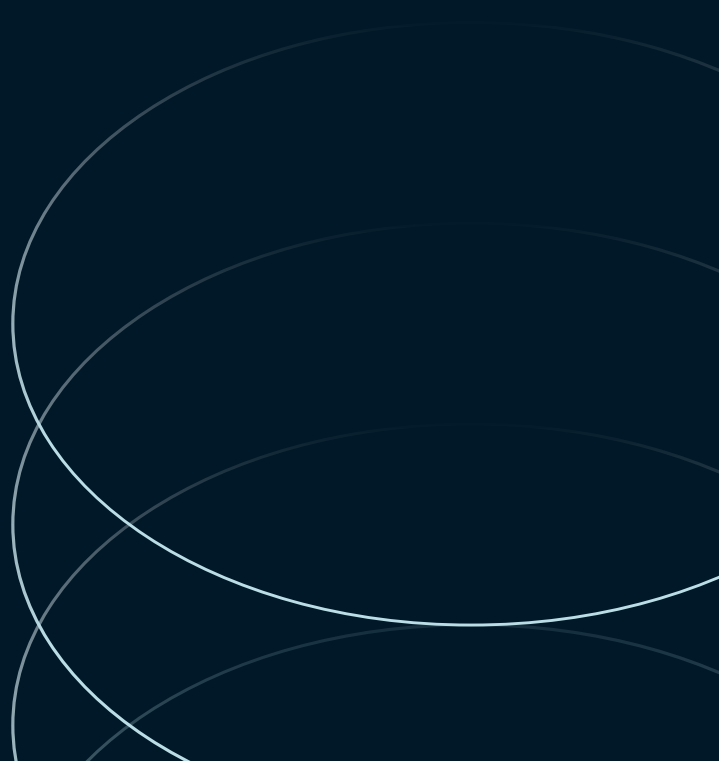
 **JLL** SEE A BRIGHTER WAY

For sale

Texter Mountain
105 Cocalico Rd
Robesonia, PA 19551



Property Overview

JLL is excited to offer a compelling land development or owner-user opportunity in quiet Mill Creek Township located just south of the growing Robesonia Borough and Newmanstown.

Highlights

\$4,000,000

- 85 acres with 44,800 SF buildings
- Building T2- 20,000 SF
- Building T9- 13,000 SF
- Building T6- 10,000 SF
- Office- 1,000 SF
- Break room building- 800 SF
- Fully secured facility including CCTV
- Currently USDA, IACUC & AALAS Certified
- E1 Zoning- Millcreek Township
- Building systems include
 - Full water treatment systems
 - Emergency generator
 - Multiple wells
 - Septic
 - 4 feed silos
 - 600 Amp 480V/3Ph electric
 - All buildings are climate controlled



Location

Texter Mountain is nestled between bustling Lancaster County directly South, Reading to the East, and Harrisburg to its West. All three major landmarks are amongst the Top 5 retirement destinations according to U.S. News, making Texter Mountain a prime location for residential development with picturesque views. The site is surrounded by expansive forests, peaceful nature reserves, and hiking trails.

Top Universities such as Franklin & Marshall, Lebanon Valley College, Kutztown University, Penn State (Berks Campus), and Muhlenberg College are all located within 1 hour from the site. Texter Mountain provides a centralized location to reach many demographics and opportunity to spur continued economic development within Lebanon County.



Attractions

Multiple camping and hunting grounds directly surround the Premises.

- Adventure Camping Resorts
- Camp Conquest
- Cocalico Campground
- Galen Hall Golf Course
- Shady Oaks Family Campground
- Texter Preserve

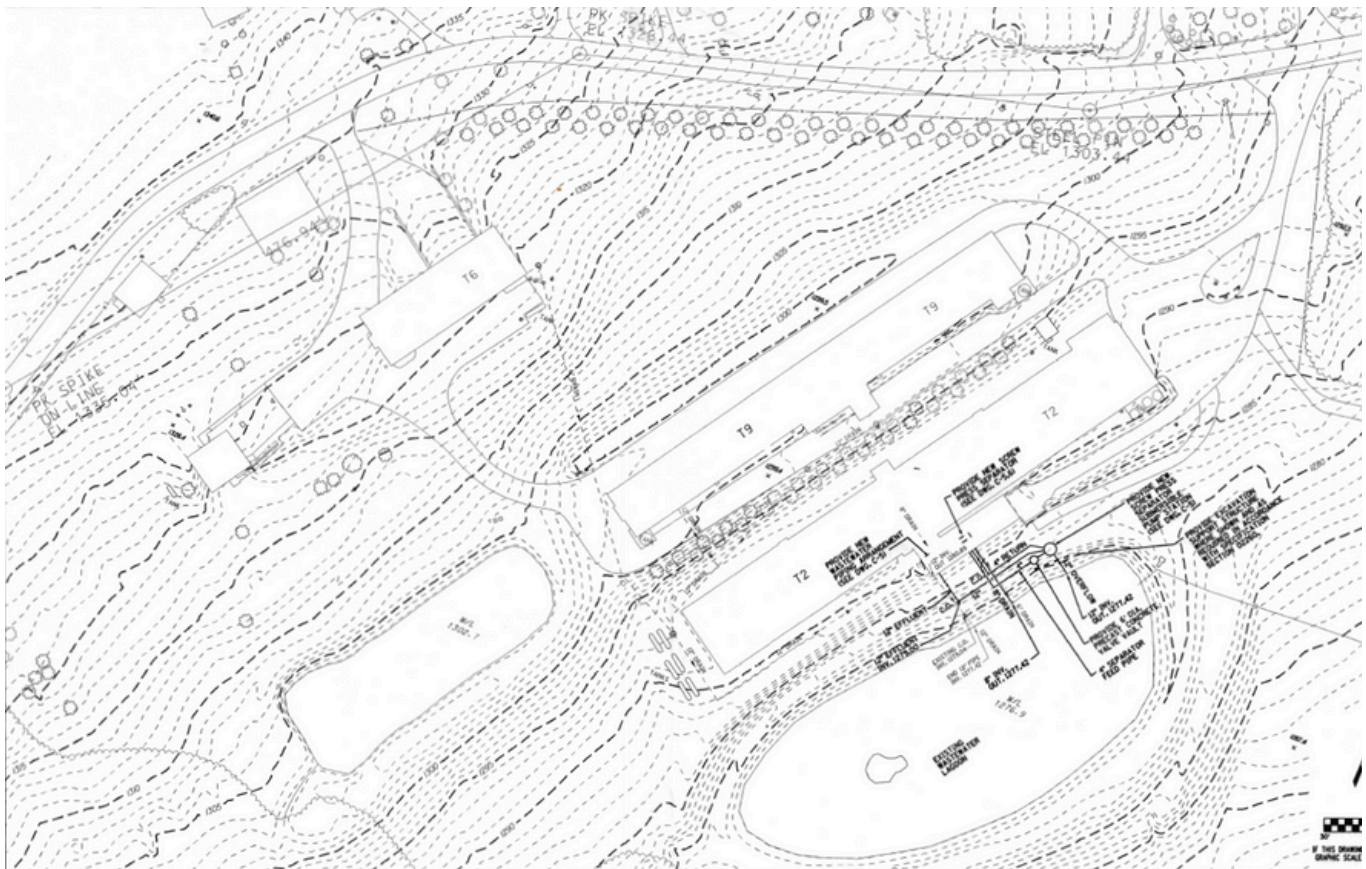


The Site

105 Cocalico Road is located between highly accessible roadways in Cocalico Road and S Mountain Road. The site encompasses a total of 85 +/- acres to be subdivided into two plots as part of the sale.

Current Use: Life Science, Research & Development, Warehouse/flex storage.

T2 - T9 Site Plan



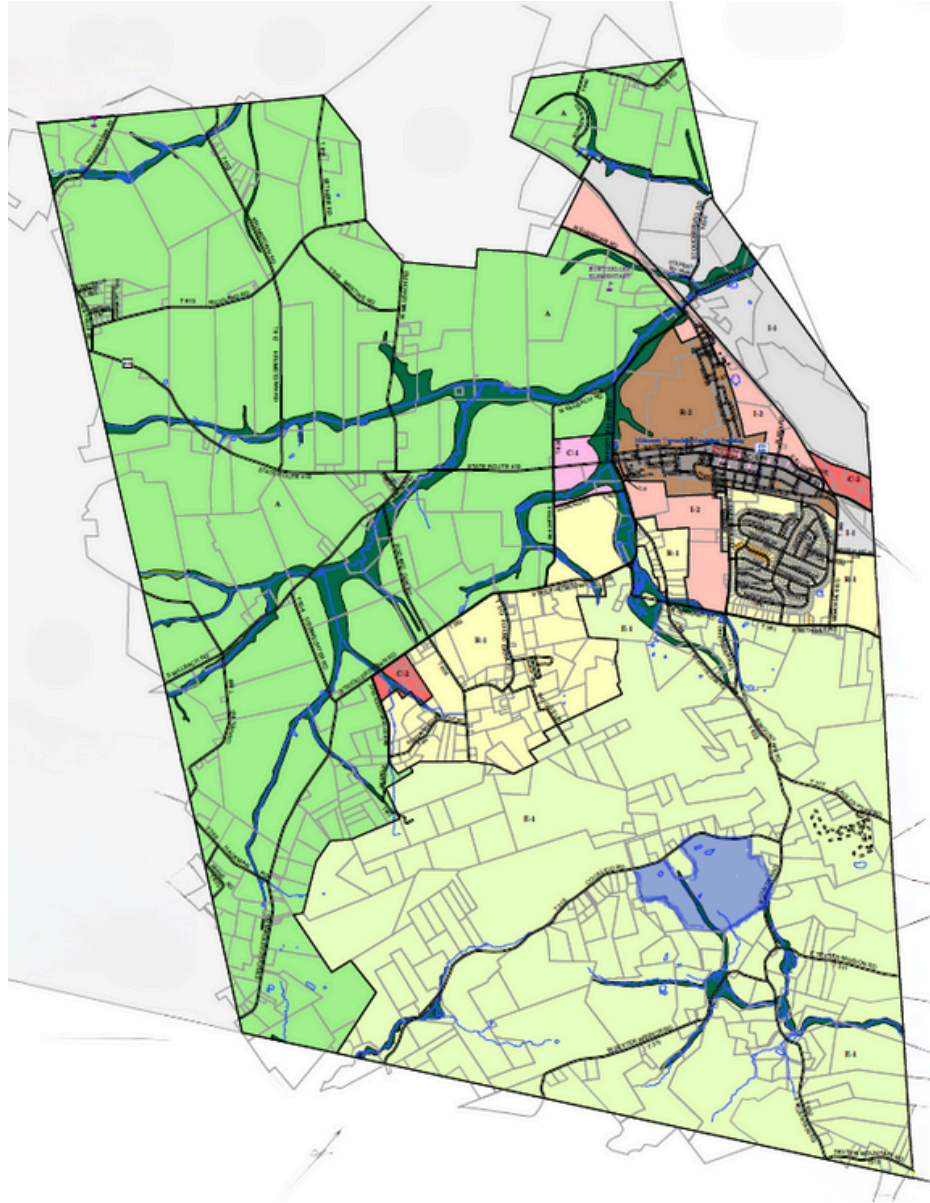
Planning

Designations & constraints:

The site will be sold ‘as-is’ and is not currently subdivided nor allocated for any proposed development. The site is Zoned E-1 which has potential constraints on the density of new commercial or residential development. The site has an area designated Flood Hazard Zone A which serves as a “dividing line” between the eastern and western parts of the property.

Behind the deal

Sale and Leaseback: On the completion of sale, the current owner will take a leaseback of buildings T1 and T3 on the site for a term no longer than 12 months with a mutual 30-day termination notice. Exact terms subject to a mutually agreed upon lease agreement negotiated at a later date.





About JLL

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500® company with annual revenue of \$20.9 billion and operations in over 80 countries around the world, our more than 103,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAYSM. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit [jll.com](https://www.jll.com).

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