

Country Ridge Road & Innovation Drive

Bedford Township, Bedford County, PA



INNOVATION PARK

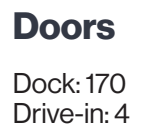
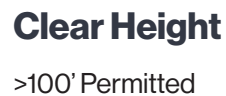
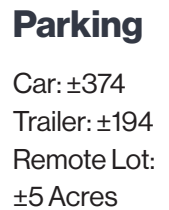


Build-to-Suit or Sale
Up to 832,000 SF on 82 acres
Industrial, Manufacturing, or Logistics

CBRE

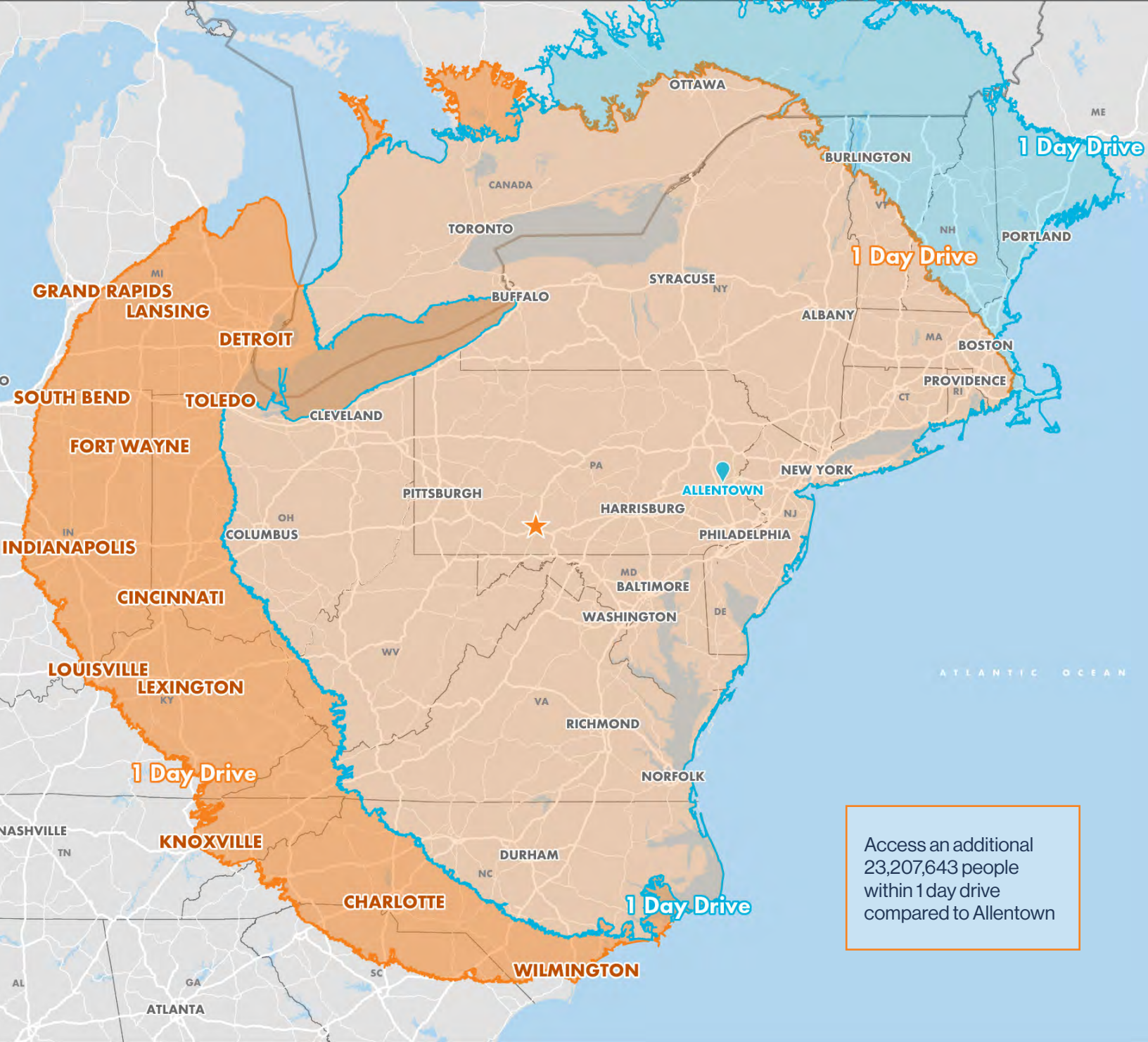
MRP
INDUSTRIAL

Country Ridge Road & Innovation Drive
Bedford Township, Bedford County, PA 15522



Property Highlights

Permitting	Approved stormwater permits for conceptual plan approved February 2025
Zoning	No zoning within the municipality. Park Covenants are in place.
Access	Innovation Drive off Country Ridge Road; 2 miles from I-99 (Exit 3) and 2 miles from I-99 & I 70/76 interchange (I-99/Exit 1)
Water/Sewer	Public water at curb. Municipal Authority of the Borough of Bedford. 10' water main. Capacity of 700,000 GPD. 47,000 GPD reserved.
Sewer	Public sewer at curb. 8" gravity sanitary sewer line. Capacity of 700,000 GPD. 47,000 GPD reserved.
Electric	Bedford Rural Electric Cooperative. 115kV and 23kV lines on property. Heavy capacity (>5 MW) available with upgrades.
Gas	UGI/Central Penn Gas – 6" pressure gas main. Requirement up to 15,000 CFH can be supported from this gas main with delivery pressures of 2 or 5 # psi.
Voice/Data	Serviced by multiple tier 1 providers including CenturyLink and Comcast Business. Both provide dedicated fiber optic based services.
KOZ/LERTA Tax Abatement	Keystone Opportunity Zone (KOZ) through year end of 2025. Upon expiration of the KOZ – 12/31/2025 School District, County and Township Approved LERTA Year 1 – 100% Abatement Year 2 – 80% Abatement Year 3 – 60% Abatement Year 4 – 40% Abatement Year 5 – 20% Abatement



Access an additional
23,207,643 people
within 1 day drive
compared to Allentown

One-Day Drive



Bedford, PA

111,949,413 people within a 1-day truck trip



Allentown, PA

88,651,770 people within a 1-day truck trip

Successful Logistics & Manufacturing Hub



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