

6,015 SF

ON 11.21 ACRES

1065 HANOVER STREET

HANOVER INDUSTRIAL ESTATES
HANOVER TOWNSHIP, PA



EXCEPTIONAL ACCESS TO I-81



DIRECTIONS TO 1065 HANOVER STREET:

Traveling North on I-81

Take exit 164 to PA-29 N toward Nanticoke/US-11. Then take exit 1 toward Sugar Notch/Ashley. Proceed straight off the exit ramp. At the stop sign continue straight on Hanover Street. Drive 0.7 miles and the building is on the right.

Traveling South on I-81

Take exit 164 to PA-29 N toward Nanticoke/US-11. Then take exit 1 toward Sugar Notch/Ashley. Proceed straight off the exit ramp. At the stop sign continue straight on Hanover Street. Drive 0.7 miles and the building is on the right.

PLANS AND SPECIFICATIONS

SIZE

- **Available Space:** 6,015 square feet
- **Office Area:** Includes 3,710 SF of office space
- **Acreage:** 11.21
- **Building Size:** 108,000 SF

BUILDING CONSTRUCTION

- **Floor:** 6" thick concrete floor slab
- **Roof:** Building roof is precision roll formed Butler MR-24 panels
- **Exterior Walls:** Architectural masonry, aluminum glazing entrance systems and metal wall panels with insulation
- **Ceiling Clear Height:** 26'-5" to 29'-6"

LOADING

- **Dock Equipment:** One (1) 8'-6" x 9'-6" vertical-lift dock door with 30,000 lb capacity leveler with bumper, and one (1) 10'-0" x 14'-0" drive-in door with precast ramp

UTILITIES

- **Electrical Service:** 200 AMP, 3-phase, 120/208 volt
- **Warehouse Heating:** Gas-fired unit heater

- **Office HVAC:** Packaged, gas/electric roof top unit
- **Warehouse Lighting:** 400 watt metal halide high-bay light fixtures designed to 18 - 22 foot candles average, plus warehouse task lighting
- **Office Lighting:** 2 x 4 florescent lighting fixtures with parabolic lenses
- **Fire Protection:** Ordinary Hazard, Class III, wet sprinkler system
- **Utilities:** Provisions for domestic water and natural gas are provided, all utilities shall be separately metered

PARKING & LANDSCAPING

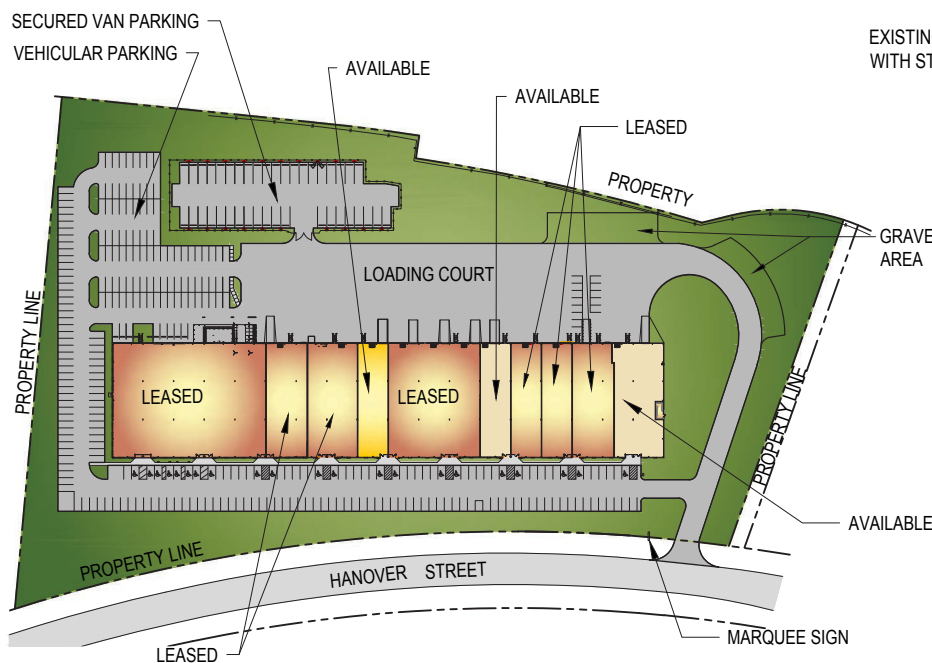
- **Vehicular Parking:** 6 vehicles
- Marquee sign with masonry base at site entrance
- Professionally prepared landscape design

LOCATION

- More than 712,000 people live within 30 miles of Hanover Industrial Estates
- Less than 5 minutes from I-81 via S.R. 309

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

