



INDUSTRIAL DEVELOPMENT SITE AVAILABLE

MOREA ROAD | MAHANOY CITY, PA



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TCN
WORLDWIDE
REAL ESTATE SERVICES



PROPERTY HIGHLIGHTS

- Excellent opportunity to purchase industrial development site along 
- Highly visible with direct access to Exit 131 ()
- The site offers:
 - Two big box industrial warehouses totaling 652,000 SF & satellite lot for +/- 100 trailer parking
 - Rail served
 - Access to highly skilled blue collar workforce
- Corporate neighbors include Amazon, FedEx Logistics, Samsung, Amcor, Lowes, Box Packaging Ptnrs
- Central location with easy access to major East Coast ports & regional/national transportation hubs

PROPERTY OVERVIEW

SALE PRICE	Subject to Offer
LOT SIZE	+/- 58 Acres
PROPOSED USE	Industrial
PROPOSED BUILDING SIZE	652,000 SF Total
BUILDING 1	402,000 SF
BUILDING 2	250,000 SF
ADDRESS	Morea Road Mahanoy City, PA 17948
SUBMARKET	I-81 Corridor
COUNTY	Schuylkill
MUNICIPALITY	Mahanoy Township
PROPERTY TAXES	\$1,000 (2024)
APN	16-10-0015.000 16-10-0015.002 16-10-0015.004 16-10-0016.000 16-10-0027.000

PROPERTY DETAILS

Excellent opportunity for 58 acre industrial distribution development along the famous I-81/78 transportation corridor. The offers unparalleled visibility to I-81 with immediate access just off exit 131. The site sits adjacent to new construction class A Mountain Valley Logistics Center, a 2,500,000 SF distribution complex that is currently being leased up. Schuylkill County offers access to a highly skilled blue collar work force.

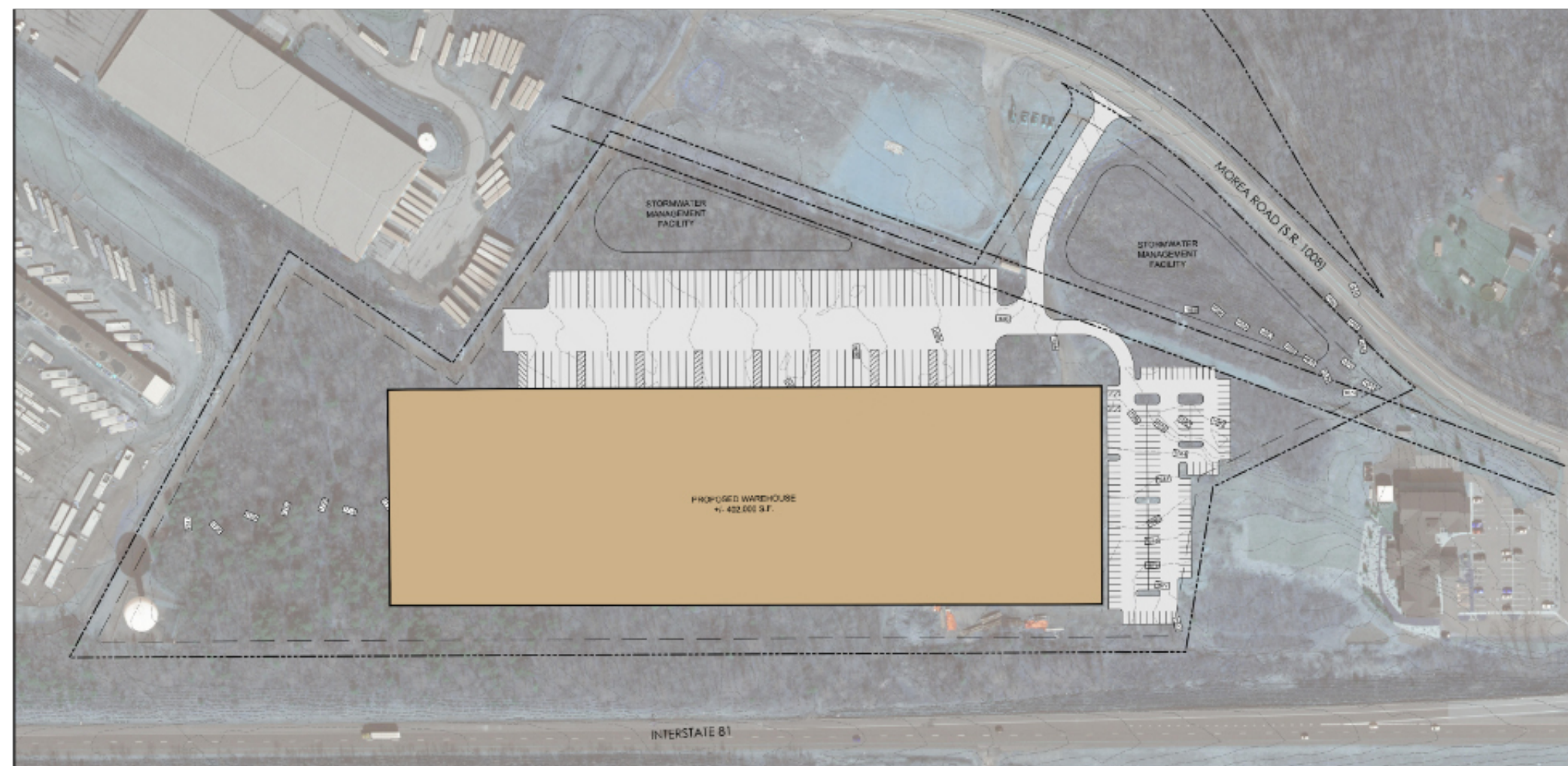
With access to a centralized highway network, extensive rail service and well-located airports, the Pennsylvania I-78/I-81 Corridor area is a premier warehouse distribution market with world-class transportation assets. Link properties in the PA I-78/I-81 Corridor allow companies to service the entire Northeast corridor and Mid Atlantic region, reaching one-third of the U.S. consumer base within a day's drive.



Distribution nearby



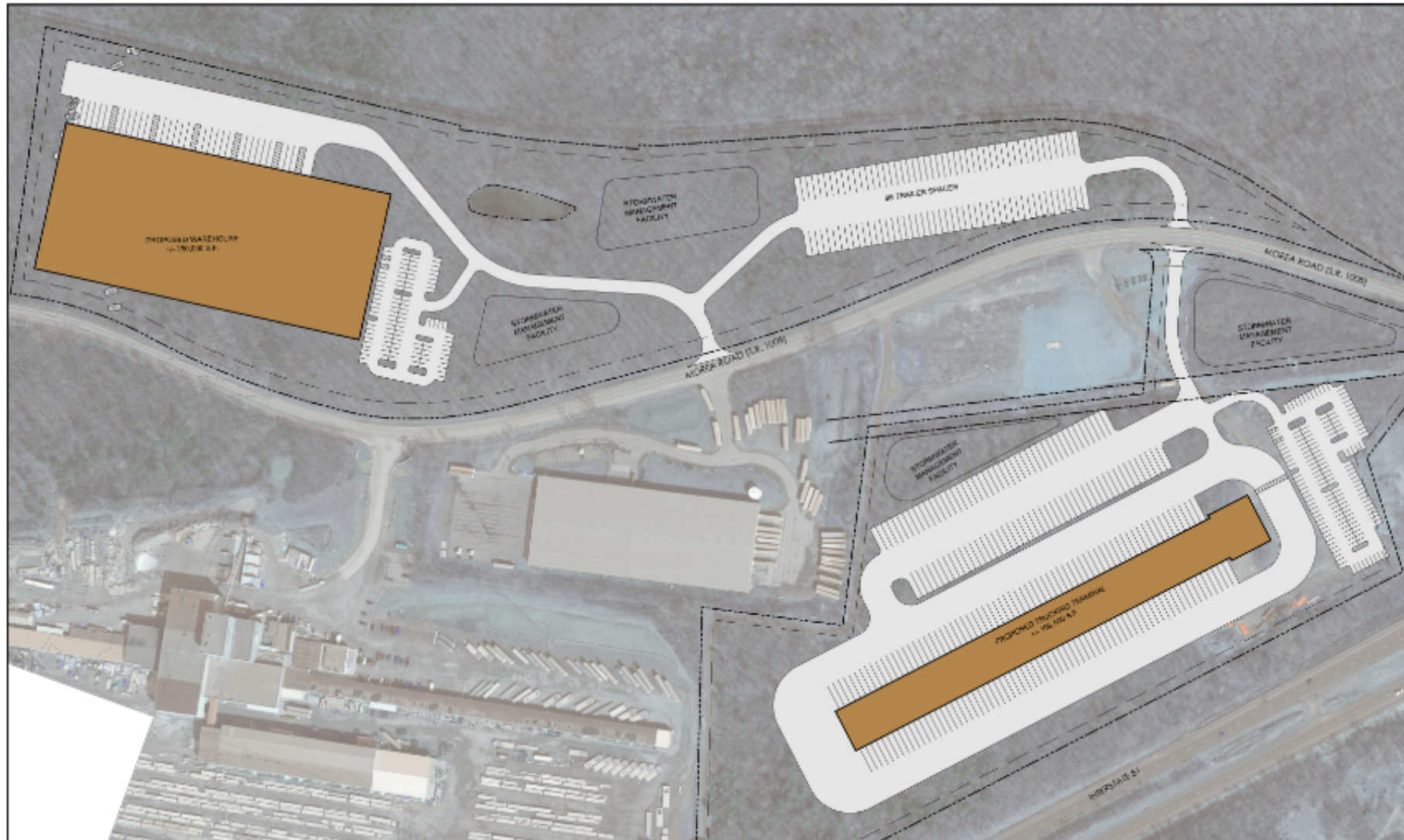
CONCEPT PLAN 1



CONCEPT PLAN 2



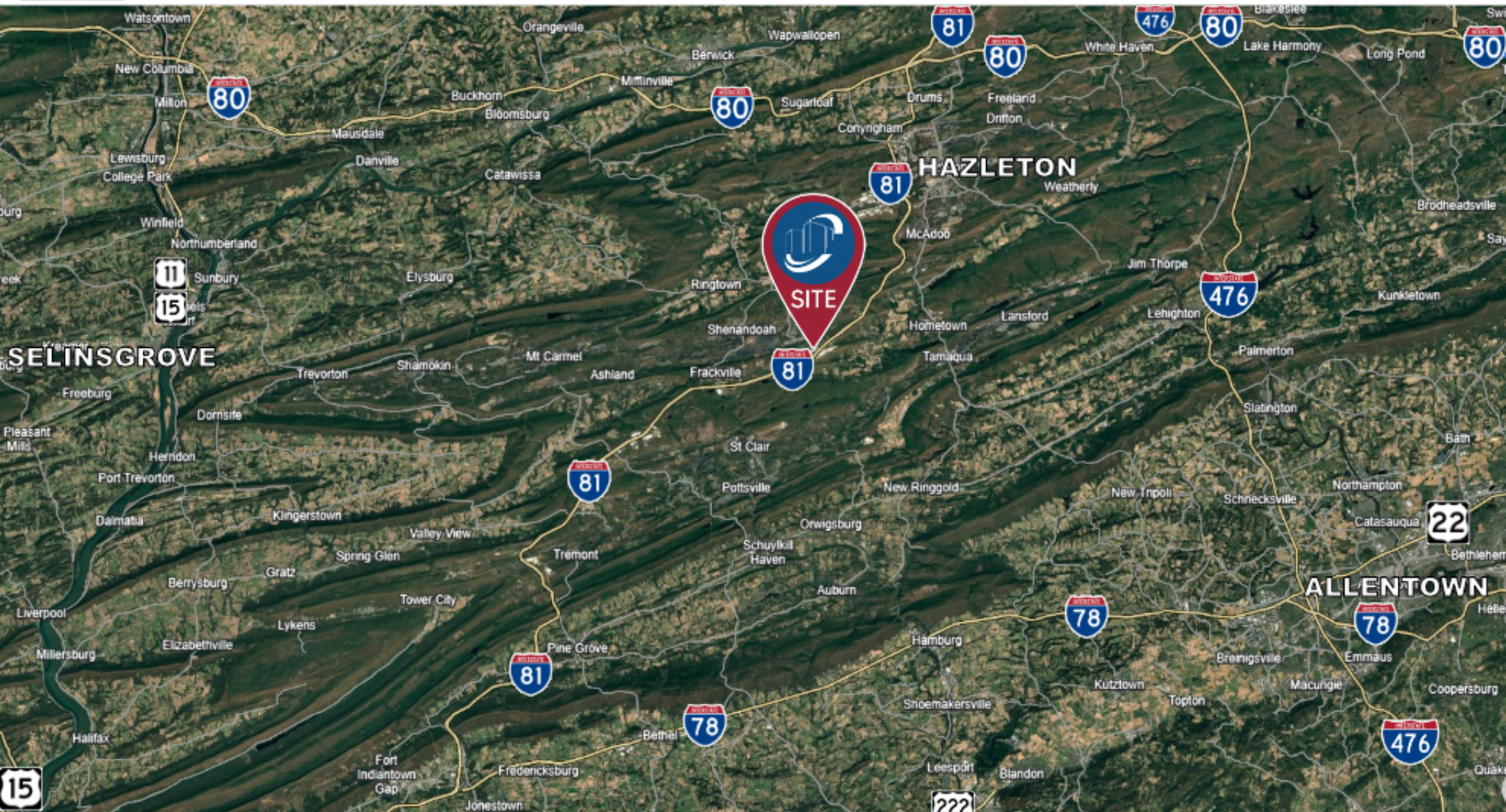
ALTERNATE CONCEPT PLAN

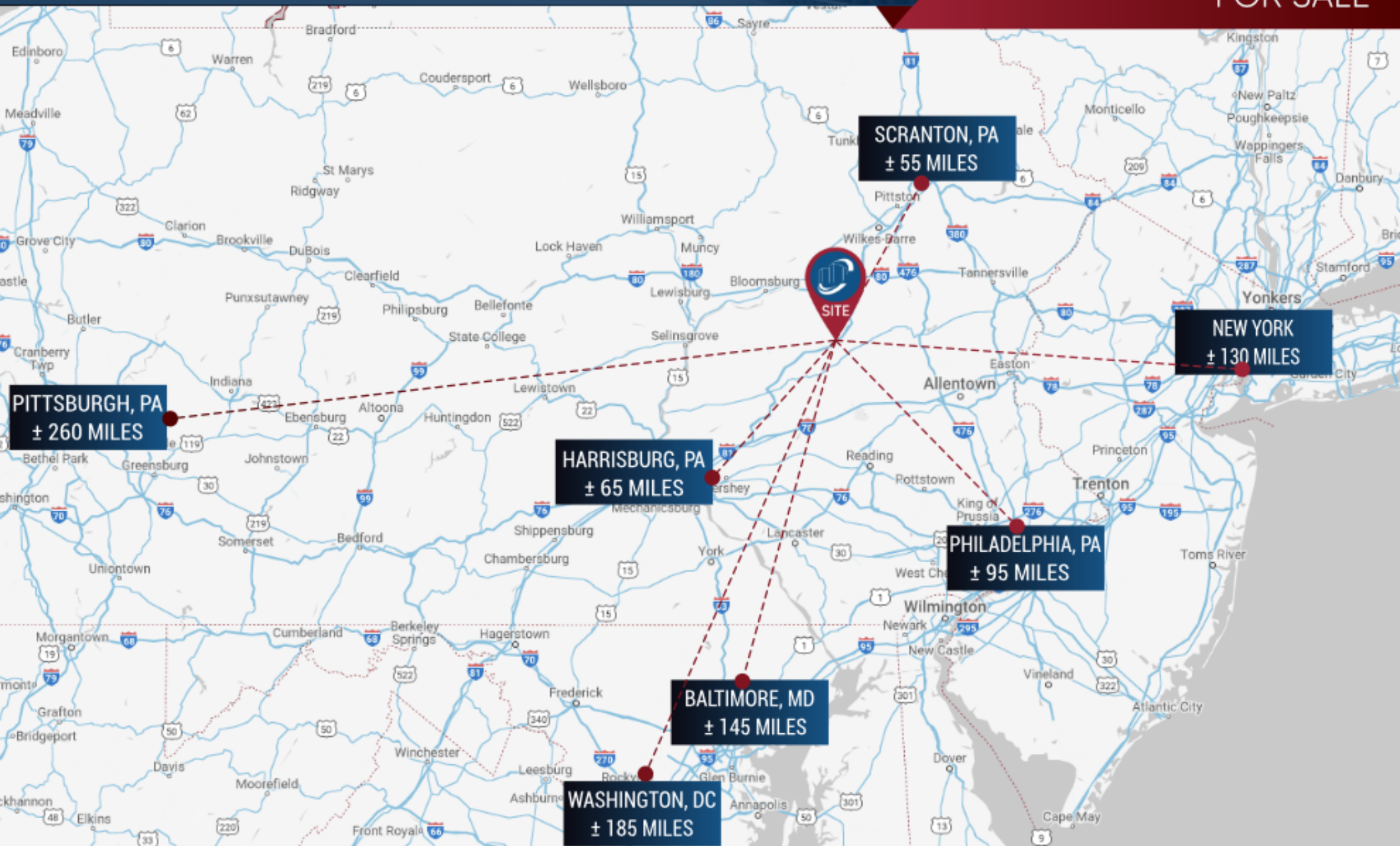


LOCAL AERIAL



REGIONAL AERIAL

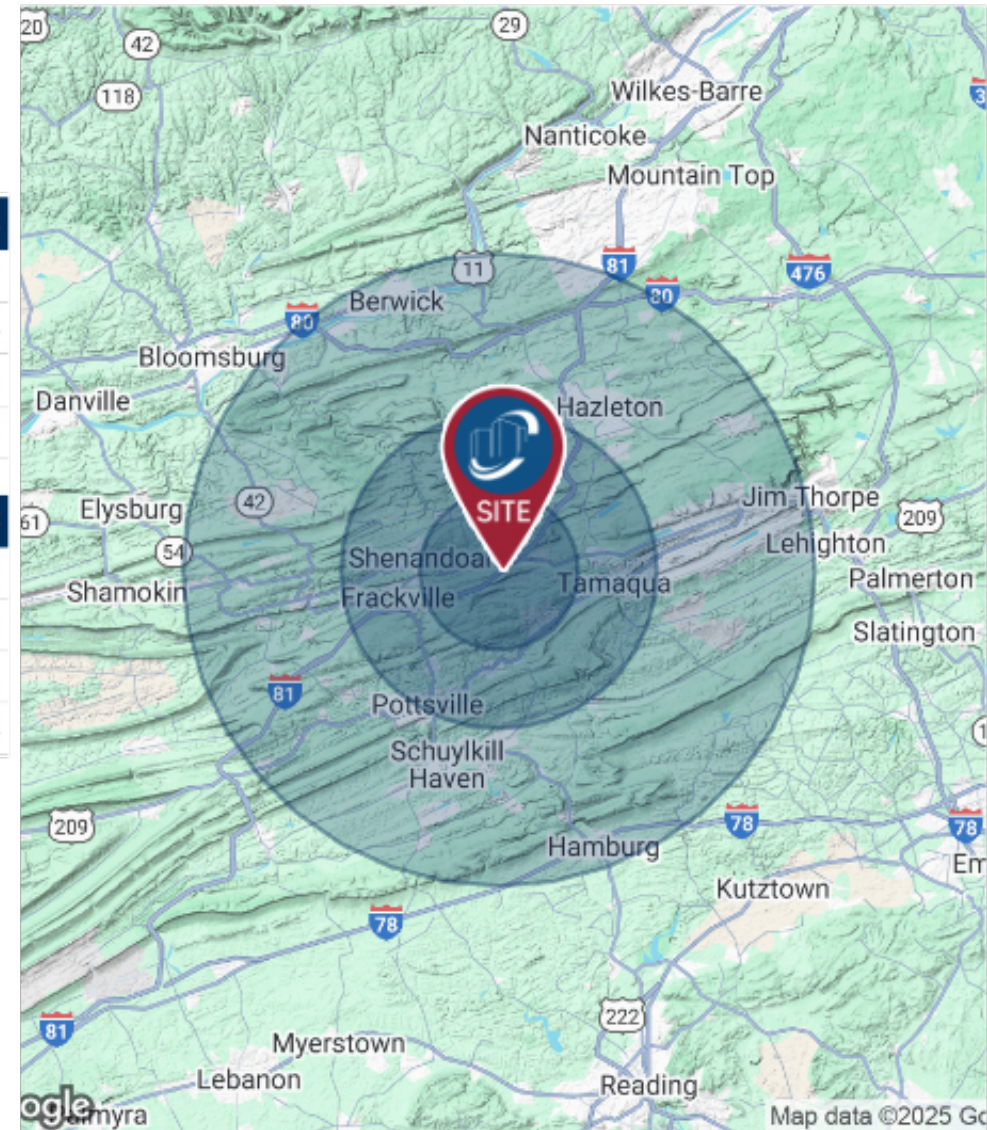




DEMOGRAPHICS

POPULATION	5 MILES	10 MILES	20 MILES
Total Population	15,117	73,353	276,580
Average Age	44	45	44
Average Age (Male)	43	43	43
Average Age (Female)	46	46	45

HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total Households	5,432	29,728	112,367
# of Persons per HH	2.8	2.5	2.5
Average HH Income	\$64,767	\$73,484	\$78,599
Average House Value	\$115,331	\$147,173	\$189,424



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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 Realty in compliance with all applicable fair housing and equal opportunity laws.



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