

671,052 SF AVAILABLE



For Lease

671,052 SF Available (divisible)

1055 Hanover Street
Wilkes-Barre, PA

Location Highlights

- ±2 miles from the Exit 164 interchange of I-81
- Excellent access to primary distribution corridors that service the Northeast US including I-81, I-80, I-476, and I-78
- 150,000 workforce population within a 30-minute drive
- Close proximity to both FedEx and UPS parcel operations

Ownership Group:

LBALogistics 

Listing Agent:



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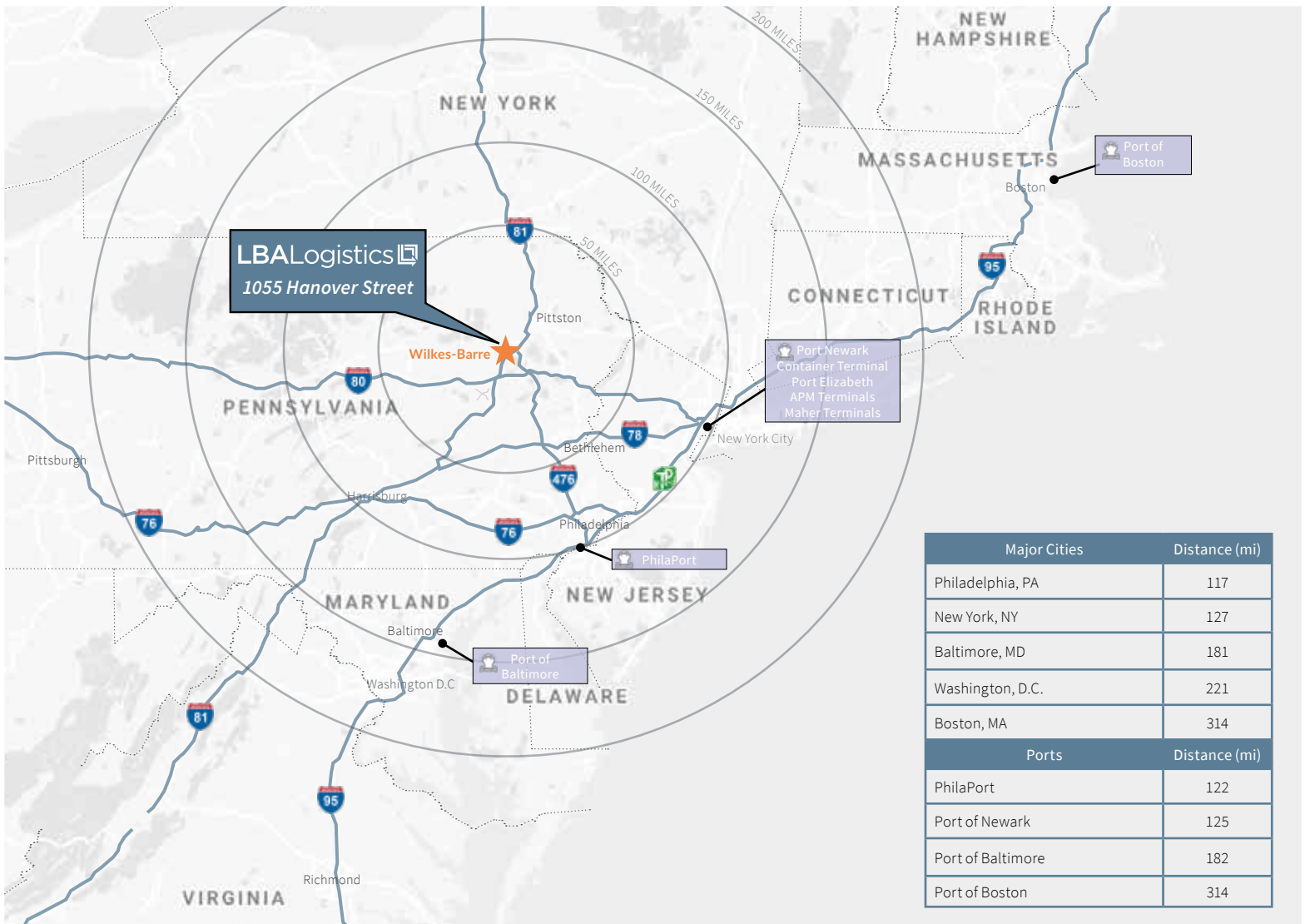
Building Specifications

Land Area	127.23 acres	Column Spacing	34' x 47' at west end of building 50' x 47' at east end of building
Zoning	I-1: General Industrial District	Exterior Wall Construction	Precast insulated concrete panels
Year Built	1992	Roof System	60 mil PVC membrane with a silicone coating
Building Size	1,066,548 SF	Dock Doors	111 dock doors
Available Space	671,052 SF	Dock Equipment	111 equipped w/ leveler, seal, bumper & restraint
Office Space	±5,000 SF	Drive-In Doors	One (1) 10' x 15' door
Car Parking	213 spaces (expandable)	Fire Protection	ESFR system
Truck Court	North: 190'-265' Northeast: 265'-500' South: 370' East: 465'-840'	HVAC	Floor-mounted gas-fired air-rotation units
Trailer Storage	666 dedicated stalls (expandable)	Lighting	T5 & T8 fixtures on motion sensors
Clear Height	32'	Power	5,000 AMP, 480 volt, 3-phase service



Availability Highlights

- Cross-dock loading format
- 32' clear
- 213 car parking spaces (expandable)
- 666 dedicated trailer stalls (expandable)
- Occupancy ready with office, restrooms, lighting and dock equipment



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