

FOR SALE

1784 & 1790 STATE ROUTE 934, ANNVILLE, PA

INDUSTRIAL LOTS INDIVIDUAL OR PORTFOLIO INVESTMENT



TCN
WORLDWIDE
REAL ESTATE SERVICES

1784 & 1790 N ST RT 934, ANNVILLE, PA 17003

INDUSTRIAL LOT INVESTMENT

INDIVIDUAL OR PORTFOLIO FOR SALE



EXECUTIVE SUMMARY

Two pad sites for sale in Annville, Pennsylvania. Lot 1 is 11.91 AC and Lot 2 is 22.49 AC. Both lots are commercially zoned for light industrial uses. The sites are strategically situated near the Fort Indiantown Gap Park and Ride lot, just off of I-81 (Annville Exit 85A). Sites can be sold together as an investment portfolio or separate. Ideal uses would be outdoor storage, parking, fleet/equipment staging, or trailer parking. Preliminary site plans approved to pave up to 8 acres in Lot #1.

EXECUTIVE SUMMARY

Sales Price	\$6,200,000 (combined)
Zoning	Limited Industrial
Municipality	East Hanover
County	Lebanon County
Lot # 1	
Lot Size	11.91 AC
Price per Lot	\$3,200,000
APN	21-2294622-393671-0000
Property Taxes (Current Year)	TBD
Lot # 2	
Lot Size	22.49 AC
Price per Lot	\$3,000,000
APN	21-2294281-394418-0000
Property Taxes (Current Year)	TBD

LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

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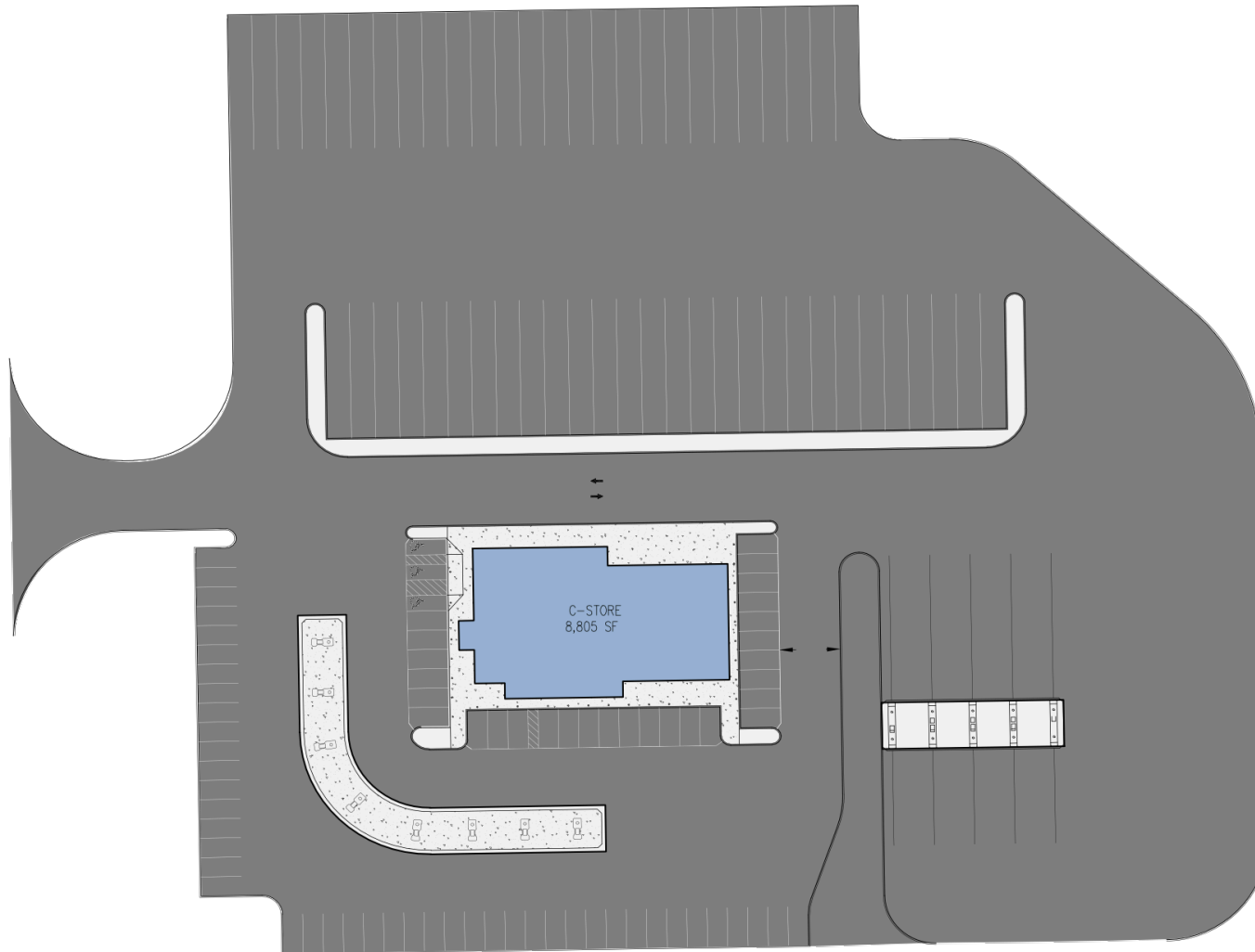
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C-STORE CONCEPT PLAN



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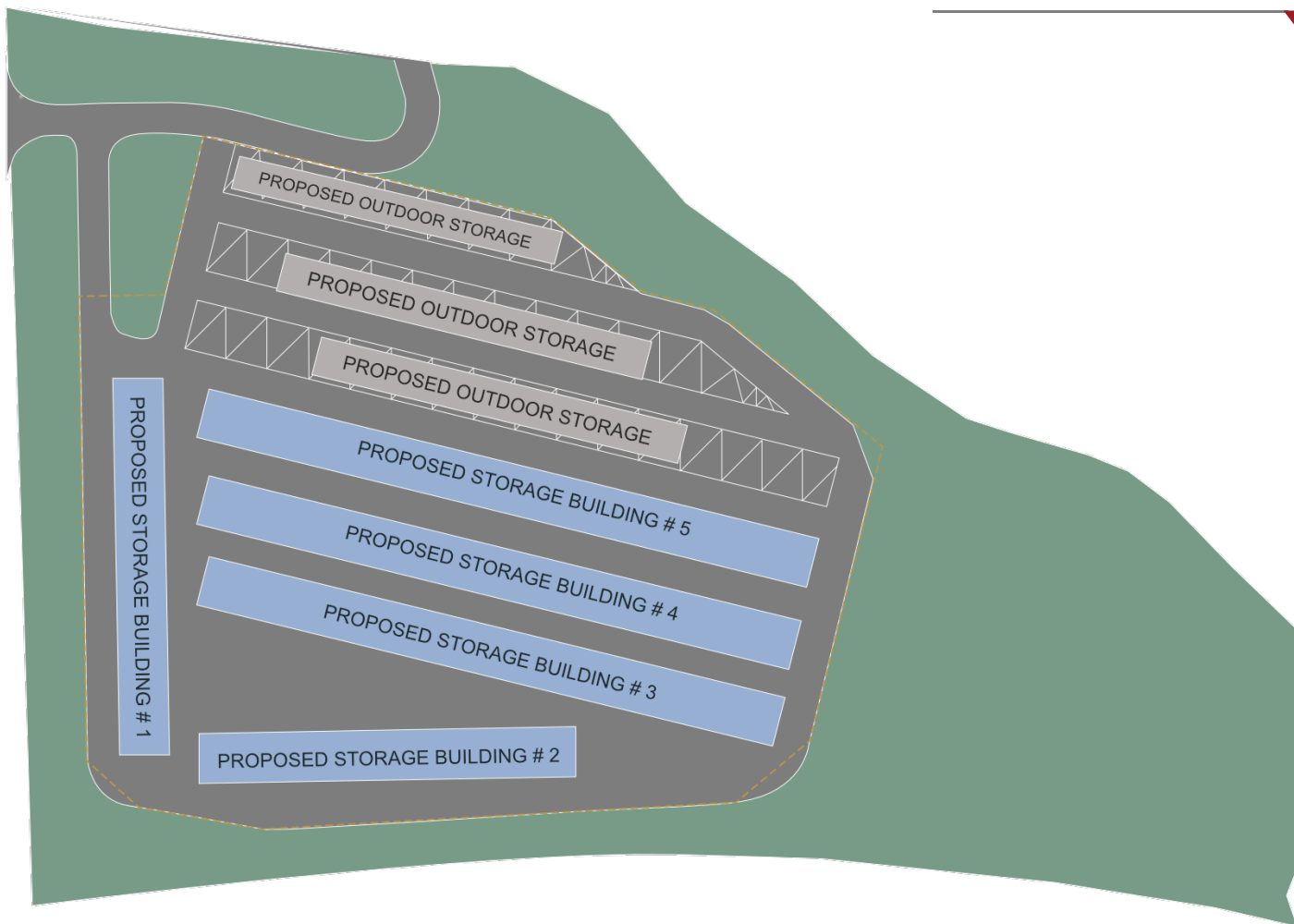
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INDOOR/OUTDOOR STORAGE CONCEPT



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LOCATION



LANDMARK COMMERCIAL REALTY
LOT # 2 22.49 AC
\$3,000,000

LANDMARK COMMERCIAL REALTY
LOT # 1 11.91 AC
\$3,200,000



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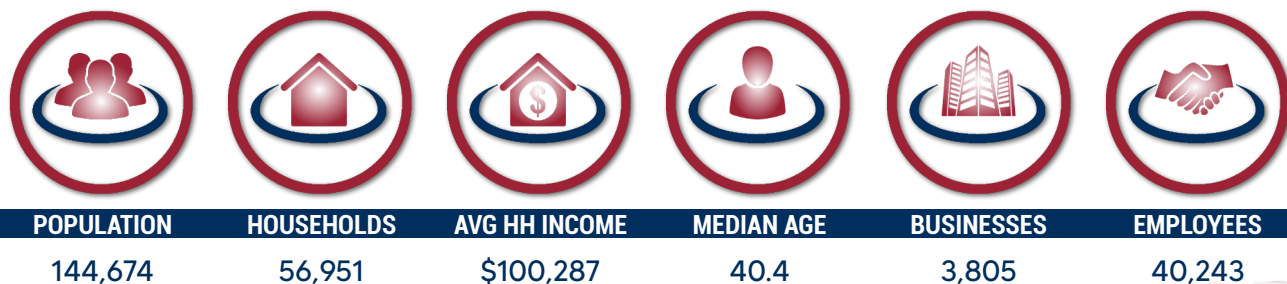
AREA OVERVIEW

East Hanover Township, located in the northwestern part of Lebanon County, south-central Pennsylvania, had a population of 2,801 according to the 2010 Census. It is a primarily rural, agricultural community with low-density residential development and was incorporated in 1813 when Lebanon County separated from Dauphin County.

A significant portion of Fort Indiantown Gap, a major military training facility, occupies the northern section of the township. Established in the 1930s by the Commonwealth of Pennsylvania for National Guard training, the installation has since expanded to 18,000 acres and includes extensive infrastructure such as Muir Airfield. It supports various military training activities and hosts the largest Army National Guard Aviation facility, with 80 helicopters from 12 units.



LEBANON COUNTY DEMOGRAPHICS



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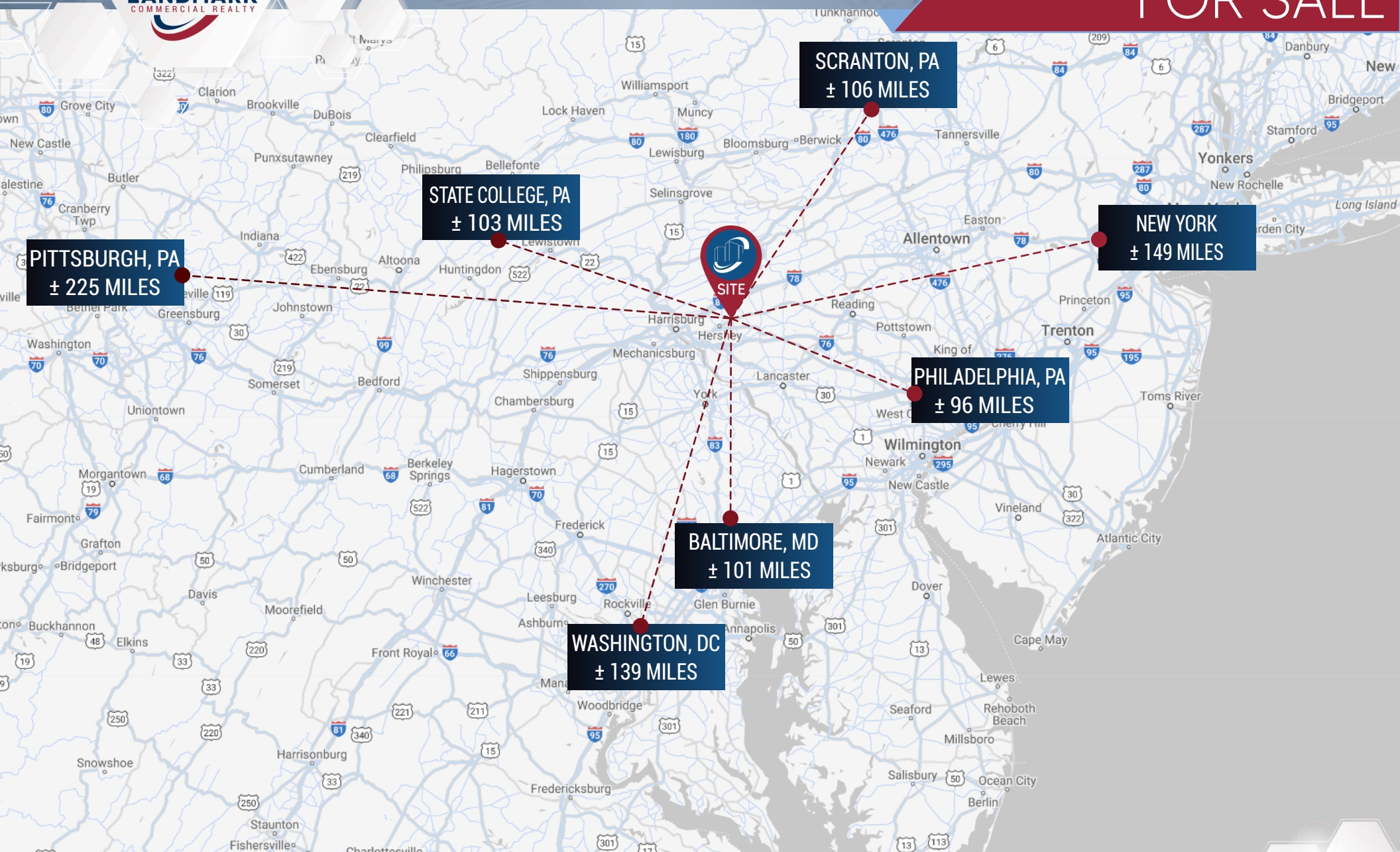


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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.

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