

8,480 SF

ON 6.7 ACRES

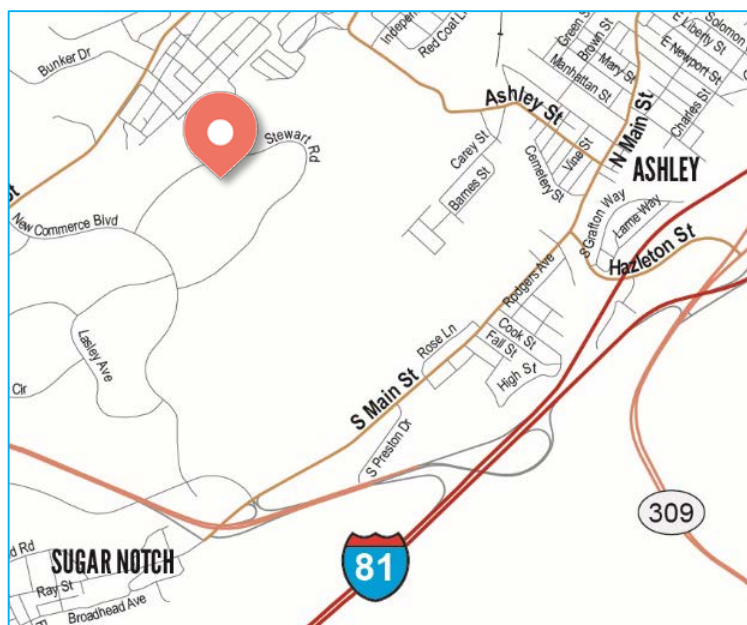
225 STEWART ROAD

HANOVER INDUSTRIAL ESTATES

HANOVER TOWNSHIP, PA



MODERN OFFICE SPACE – 5 MINUTES TO I-81



DIRECTIONS TO 225 STEWART ROAD:

Traveling North on I-81

Take exit 164 to PA-29 N toward Nanticoke/US-11. Then take exit 1 toward Sugar Notch/Ashley. Upon entering the park, turn right onto New Commerce Blvd. Stewart Road will be on your right immediately after crossing the railroad tracks. Follow Stewart Road 0.8 miles.

Traveling South on I-81

Take exit 164 to PA-29 N toward Nanticoke/US-11. Then take exit 1 toward Sugar Notch/Ashley. Upon entering the park, turn right onto New Commerce Blvd. Stewart Road will be on your right immediately after crossing the railroad tracks. Follow Stewart Road 0.8 miles.

PLANS AND SPECIFICATIONS

SIZE

- 8,480 SF for lease in a 40,000 SF flex/office building
- Site contains 6.7 acres
- Adjacent spaces of up to 25,774 SF also available

LOCATION

- Hanover Industrial Estates, Hanover Township, PA
- Located 1.6 miles from S.R.29 and 2.3 miles from I-81
- Close to 183,000 people live within 10 miles.
- More than 404,000 people live within 20 miles
- Two hour ride from New York City and Philadelphia

UTILITIES AND BUILDING SYSTEMS

- The available space is served by a 200 amp, 120/ 208 v, 3-phase electrical service.
- The available office spaces have 2 x 4 fluorescent, troffer light fixtures with prismatic lenses.
- The available space has gas/ electric packaged rooftop units to supply HVAC to the space.
- The available space has an existing, Class III, Ordinary Hazard sprinkler system.
- Domestic water and natural gas available.
- All utilities shall be separately metered.

SITE AMENITIES

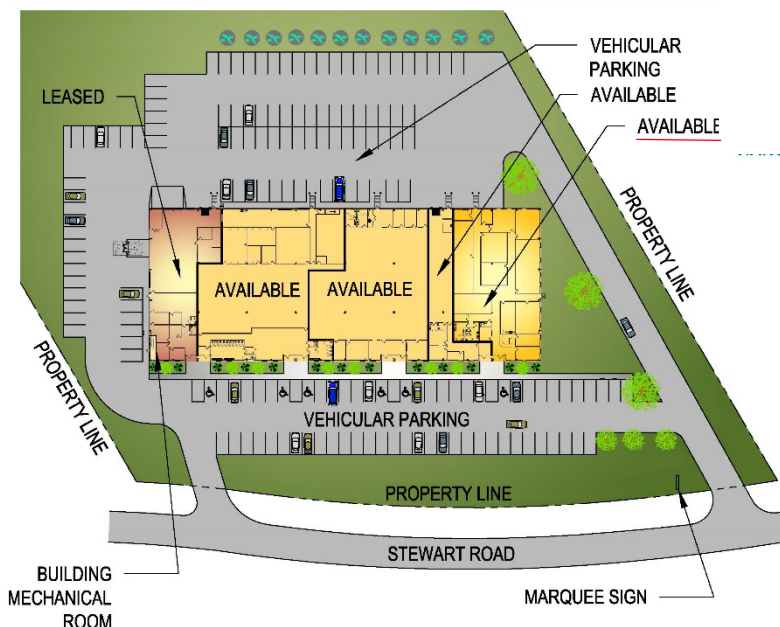
- On-site paved parking for 34 vehicles
- Professionally maintained landscaping
- Marquee sign at entrance to site
- LCTA bus route serves park.
- 24/7/365 property management service available

SPACE IMPROVEMENTS

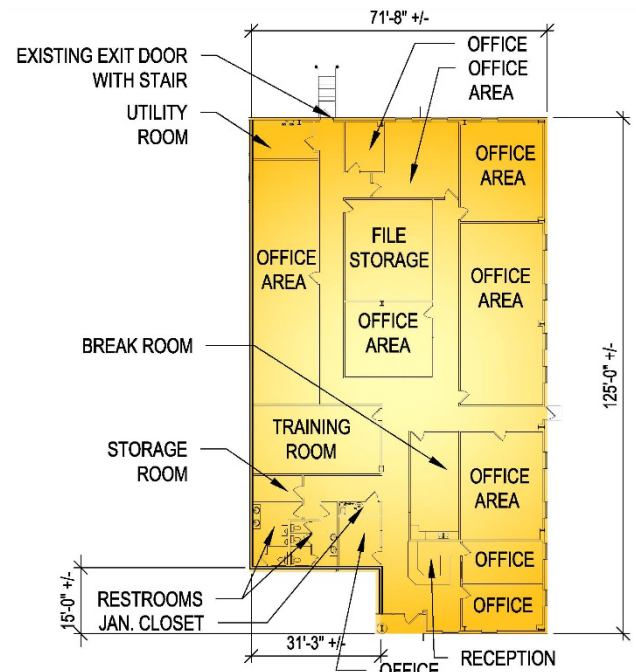
- Includes office fit-out with carpet tile, resilient flooring, and an acoustical suspended ceiling system at approximately 9'-0" above finish floor.
- Has a built-in reception desk and includes systems furniture in excellent condition.
- Space is at one end of the building and has windows along the front, side, and rear walls.
- The structure is a pre-engineered steel building with a combination of architectural masonry and insulated metal panel walls, an insulated standing seam metal roof, and thermally-broken aluminum framed glass doors and windows.
- Has a 6" thick, reinforced concrete slab floor.
- The building entrances are covered.

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



FLOOR PLAN



570.823.1100
mericle.com



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

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985