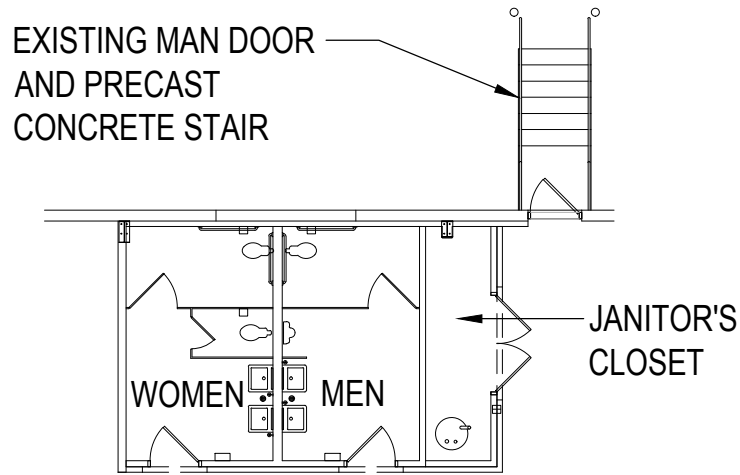
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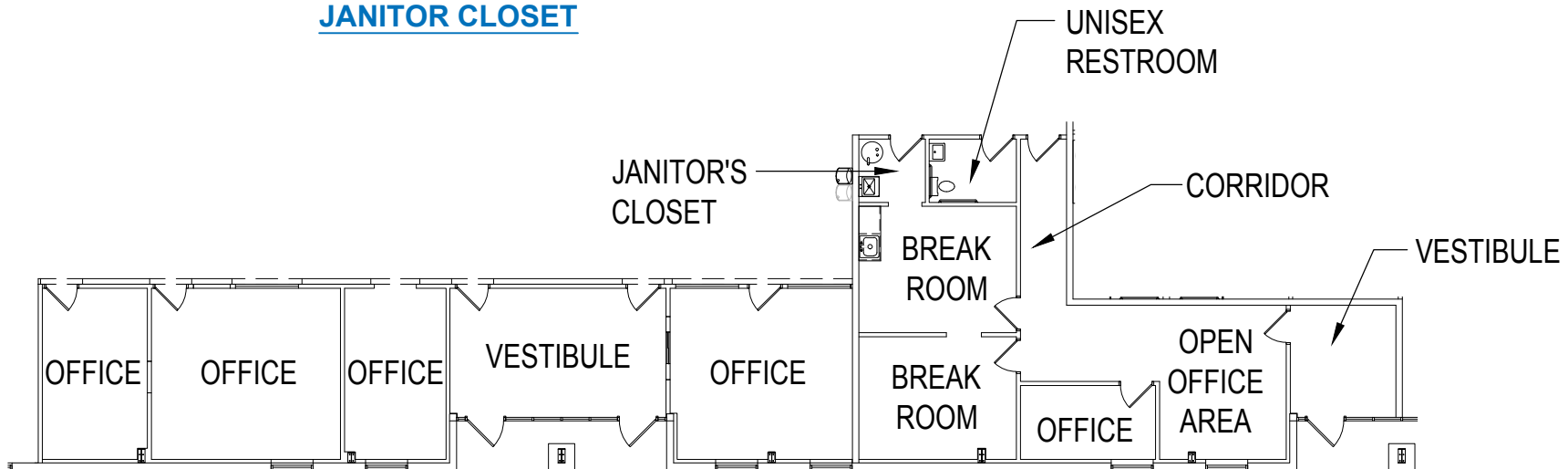
# CONCEPTUAL OFFICE PLANS

AVAILABLE 25,774 S.F. SPACE  
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## EXISTING RESTROOMS / JANITOR CLOSET



## EXISTING OFFICE AREA (APPROX. 2,475 S.F.)

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## SITE AMENITIES

- Site contains 6.7 acres
- On-site parking for approximately fifty (50) vehicles
- Asphalt paving, including light duty pave in vehicle parking areas
- Professionally prepared and maintained landscaping
- Marquee sign at entrance to site
- LCTA Bus Route serves this park

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## EXISTING BUILDING IMPROVEMENTS

- Building contains 40,000 square feet
- Building dimensions are 125'-0" (width) x 320'-0" (length)
- Available space is approximately 25,774 square feet
- Available space contains existing office fit-out and warehouse restrooms
- 40'-0" x 40'-0" bay spacing with a 45'-0" deep staging bay
- 6" thick, reinforced concrete floor slab
- Exterior wall system consisting of architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation
- *Butler Manufacturing*, MR-24 standing seam
- Available space contains two (2) 8'-0" x 9'-0" vertical lift dock doors with a minimum 30,000 LB capacity mechanical levelers with bumpers by *Rite-Hite* or equal

## UTILITIES AND BUILDING SYSTEMS

- Available space is served by (1) 800 amp, (1) 400 amp, (1) 100 amp, 208/120V, 3-phase electrical service
- Available office space and warehouse restrooms have 2 x 4 LED fixtures
- Available space warehouse lighting consists of energy efficient LED fixtures
- Available space warehouse heating system consists of one (1) energy efficient, roof mounted *Trane* direct-fire unit
- Available space has an existing, Class III, Ordinary Hazard sprinkler system
- Provisions for domestic water and natural gas are provided
- All utilities are separately metered

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**PHOTO  
COLLAGE**



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