

1055 HANOVER STREET

WILKES-BARRE, PA



±1,068,320 SF (Divisible)
Available For Lease

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LOCATION OVERVIEW

KEY DISTANCES

I-81	±2 miles
I-476	±12 miles
I-80	±15 miles
I-84	±25 miles
Philadelphia	±117 miles
New York City	±127 miles
Baltimore	±181 miles
Washington D.C.	±221 miles



EXCELLENT HIGHWAY PROXIMITY located ±2.0 miles from the Exit 164 interchange of I-81.



REGIONAL ACCESS by way of several major distribution corridors including I-81, I-476, I-80, and I-84.



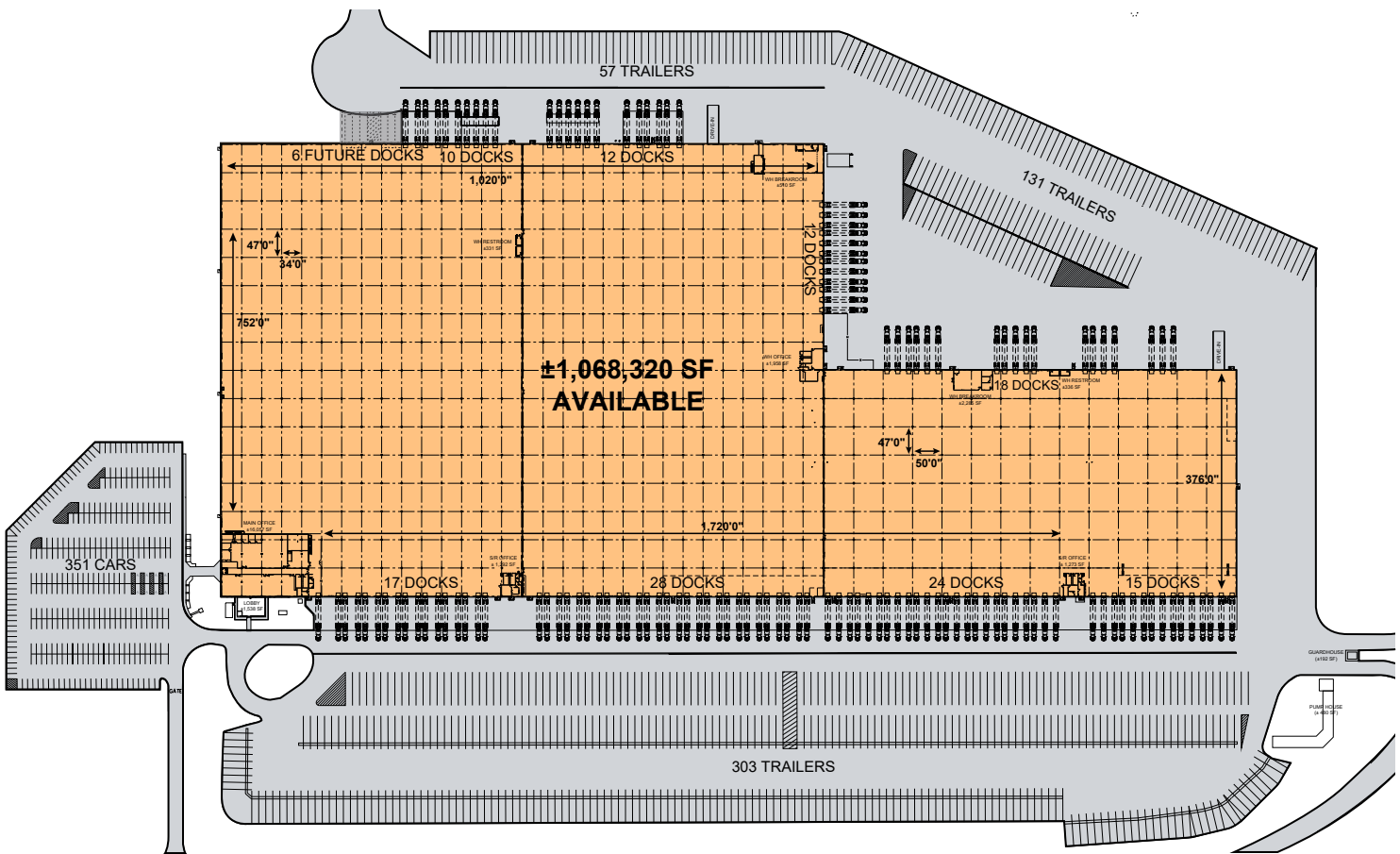
SIGNIFICANT SURROUNDING LABOR FORCE

comprised of a 273,492 total population and 139,220 workforce population within a 30-minute drive time.



HIGHLY EXPERIENCED Established in 2012, NorthPoint Development has grown to a family of companies with an emphasis on a factory-to-front door model. Our firm differentiates itself through a strong engineering and technical focus. We employ numerous civil, geotech, electrical, and industrial engineers, as well as logistics, labor, and incentives professionals. NorthPoint has developed +122 Million SF for tenants such as Home Depot, Amazon, GE, Lowes, UPS, Chewy, Adidas, Dollar General, Ford and General Motors.

BUILDING PLAN & SPECS



Building SF: ± 1,068,320 SF

Available SF: ± 1,068,320 SF

Column Spacing: 34' x 47' (west units); 50' x 47' (east unit)

Clear Height: 31' minimum

Main Office: ± 16,057 SF

Warehouse Breakroom: ± 2,285 SF & ± 510 SF breakroom plus two (2) warehouse restroom pods

Shipping/Receiving Office: ± 1,292 SF, ± 1,273 SF, and ± 1,958 SF offices

Dock Doors: 136 dock doors (expandable)

Drive-in Doors: 2 drive-in doors

Car Parking: ± 351 spaces

Trailer Parking: ± 598 dedicated stalls

Construction: Pre-cast insulated concrete panels

Loading Configuration: Cross-dock

Lighting: LED fixtures on motion sensors

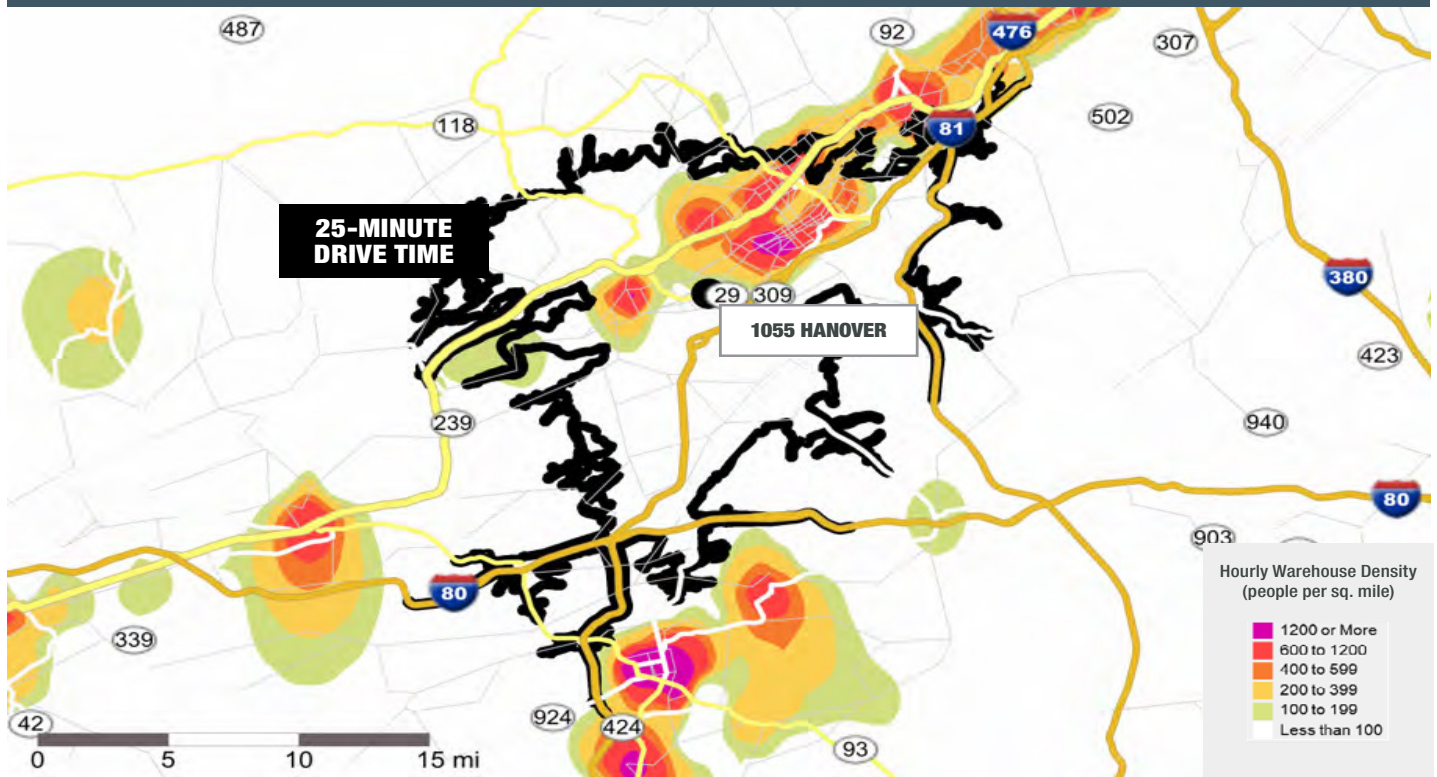
Electrical service: 3,000 AMP, 480 Volt, 3-phase

Sprinkler system: ESFR system

HVAC: Roof-mounted gas-fired air rotation units

LABOR OVERVIEW

WAREHOUSE WORKER LABOR POOL¹ DENSITY (people per square mile), 2026



SELECTED LABOR MARKET STATISTICS, 2026 Q1 (25-Minute Drive Time)

LOCATION	POPULATION TOTAL	WAREHOUSE WORKER LABOR POOL ¹		WORKING AGE PARTICIPATION RATE	MARCH 2025 UNEMPLOYMENT		AREA AFFLUENCE MEDIAN HOUSEHOLD INCOME		BLUE COLLAR TOTAL UNDEREMPLOYED	PART-TIME COLLEGE STUDENT ENROLLMENT
		TOTAL	CONCENTRATION V.S. U.S. = 1.0		RATE	TOTAL	TOTAL	LESS THAN \$30K		
1055 Hanover	158,133	21,445	1.4	79%	5.1%	4,114	\$62,430	31.2%	6,241	6,737
U.S. Average	--	--	1.0	79%	4.3%	--	\$78,171	21.9%	--	--

1055 HANOVER LABOR MARKET ADVANTAGES INCLUDE:



LARGE
WAREHOUSE WORKER
LABOR POOL



LARGE
GROUPS OF
UNEMPLOYMENT



**WAREHOUSE WORKER
SUPPLY/DEMAND
SURPLUS**



LOW
AREA AFFLUENCE



\$20.83
PER HOUR STARTING WAGE:
FORKLIFT OPERATOR



\$17.08
PER HOUR STARTING WAGE:
FULFILLMENT SPECIALIST

1055 Hanover Street, located in the Wilkes Barre, PA labor market, **has a warehouse worker labor pool of over 21,000 people.** The region's high warehouse work labor pool, coupled with large groups of part-time college students, and underemployed, **help support the market's capacity to sustain additional warehouse jobs.**

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