

3,059 SF

ON 6.7 ACRES AVAILABLE FOR LEASE

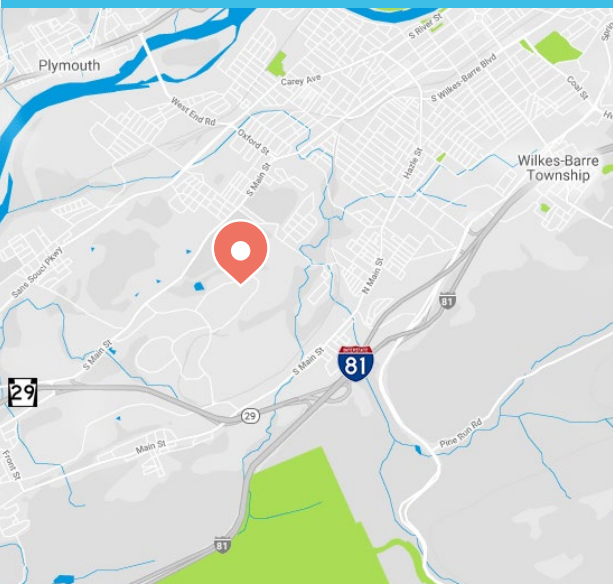
227 STEWART ROAD

HANOVER INDUSTRIAL ESTATES

HANOVER TOWNSHIP, WILKES-BARRE, PA 18706



OFFICE/FLEX SPACE | 5 MINUTES TO I-81



- ✓ Park is home to dozens of manufacturing, distribution, office, and life sciences companies.
- ✓ A few tenants include CVS Caremark, Sallie Mae-Navient, Adidas, Patagonia, Mondelez, Cintas, Chewy.com, Genpact, Wren Kitchens, Alexandria Moulding, and many others.
- ✓ Park is located 1.6 miles from S.R. 29, 2.3 miles from I-81, and is less than 10 minutes from Downtown Wilkes-Barre.
- ✓ 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.

PROPERTY WEBSITE



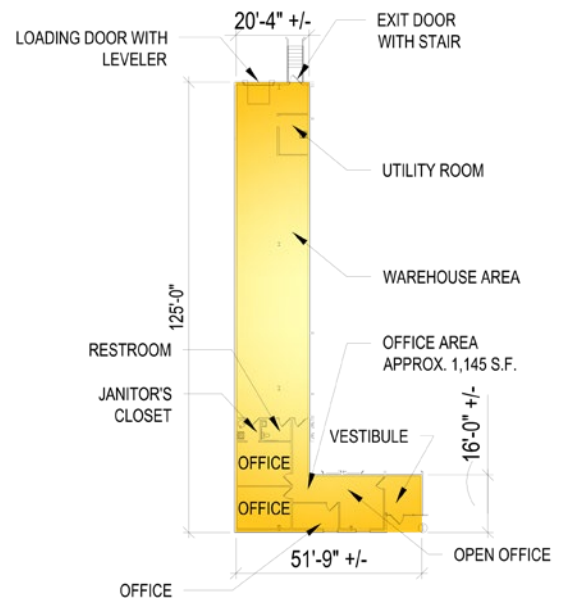
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SITE PLAN



FLOOR PLAN



SIZE

- **Available Space:** 3,059 SF for lease with an immediately adjacent and available 31,195 SF in a 40,000 SF flex/office building.
- **Acreage:** 6.7 acres

UTILITIES AND BUILDING SYSTEMS

- **Electrical Service:** 200 Amp, 120/208 Volt, 3-Phase electrical service.
- **Lighting:** Warehouse lighting is 400 watt, metal halide, high bay fixtures.
- Office area lighting is 2 x 4 drop-in, fluorescent troffers with prismatic lenses.
- **HVAC:** Warehouse space is heated by energy-efficient, suspended unit heaters.
- Office area heating and cooling system is a gas/electric packaged rooftop unit.
- **Fire Protection:** Class III, Ordinary Hazard sprinkler system.
- **Utilities:** All utilities shall be separately metered.
- Provisions for domestic water and natural gas shall be provided.

SITE AMENITIES

- Abundant on-site vehicle parking.
- Professionally maintained landscaping.
- Marquee sign at entrance to site.
- LCTA bus route serves park.
- 24/7/365 property management service available.

SPACE IMPROVEMENTS

- The available space contains approx. 1,145 SF of office space fit-out with broadloom carpeting, resilient flooring, and an acoustical suspended ceiling system at approximately 9'-0" above finish floor.
- 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.
- The available space contains one (1) 8'-6" x 9'-6" vertical-lift, insulated steel, dock door with 30,000 lb capacity mechanical dock leveler with bumpers.



GREAT LOCATION

Located in Hanover Township within short driving distance of dining, retail, and entertainment amenities.



USER OPPORTUNITIES

Adjacent Plug N' Play spaces also available!



MOVE YOUR BUSINESS

Mericle will be pleased to customize your move-in ready office space to your exact needs.



DIRECTIONS TO 227 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.



To learn more about 227 Stewart Road and to schedule a tour, please call Bob Besecker, Jim Hilsher, or Bill Jones of Mericle's Leasing Team at **570.823.1100**.



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