

## FOR SALE OR FOR LEASE

5+ acres of land with approved plans. Brand New Construction! Available in 270 days.



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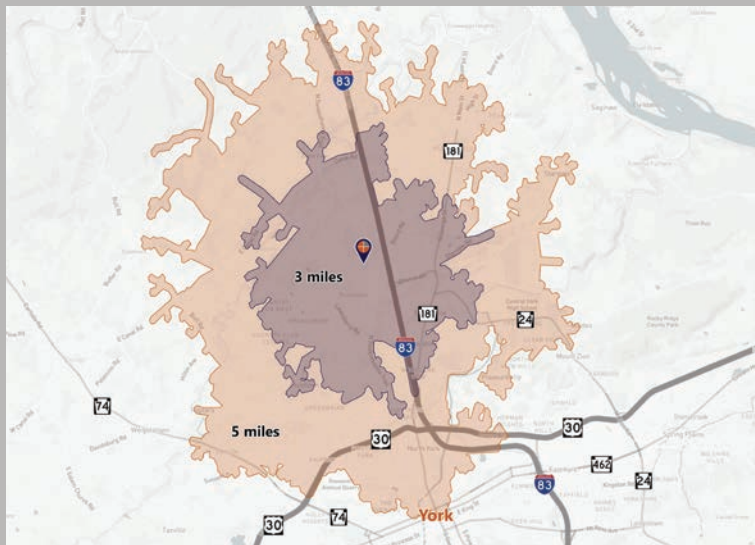
# 5+ ACRES WITH PROPOSED WAREHOUSE PLAN

## DEMOGRAPHICS

Point	Distance (miles)	Travel Time (minutes)
Interstate-83 (Exit 24 - Emigsville)	1.2 miles	3.0 minutes
Interstate-83 / Route 30 Split	4.1 miles	8.0 minutes
PA Turnpike Harrisburg West	16.8 miles	18.0 minutes
Harrisburg International Airport	26.3 miles	28.0 minutes
Interstate-83 / Interstate-81 Split	30.1 miles	33.0 minutes
Baltimore / Washington Int'l Airport	72.1 miles	75.0 minutes

Demographics	Farmtrail Rd/Farmbrook Lane	
	3 miles	5 miles
Total Population	11,480	52,213
Population Density (Pop. per Sq. Mile)	951.9	1,321.5
Total Households	14,670	66,525
Per Capita Income	\$43,941	\$39,560
Average Household Income	\$115,506	\$99,853
Total (SIC01-99) Businesses	430	2,200
Total (SIC01-99) Employees	9,356	37,311
Total (SIC01-99) Sales	\$2,029,672,632	\$6,517,116,693

## Travel Distance from Site



## PROPERTY & MARKET OVERVIEW

Brand new construction of 40,000 SF industrial building/warehouse available in 270 days. Building is conveniently located within minutes of Interstate-83 and is situated in the Farmbrook Industrial Park. The new building will have 7 loading docks and 1 drive-in door.

The exact SF of industrial/warehouse space and office space to be determined.

Owner is willing to sell the land and will look at offers.

## PROPERTY DETAILS

- Proposed Building Size:.....40,000 SF
- Property Type: ..... Industrial
- Zoning: ..... Industrial
- Sale Price: ..... \$1,400,000
- Lease Rate: .....Negotiable
- Lease Terms: .....Negotiable
- NNN Costs:..... TBD
- Land/Lot Size: ..... 5.38 Acres
- Date Available:..... 270 days
- Warehouse Space SF:..... TBD
- Office Space SF: ..... TBD
- Parking:.....Paved, 45 spaces
- Roof Type: ..... Rubber
- Construction:..... Masonry/Metal
- Ceiling Height:..... 30 ft.
- Loading Docks:..... Seven (7)
- Drive-In Doors:..... One (1)
- Heating:..... Cambridge Heaters
- Cooling:.....Central Air in Office Area
- Sprinkler System:..... TBD
- Electric: ..... TBD
- Water/Sewer:.....Public

## TRAFFIC COUNTS

- Farmtrail Road: ..... 5,463 VPD
- North Susquehanna Trail:..... 10,752 VPD
- Church Road:..... 16,629 VPD
- Interstate-83:.....57,654 VPD



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# ESTABLISHED REGIONAL AREA MAP



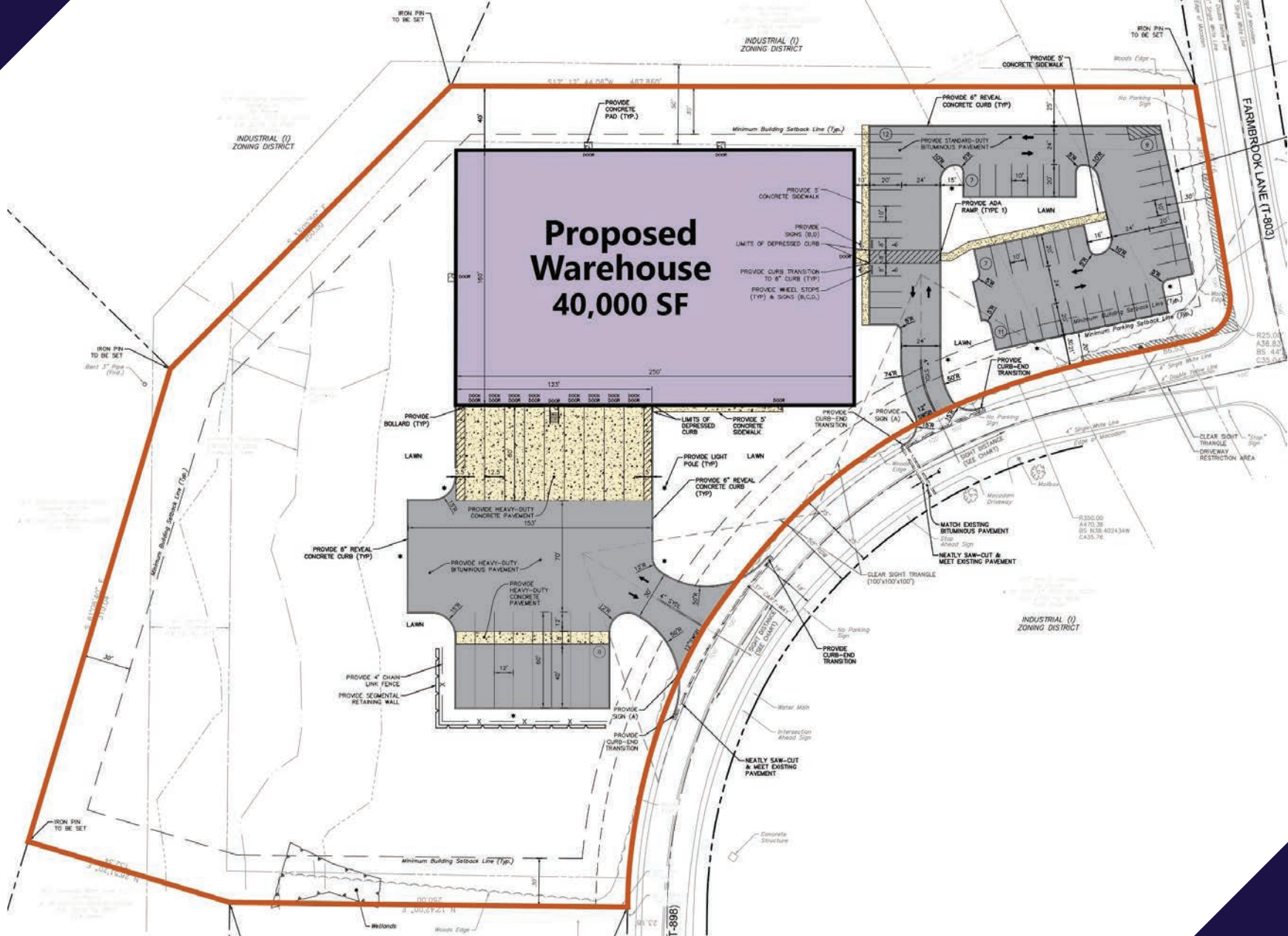
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# PROPOSED SITE PLAN

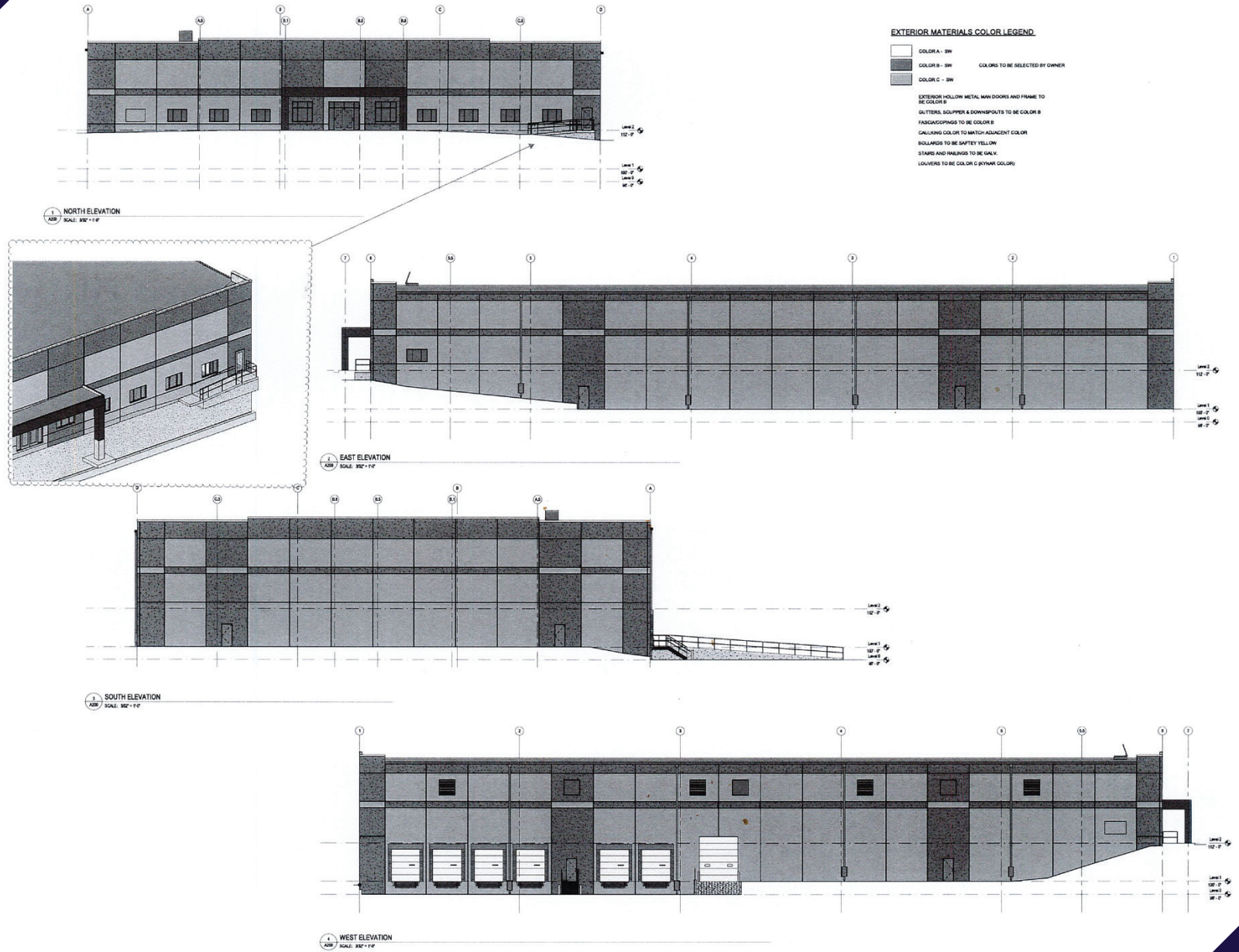


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# PROPOSED BUILDING ELEVATIONS



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