

28,130 SF

ON 15.64 ACRES AVAILABLE FOR LEASE

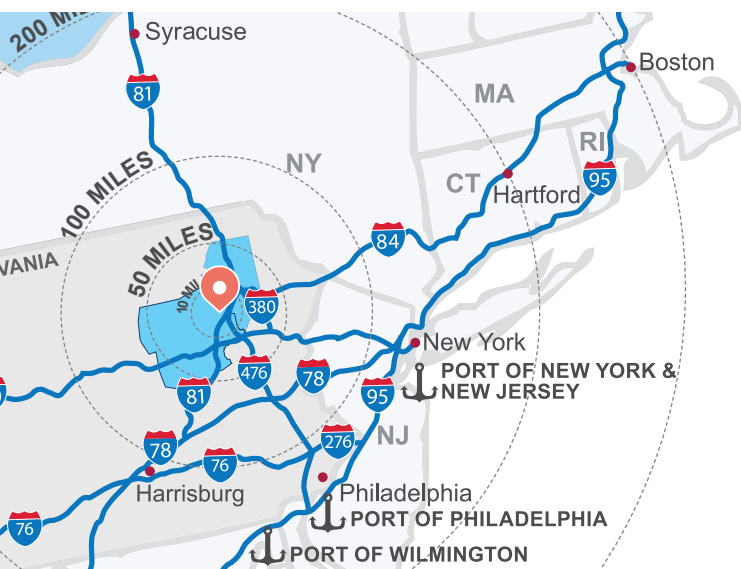
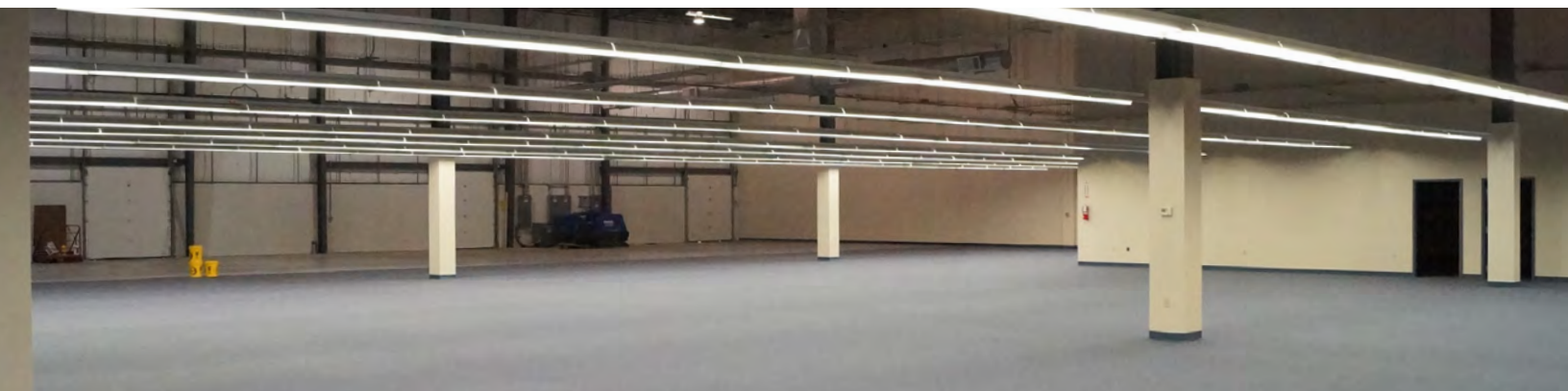
1110 HANOVER STREET

HANOVER INDUSTRIAL ESTATES
SUGAR NOTCH BOROUGH, PA



FLEX SPACE FIVE MINUTES TO I-81

FORMER DISASTER RECOVERY CENTER – EXPANDED ON-SITE DATA & TELECOM EQUIPMENT



DIRECTIONS TO 1110 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 0.25 miles and the building is on the left.

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 0.25 miles and the building is on the left.

MERICLE.COM

570.823.1100

PLANS AND SPECIFICATIONS

SIZE

- **Available Space:** 28,130 SF can be subdivided to as small as 7,032 SF
- **Acreage:** 15.64 acres
- **Building Size:** 133,000 SF
- **Building Dimensions:** 760' x 175'
- **Office:** Former disaster recovery center. Includes large open area, six (6) partitioned training rooms, one (1) partitioned data room

BUILDING CONSTRUCTION

- **Roof:** MR24 standing seam roof system with insulation
- **Exterior Walls:** Exterior wall system consisting of architectural masonry, aluminum/glazing entrance systems and insulated metal wall panels
- **Clear Ceiling Height:** 30' to 33'-6"
- **Column Spacing:** 58'-4" x 40' typical
- **Floor:** 6" concrete floor slab reinforced with welded steel mats

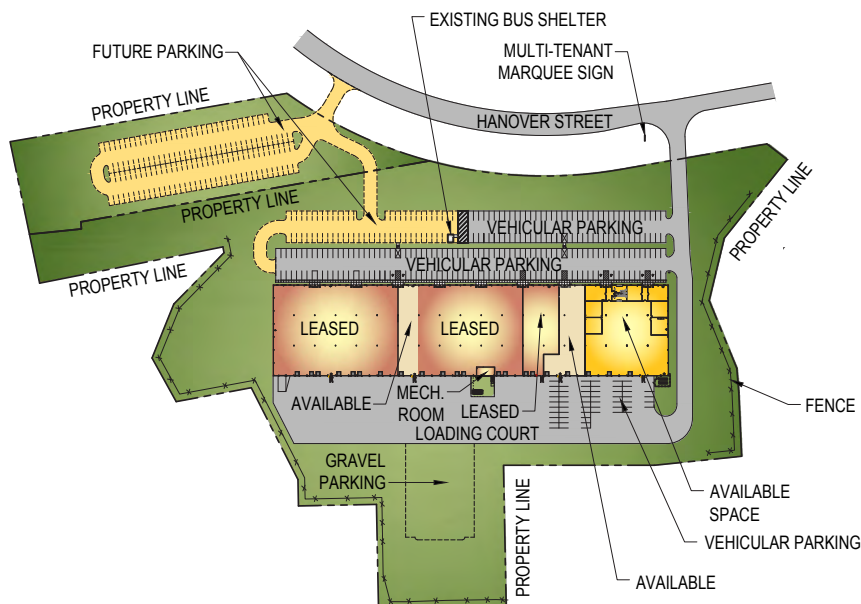
LOADING

- **Dock Equipment:** Three (3) 8'-6" x 9'-6" vertical lift, insulated steel dock doors with 30,000 lb. capacity mechanical levelers with bumpers

PARKING

- **Vehicular Parking:** Up to 187 vehicles with 200 proposed future spaces

SITE PLAN



UTILITIES

- **HVAC:** Packaged gas/electric roof-top units
- **Electrical Service:** 800 amps 120/208 volts, 3-phase service
- **Lighting:** Fluorescent lighting provided
- **Fire Protection:** Ordinary Hazard Class IV commodity wet sprinkler system
- **Utilities:** Separately Metered, Public Water, Sewer, Gas, and Electric

LOCATION

- Less than five minutes from I-81
- More than 404,000 live within 20 miles of the park

EQUIPMENT

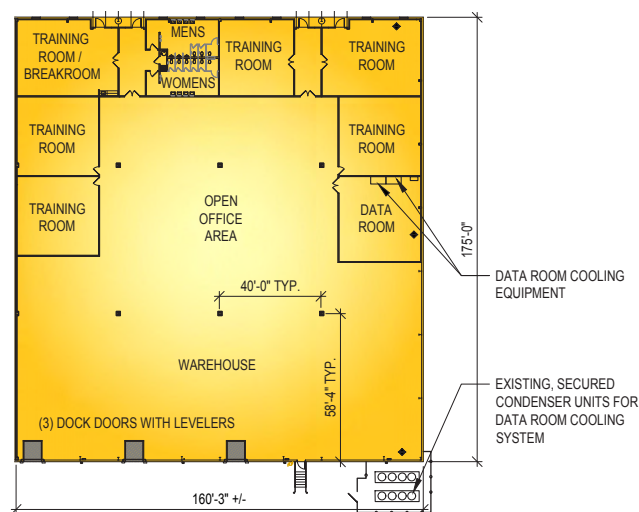
DATA CENTER EQUIPMENT

- (1) CATERPILLAR 500 KW diesel generator, powers entire 28,000 SF, includes automatic transfer switch
- (1) Telecommunications main grounding bus bar
- (2) 10 ton APC air conditioners w/expansion & ducting

TELECOM CONNECTIONS

- (2) Verizon fiber entrances (to the building mechanical room), copper to 28,000 SF.
- (1) Frontier fiber entrance (to the building mechanical room), copper to 28,000 SF.
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- (2) Redundant Zayo (PPL) Bandwidth entrances (to the building mechanical room)

FLOOR PLAN



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