

8,480 SF to 21,918 SF

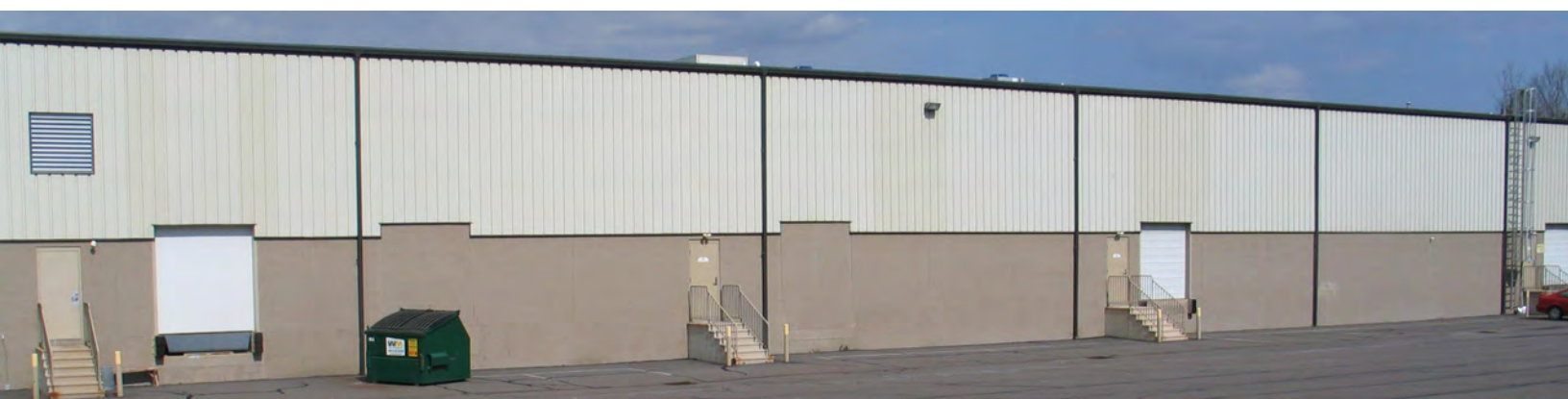
ON 5.57 ACRES

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. Turn right onto New Commerce Blvd. Turn right at .85 mile onto Stewart Road. The building will be .4 mile 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. Turn right onto New Commerce Blvd. Turn right at .85 mile onto Stewart Road. The building will be .4 mile on the right.

PLANS AND SPECIFICATIONS

SIZE

- The existing building is a multi-tenant, flexible space building containing a total of 40,000 S.F.
- The available, combined spaces, total 21,918 SF.
- Site contains 5.57 acres.
- Dimensions: 320'-0" x 125'-0"
- Column spacing: 40'-0" x 40'-0"

BUILDING CONSTRUCTION

- The existing building 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.
- The existing building has a 6" thick, reinforced concrete slab floor.
- The available spaces include approximately 20,014 S.F. of office space fit-out with broadloom carpeting, resilient flooring, and an acoustical suspended ceiling system at approximately 9'-0" above finish floor. The available space includes a 1,904 S.F. warehouse space.
- The available space has one (1) 3' x 4' sliding glass window into reception, and six (6) 4' x 4' fixed interior windows.
- The available spaces contains one (1) 8'-6" x 9'-6" vertical-lift, insulated steel, dock door with a 30,000 lb mechanical dock leveler with bumpers.
- The clear height at the low eave is 21'-6" above finish floor.

UTILITIES

- The available spaces are served by a 400 amp, 120/208v, 3-phase electrical service, one (1) 200 amp, 120/208v, 3-phase electrical service, and one (1) 100 amp, 120/208v, 3-phase electrical service.
- The available space lighting is 2 x 4 fluorescent, prismatic, lay-in troffer fixtures.
- The available office spaces heating and cooling systems are gas/electric packaged rooftop units.
- The available warehouse space is heated by energy-efficient, suspended natural gas, unit heaters.
- The available space has an existing, Class III, Ordinary Hazard sprinkler system.
- Domestic water and natural gas available.
- All utilities shall be separately metered.

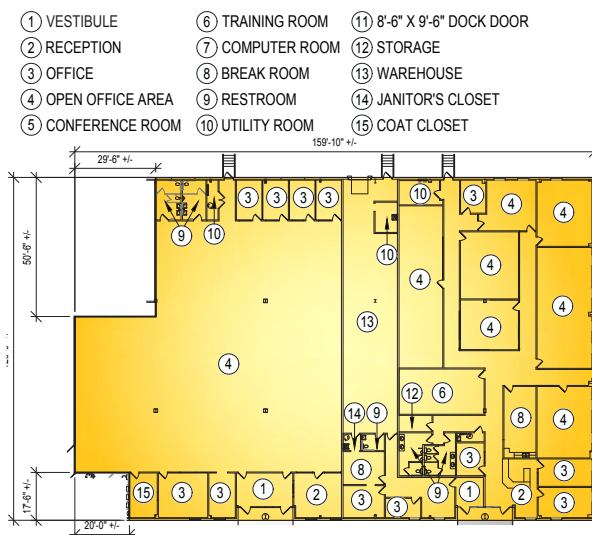
PARKING AND AMENITIES

- On-site parking available for 97 vehicles. Adjacent 1.13 acre parcel is available for additional vehicular parking.
- Asphalt paved parking lot, including heavy-duty pave in truck areas.
- Site has professionally maintained landscaping.
- Marquee sign at entrance to site.
- LCTA Bus Route serves this park.
- The main building entrances are covered.

SITE PLAN



FLOOR PLAN



MERICLE
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EAST MOUNTAIN CORPORATE CENTER
100 BALTIMORE DRIVE
WILKES-BARRE, PA 18702

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