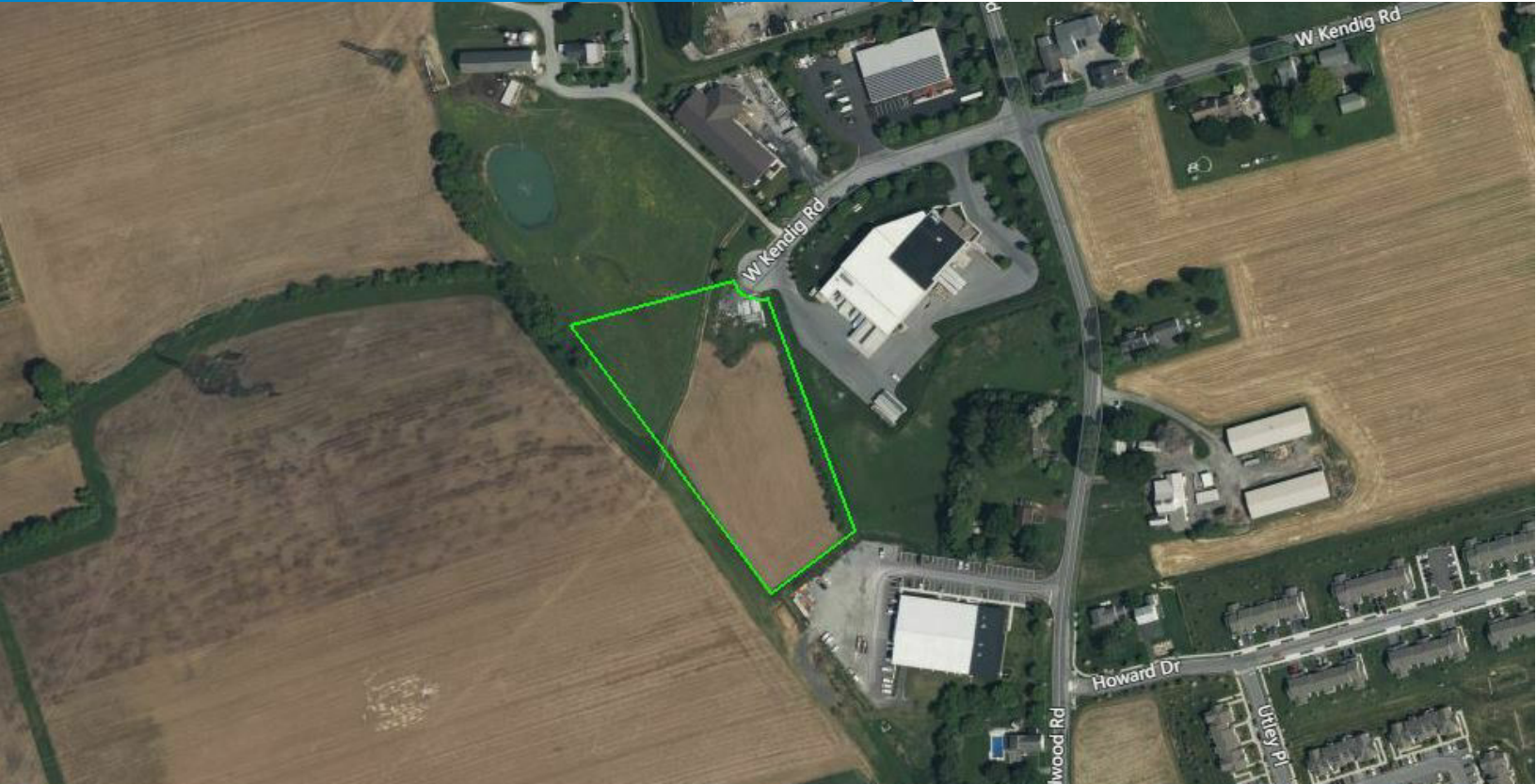


FOR SALE

4.2 Acre Lot - W Kendig Rd



WILLOW STREET, PA 17584

PROPERTY HIGHLIGHTS

- 4.2 Acres of Industrial Zoned Ground
- Great infill opportunity
- Minimal Topography



AARON SKELLY
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askelly@high.net

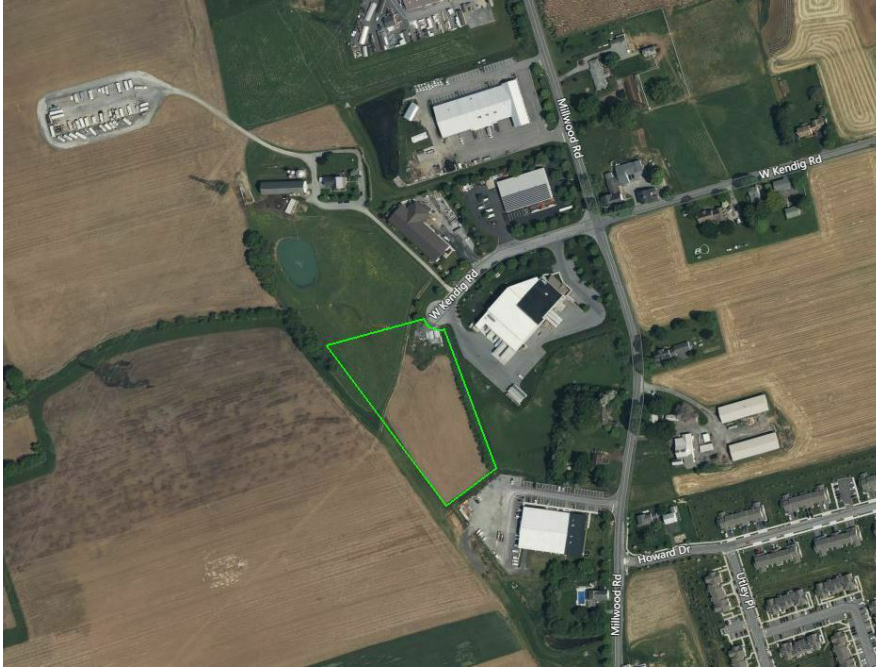
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FOR SALE

W Kendig Rd



SALE INFORMATION

| | |
|---------------------|------------------|
| Sale Price: | \$895,000.00 |
| County: | Lancaster |
| Municipality: | Pequea Township |
| Available SF: | 182,952 +/- SF |
| Acres: | 4.2 Acres |
| Zoning: | Industrial |
| Tax Account Number: | 510-21034-0-0000 |

PROPERTY OVERVIEW

Tremendous in-fill site available in Lancaster County with Industrial zoning. The site features relatively minimal topography and is positioned between existing industrial and flex asset types suggesting a natural ground up project. Seller has concept drawings available for reference, however every Buyer will need to exercise their own due diligence, feasibility and use confirmation.

OFFERING SUMMARY

| | | | |
|--------------------|-----------------------|--------------|-----------------------|
| Condition of Land: | Vacant, Raw | Natural Gas: | Public, Not Hooked Up |
| Topography: | Minimal | Taxes: | 2025 - \$3,410.21 |
| Electric: | Not Hooked Up | | |
| Water: | Public, Not Hooked Up | | |
| Sewer: | Public, Not Hooked Up | | |

ADDITIONAL COMMENTS

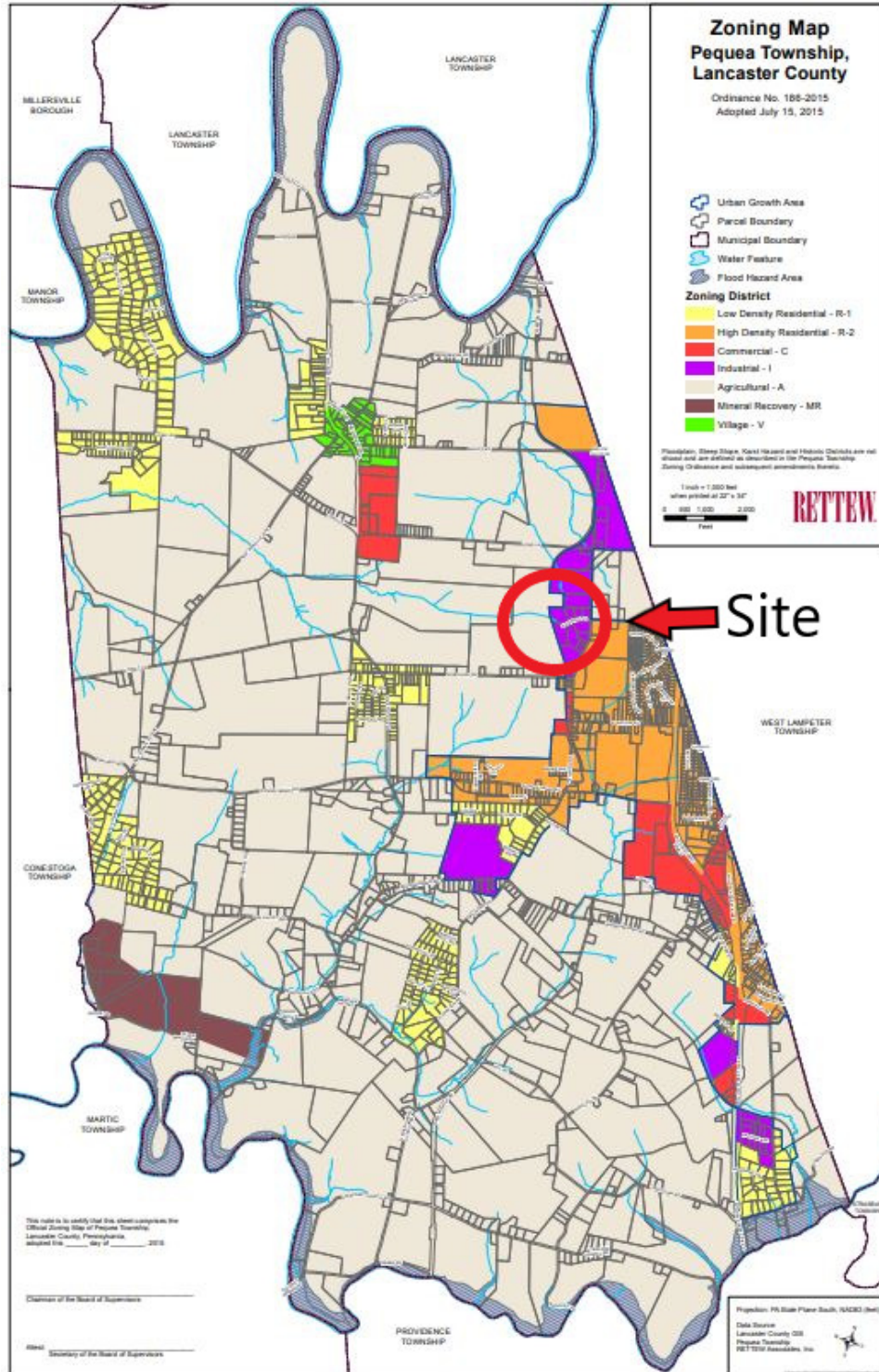
The Industrial zoning in Pequea Township allows for flex (business offices and industrial use), heavy equipment sales, service and repairs, manufacturing, contractor's offices, etc. Buyer to confirm their intended use with Pequea Township.



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FOR SALE

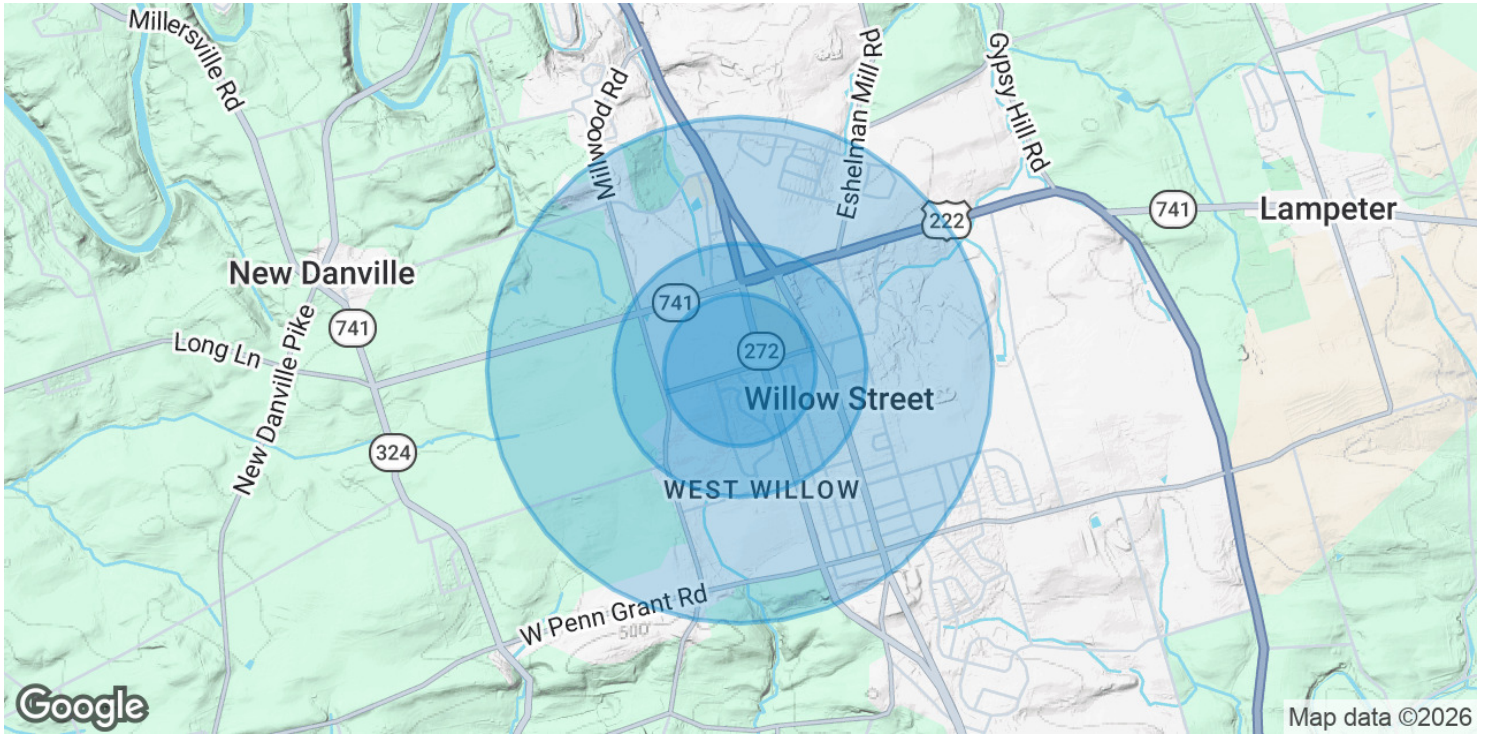
W Kendig Rd



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FOR SALE
W Kendig Rd



| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|-----------|
| Total Population | 713 | 1,798 | 6,492 |
| Average Age | 41 | 42 | 56 |
| Average Age (Male) | 39 | 40 | 55 |
| Average Age (Female) | 42 | 44 | 57 |
| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
| Total Households | 286 | 735 | 3,204 |
| # of Persons per HH | 2.5 | 2.4 | 2 |
| Average HH Income | \$101,521 | \$103,699 | \$113,211 |
| Average House Value | \$352,083 | \$360,400 | \$380,267 |

Demographics data derived from AlphaMap

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FOR SALE

W Kendig Rd



An Affiliate of High Real Estate Group LLC

*Every Company dreams its dreams and sets its standards
These are ours . . .*

We are committed to two great tasks:

1. BUILDING TRUSTWORTHY RELATIONSHIPS.

- Valuing our customers and meeting their needs.
- Respecting the dignity of all co-workers and their families.
- Energizing our teamwork with participative management.
- Recognizing and rewarding the accomplishments of our co-workers.
- Strengthening our partnership with suppliers.
- Contributing to a world of beauty and prosperity and peace.

2. BEING INNOVATIVE LEADERS.

- Creating an environment for innovation since 1931.
- "Right the first time" - High quality products and services.
- Investing profits to secure our future.

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