

# AGRICULTURAL PROPERTY **FOR SALE**

**4324 MARIETTA AVENUE | COLUMBIA, PA**



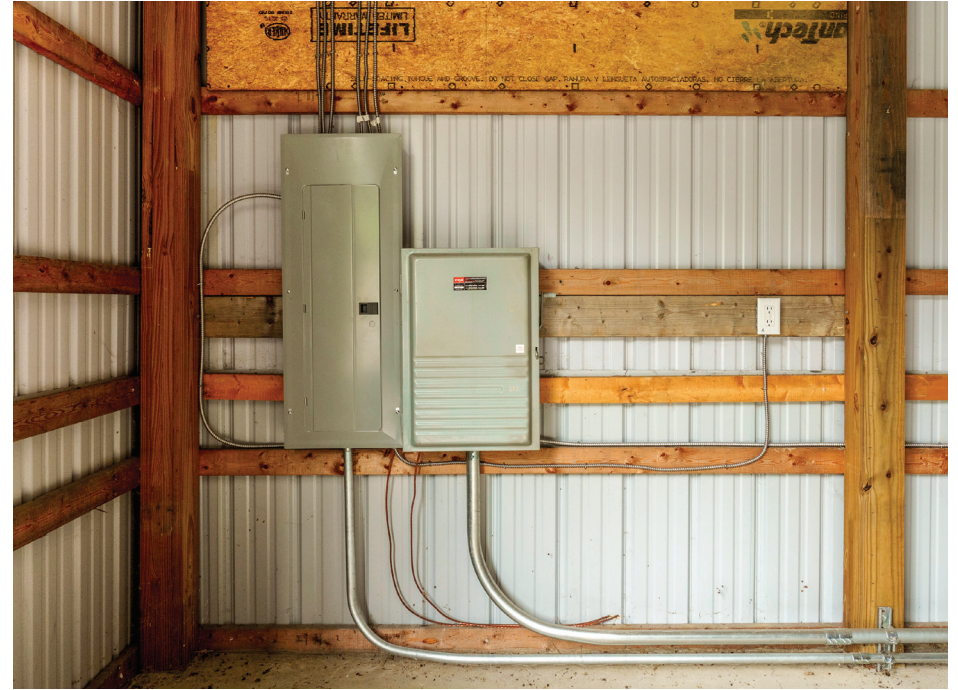
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## ABOUT THIS PROPERTY:

### Versatile Agricultural Property with New Warehouse on 6 Acres

Discover a unique opportunity to cultivate your agricultural dreams with this new 8,000 SF warehouse on 6 acres in the Rural Agricultural zone of West Hempfield Township. Key features include:

**Room to Grow:** Fully approved plans for an additional 8,000 sq. ft. structure on a ready pad, allowing for expansion. Further expansion available.

**Essential Utilities:** Public utilities, effective stormwater management, and a buried 1,000-gallon propane tank for future heating needs.

**Ample Space:** With 14' clear span ceiling height and plenty of electric service, this property is perfect for various agricultural activities. Supports full-size tractor trailer access to the current and approved future building.

Ideal for crop production, livestock operations, or agri-related ventures, this property offers the flexibility and infrastructure needed to support a thriving agricultural business.

Contact the listing agent for additional details on permitted uses.

Scan Here For  
Video of Property



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INTERESTED IN THIS PROPERTY



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