1055 HANOVER STREET

WILKES-BARRE, PA



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

JEFF LOCKARD
+ 1 610 249 2279
jeff.lockard@jll.com

MARIA RATZLAFF
+ 1 717 791 2210
maria.ratzlaff@jll.com

KEVIN LAMMERS
+ 1 856 448 3226
kevin.lammers@jll.com

LARRY MAISTER
+ 1 610 249 2297
larry.maister@jll.com

NorthPoint™ DEVELOPMENT

JLL

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



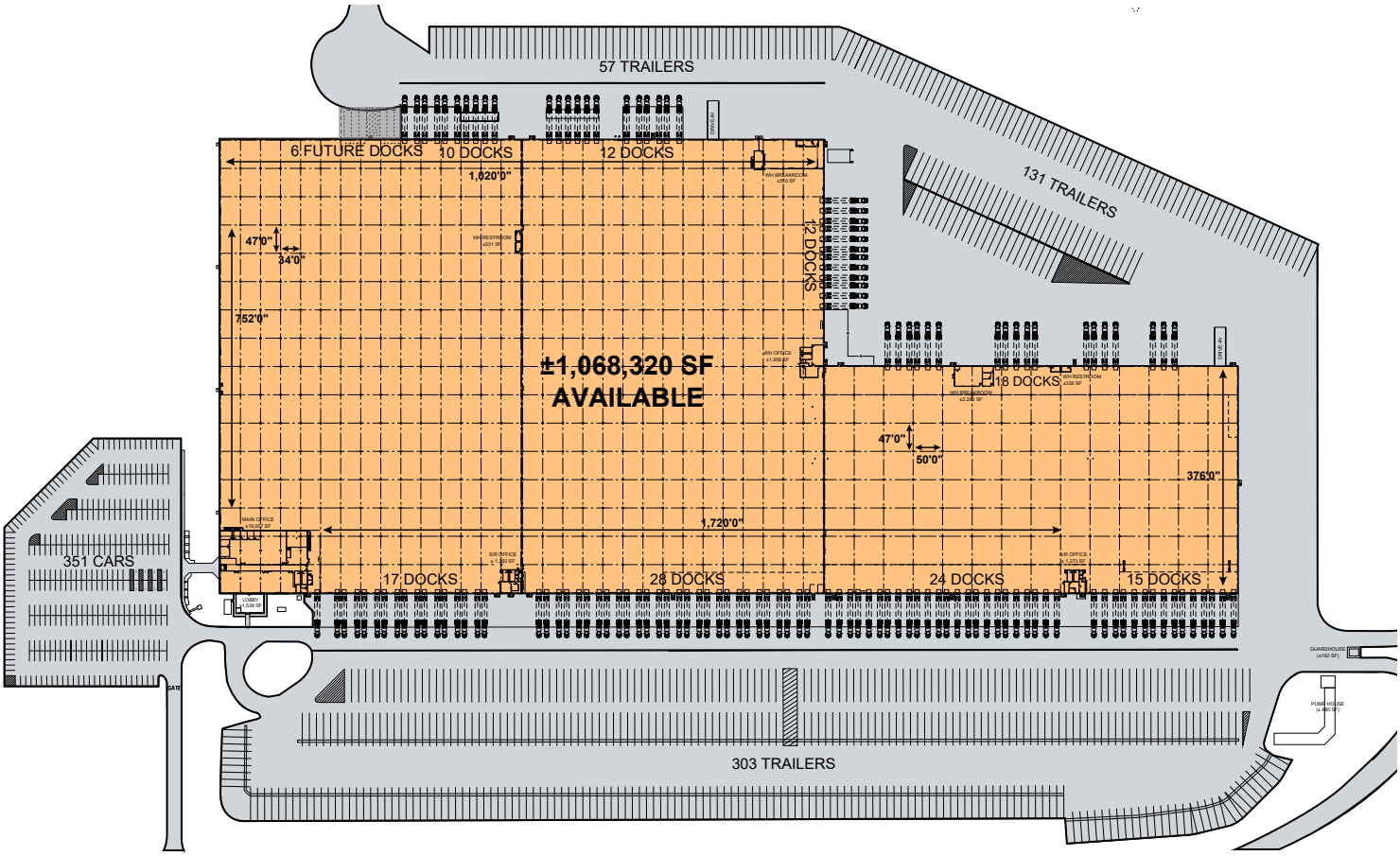
EXCELLENT HIGHWAY PROXIMITY located ±2.0 miles from the Exit 164 interchange of I-81.

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 populaton 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.

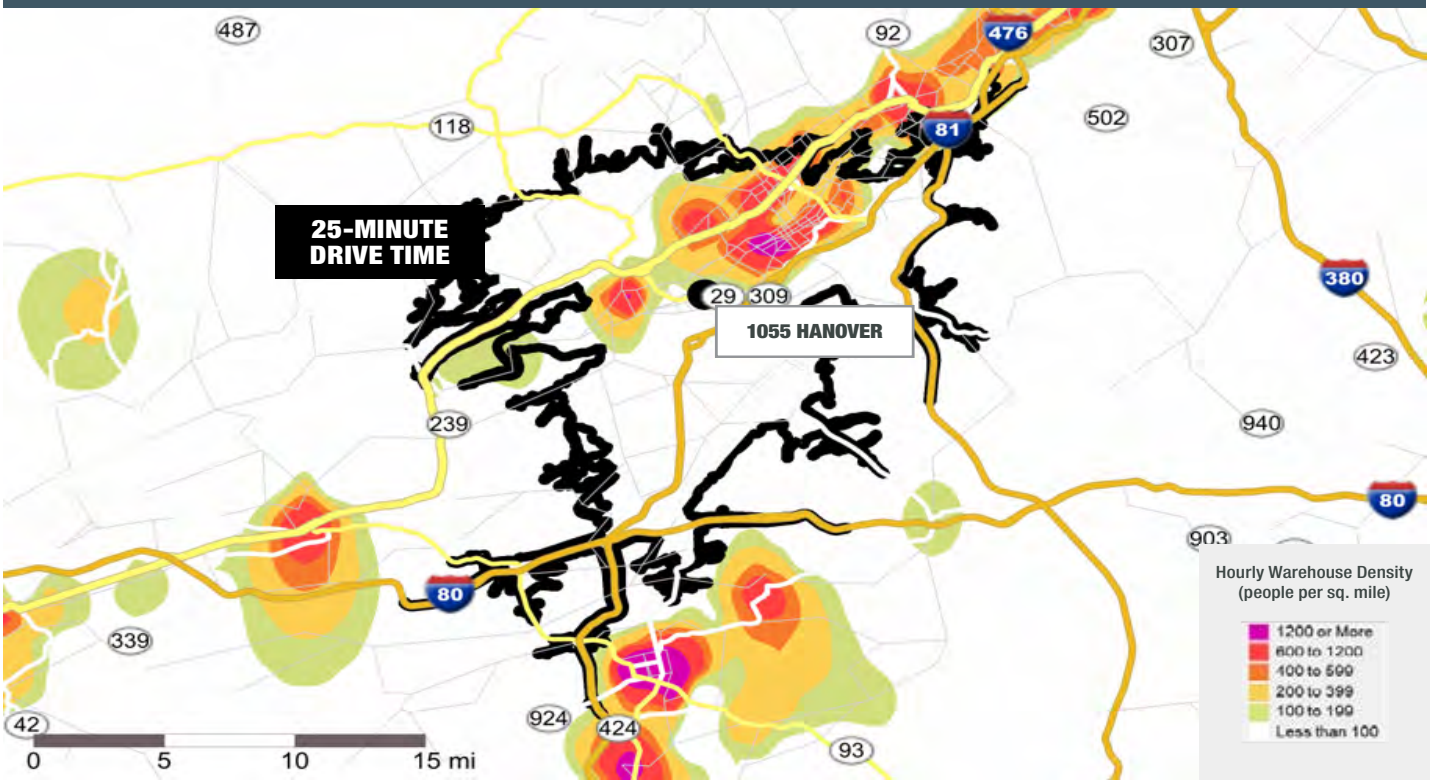
BUILDING PLAN & SPECS



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 POOL[1] 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 2026 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 $35K		
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%	--	--

Better Conditions | Moderate Conditions | Less Desirable Conditions

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.**

JEFF LOCKARD
+ 1 610 249 2279
jeff.lockard@jll.com

MARIA RATZLAFF
+ 1 717 791 2210
maria.ratzlaff@jll.com

KEVIN LAMMERS
+ 1 856 448 3226
kevin.lammers@jll.com

LARRY MAISTER
+ 1 610 249 2297
larry.maister@jll.com

NorthPoint™ DEVELOPMENT

JLL

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement.
©2026. Jones Lang LaSalle IP, Inc. All rights reserved.