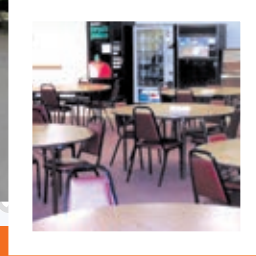
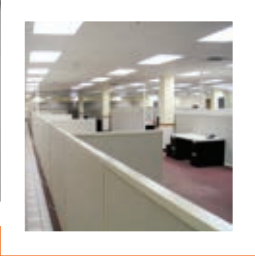


53,040 SF

400 STEWART ROAD

HANOVER INDUSTRIAL ESTATES
HANOVER TOWNSHIP, PA

GREAT CALL CENTER SPACE



MODERN OFFICE AND LIGHT INDUSTRIAL SPACE



MILES TO KEY CITIES FROM HANOVER INDUSTRIAL ESTATES

Wilkes-Barre	5
Scranton	24
Hazleton	27
Delaware Water Gap	58
Binghamton	84
Allentown	85
Morristown, NJ	97
Harrisburg	105
Philadelphia	119
Port of Newark	128
Syracuse	162
Baltimore	182
Washington D.C.	225
Pittsburgh	260
Boston	317
Cleveland	355

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East Mountain Corporate Center
100 Baltimore Drive
Wilkes-Barre, PA 18702

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

PROPERTY SPECIFICATIONS

Building: Built in 1991 on approximately 6 acres, this building totals 53,040 square feet, which includes a 41,790 square foot first floor (275' x 150') and an 11,250 square foot mezzanine (150' x 75'). Approximately 44,680 square feet is office space while approximately 8,360 square feet is high-ceiling warehouse space. The first floor space includes an approximately 3,775 square foot break room. There is a centrally-located computer room with raised panel flooring.

Telecommunications: Copper and fiber lines serve the building. Multiple telecom providers serve the park.

Building Walls: Exterior front wall features a Dryvit exterior insulation finish system. Side walls are Butler Shadowrib insulated metal panels and split-face CMU block to a height of 4'.

Insulation: Walls: R-13; Roof: R-19

Ceiling Height: The nominal eave height of the warehouse is 24'. The ceiling height in the office area is 8' to 9'.

Roof: MR-24 standing seam roof furnished by Butler Manufacturing Company.

Loading Facilities: Two (2), 10' x 14' electric overhead doors.

Column Spacing: 25' x 50'

Floor:

- 11,250 SF mezzanine - 4" reinforced concrete
- 11,250 SF area below mezzanine - 4" reinforced concrete
- Remaining building area - 6" reinforced concrete

Fire Protection System: 100% sprinkler coverage with an ordinary hazard Class III Commodity system.

Lighting: 2' x 4' fluorescent fixtures in the office and 400-watt metal halide fixtures in the warehouse.

Electrical Service

Main service is 1,000 AMP, 277/480 volt, 3-phase. Circuit breaker panels are located throughout the facility. There is a UPS system and 350KW Cummins/Onan diesel powered generator.

HVAC

RTUs and suspended gas fired, high efficiency unit heaters. The computer room is cooled by a Liebert chilled water air-conditioning system with an additional back-up A/C system.

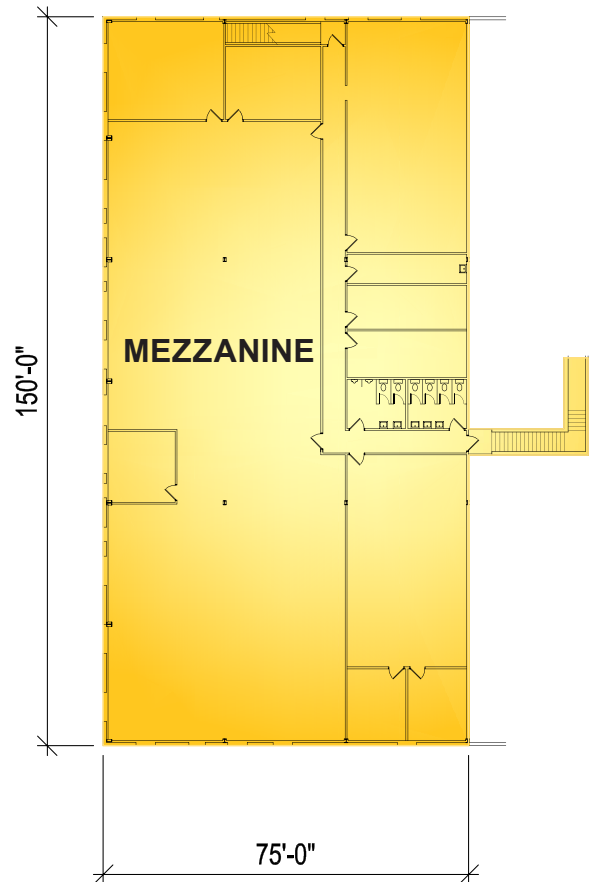
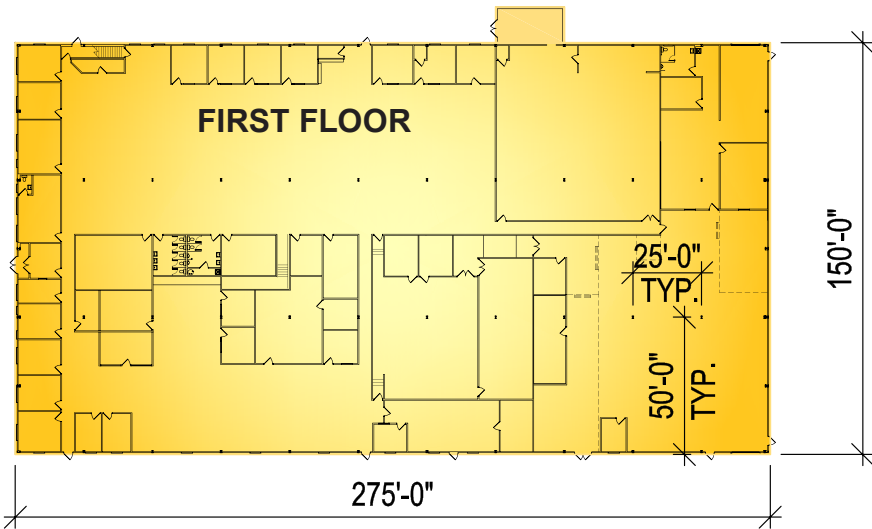
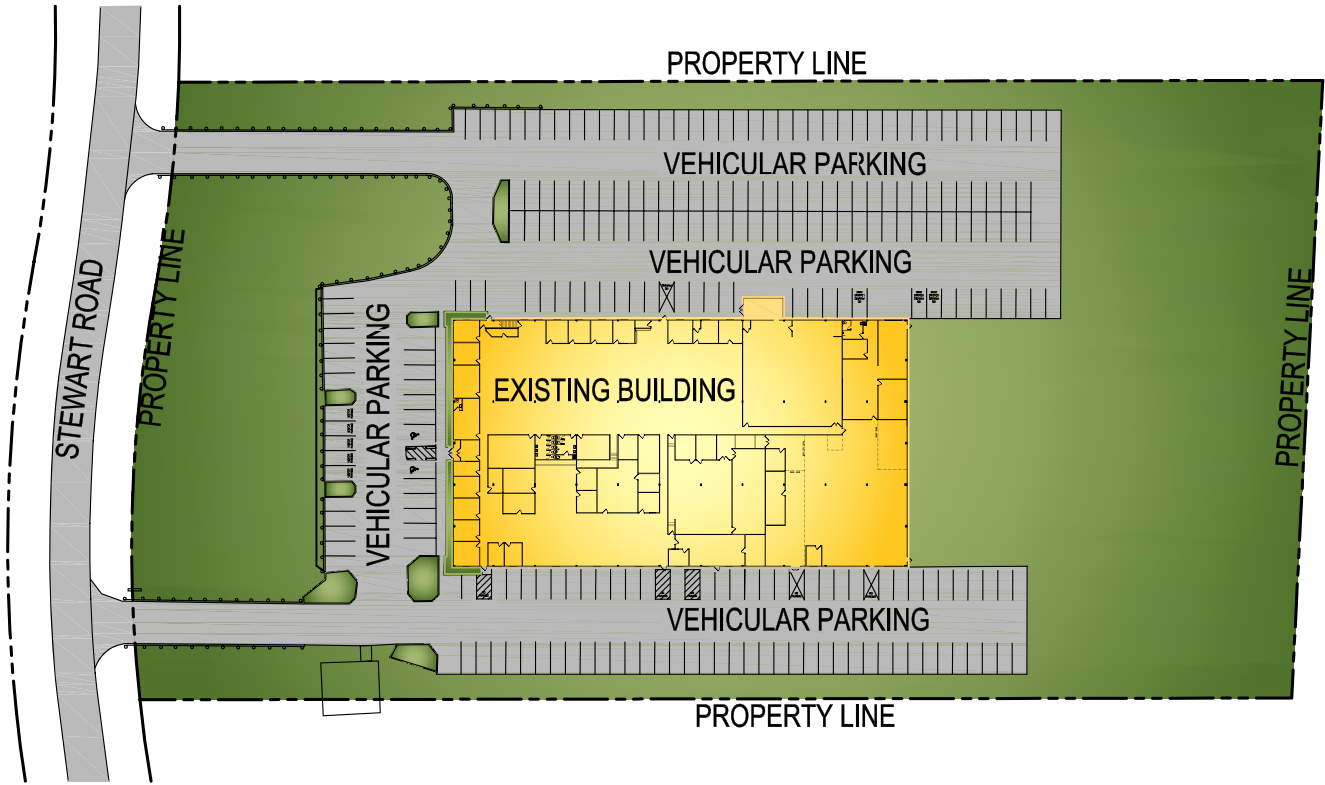
Parking

Paved, well-lit lot features 238 spaces with room for expansion.



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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.



Hanover Industrial Estates is located immediately off Route 29 and is less than five minutes from I-81.



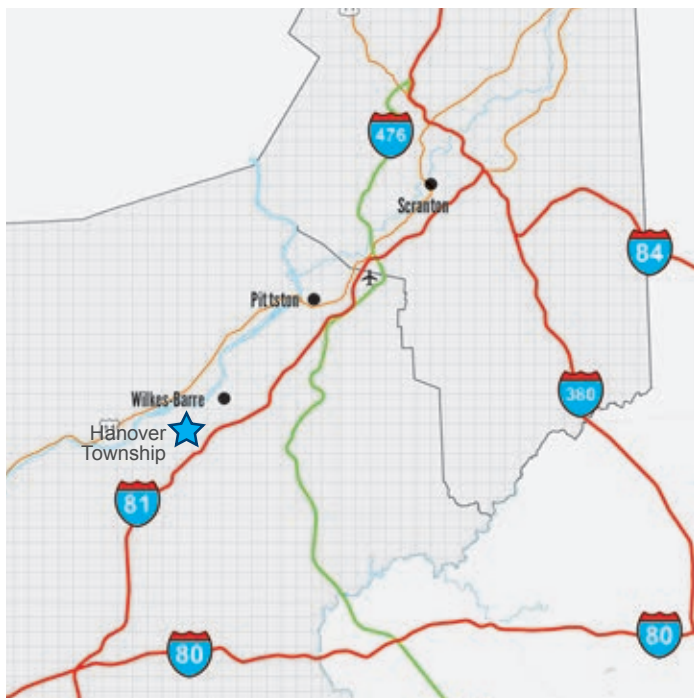
**MAJOR PARK
TENANTS INCLUDE**

SallieMae

sears

ALEXANDRIA
Moulding

GENPACT
Global Business Impact™



DIRECTIONS TO 400 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. Stewart Road will be your first right immediately after crossing over railroad tracks. The building will be 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. Stewart Road will be your first right immediately after crossing over railroad tracks. The building will be on the right.

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PHOTO COLLAGE

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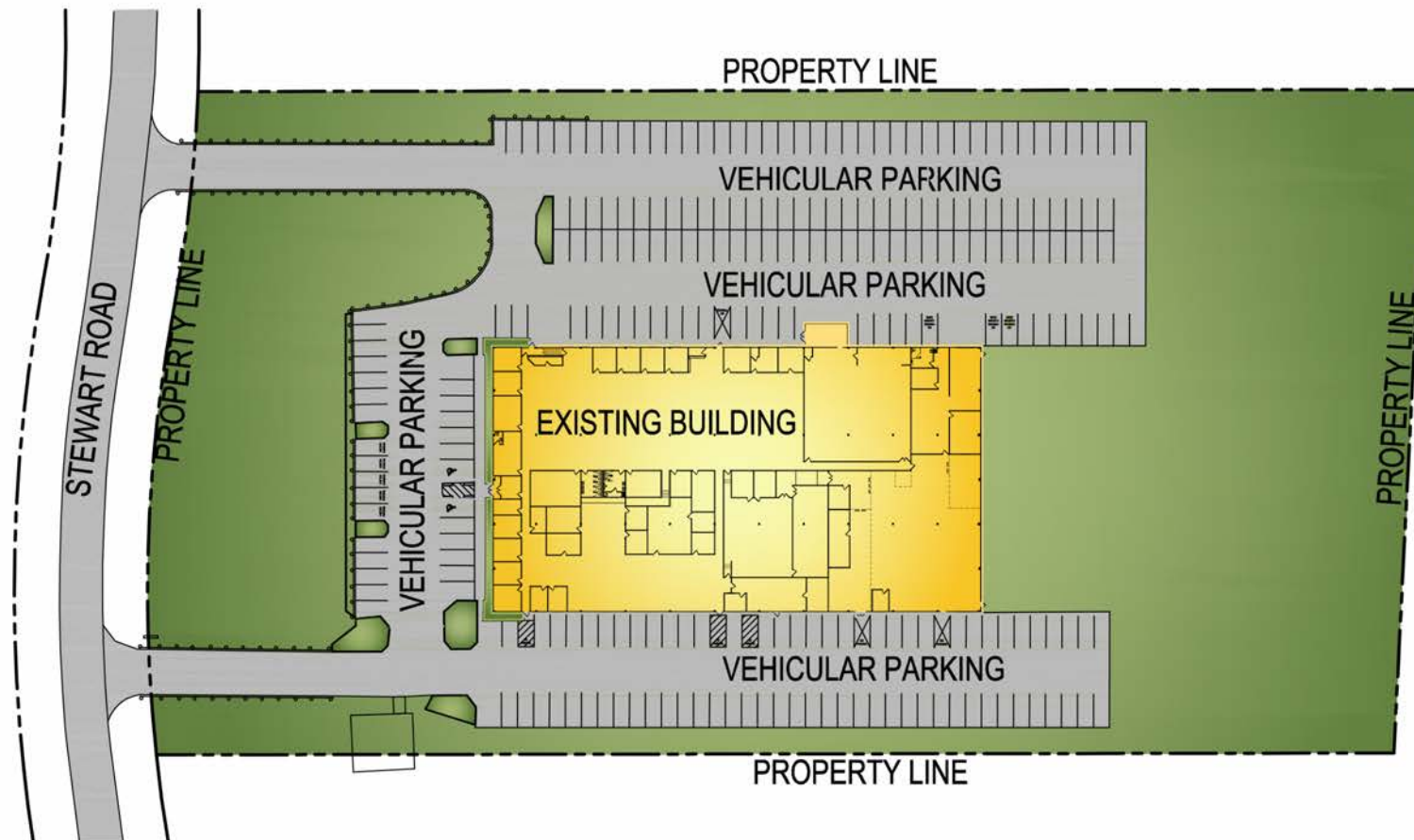


East Mountain Corporate Center
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Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

**PARCEL #8B FIRST FLOOR
EXISTING 53,040 S.F. BUILDING**

**HANOVER INDUSTRIAL ESTATES
400 STEWART ROAD
HANOVER TOWNSHIP
WILKES-BARRE, PA 18706**

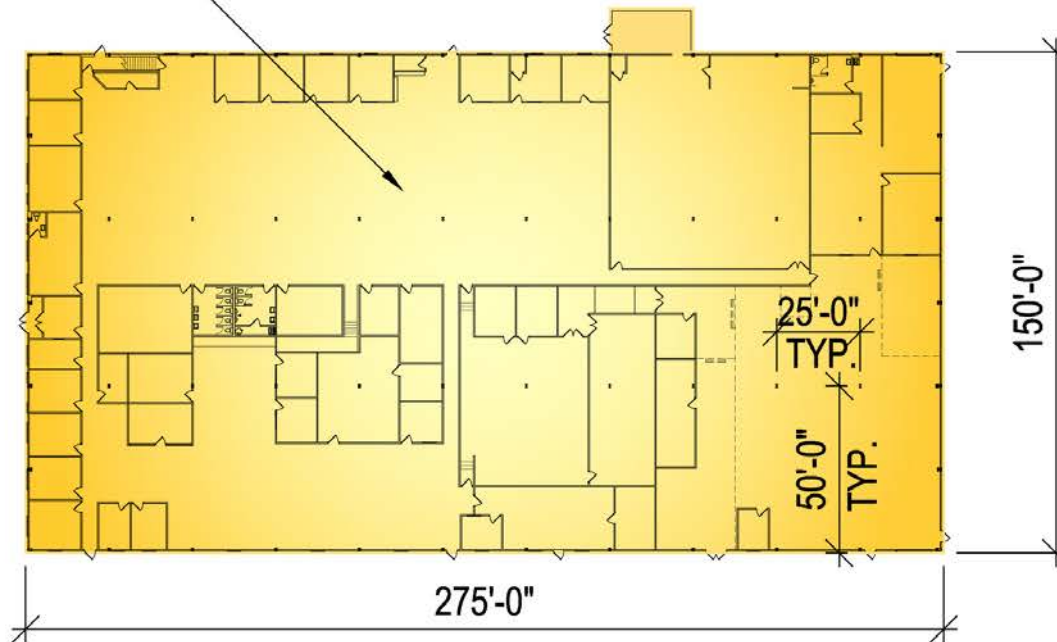


**CONCEPTUAL
SITE PLAN**

**PARCEL #8B FIRST FLOOR
EXISTING 53,040 S.F. BUILDING**

**HANOVER INDUSTRIAL ESTATES
400 STEWART ROAD
HANOVER TOWNSHIP
WILKES-BARRE, PA 18706**

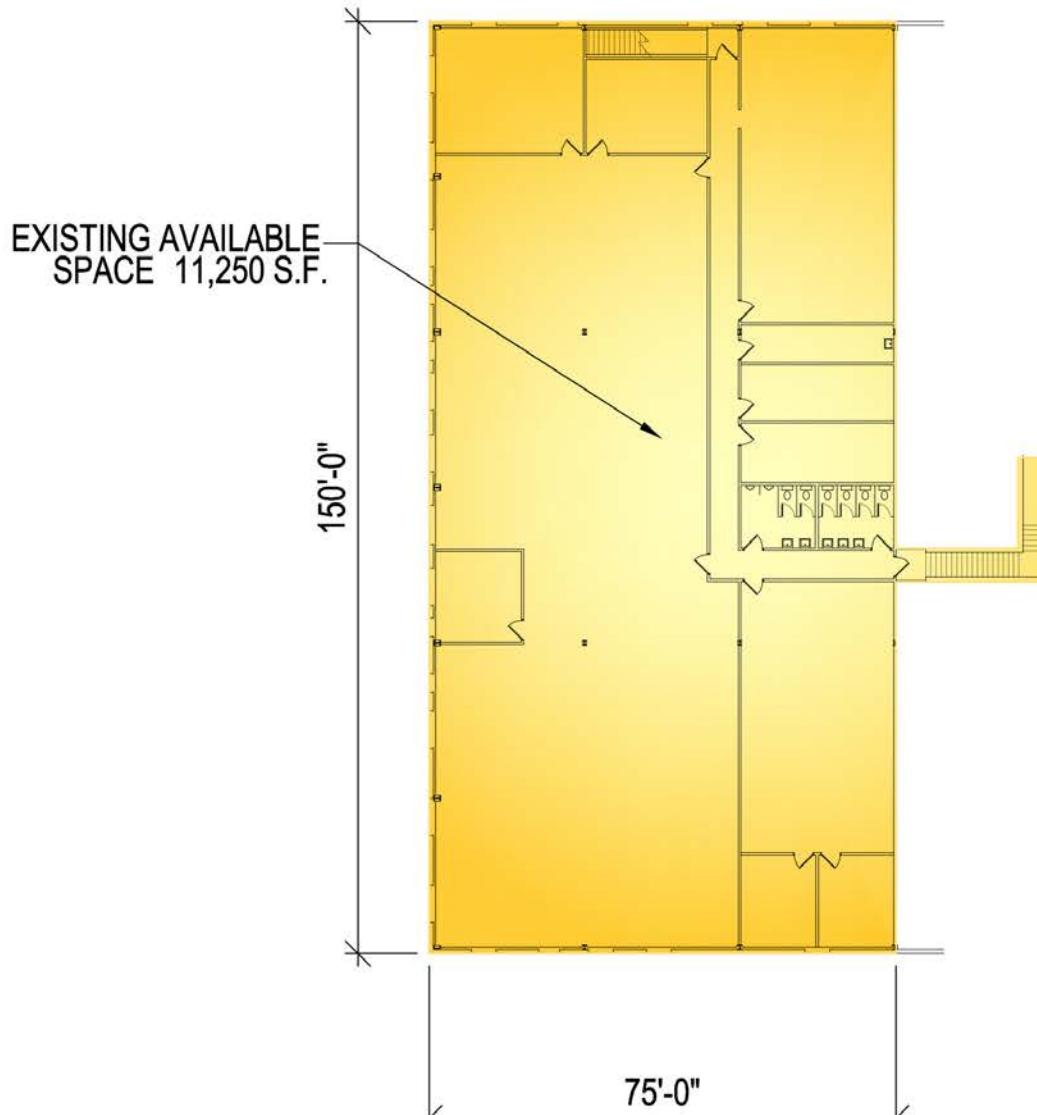
AVAILABLE EXISTING
SPACE
41,790 S.F.



**CONCEPTUAL
BUILDING PLAN 1ST FLOOR**

**PARCEL #8B SECOND FLOOR
EXISTING 53,040 S.F. BUILDING**

**HANOVER INDUSTRIAL ESTATES
400 STEWART ROAD
HANOVER TOWNSHIP
WILKES-BARRE, PA 18706**



**CONCEPTUAL
BUILDING PLAN 2ND FLOOR**