

Build-to-Suit

1400 Fox Hill Road
State College, PA



- ❖ 5 +/- Acres of Opportunity
- ❖ 4,000 sf +/- Possibility for Teardown and Redevelopment of Current Office
- ❖ Up to 60,000 sf +/- Possibility for Development on Land
- ❖ 1.4 Miles from State College Airport
- ❖ Just 2 Miles from edge of Penn State Campus
- ❖ Ample Parking



Site Information

- ❖ Corner of Fox Hill Road and Bernel Road
- ❖ Visibility and signage are clear and grasping on route to and from airport
- ❖ Reliable and assessible Landlord
- ❖ Easily Accessible from State College and Bellefonte



Planned Airport District (PAD)

Allows for development of various different land uses

- ❖ Amusement Enterprises
- ❖ Business Services
- ❖ Eating and Drinking Establishments
- ❖ Hotels and Motels
- ❖ Motion Picture Theatres
- ❖ Neighborhood Shopping Centers (Not to exceed 75,000 sqft)
- ❖ Retail Trade
- ❖ Self-Storage Facilities
- ❖ Ambulance Services
- ❖ Art Galleries
- ❖ Assembly from Components
- ❖ Auditoriums/Concert Halls
- ❖ Business/Professional Offices
- ❖ Places of Worship
- ❖ Commercial Parking Lots
- ❖ Community Centers
- ❖ Day-Care Centers
- ❖ Golf Courses
- ❖ Government Services
- ❖ Libraries
- ❖ Museums
- ❖ Newspaper Publishing
- ❖ Optical Instrument Systems Development
- ❖ Pharmaceutical Production and Research
- ❖ Photographic Studios
- ❖ Plastics Assembly
- ❖ Private Clubs
- ❖ Private Recreation Facilities
- ❖ Public Utility and Service Structures
- ❖ Radio and TV Studios
- ❖ Research, Engineering, and Testing Labs
- ❖ Riding Stables
- ❖ Solar Energy Systems
- ❖ Studios for Instruction in Music and Performing Arts
- ❖ Taxi/Limo Service
- ❖ Wholesale Distribution and Youth Development/Activity Center

- ❖ Nestled in Centre County, Pennsylvania. Home of Penn State University
- ❖ State College is a fantastic family town offering year-round activities for all age groups.
 - ❖ Recognized school system for outstanding academics and sports
 - ❖ Penn State venues for sports, arts, shows and leisure
 - ❖ Central Pennsylvania Festival of the Arts in July featuring artisans from all over the country
 - ❖ Central PA 4th Fest – One of the top rated fireworks displays in the nation
 - ❖ First night (New Years Eve)
 - ❖ Hiking, abundant fishing and hunting, camping, biking and walking paths, canoeing, skiing, and challenging golf courses

Did You Know?

- ❖ State College has the 3rd smallest crime rate of metropolitan areas in the country
- ❖ Lumosity.com rated State College as the 2nd smartest city in the country
- ❖ Farmer's Insurance rated State College the 4th most secure small city in America
- ❖ State College was rated 3rd best college town in the United States
- ❖ Penn State University was ranked 50th best university in the world by the Center for World University Rankings



Central PA Convention & Visitor's Bureau

www.visitpennstate.org

Chamber of Business & Industry of Centre County

www.cbicc.org

Penn State University

www.psu.edu

Penn State Live (Official News Site)

www.news.psu.edu

Nearby Businesses



1400 Fox Hill Road is Located Just Nearby a Business Park Development

Some businesses in the park include:

- Teamsters

- Penn Skates



- Polymics Ltd

- Handy Delivery

- Enterprise Rent-A-Car



- Cannon Instrument Company



- State of the Art Inc

- FedEx Ship Center

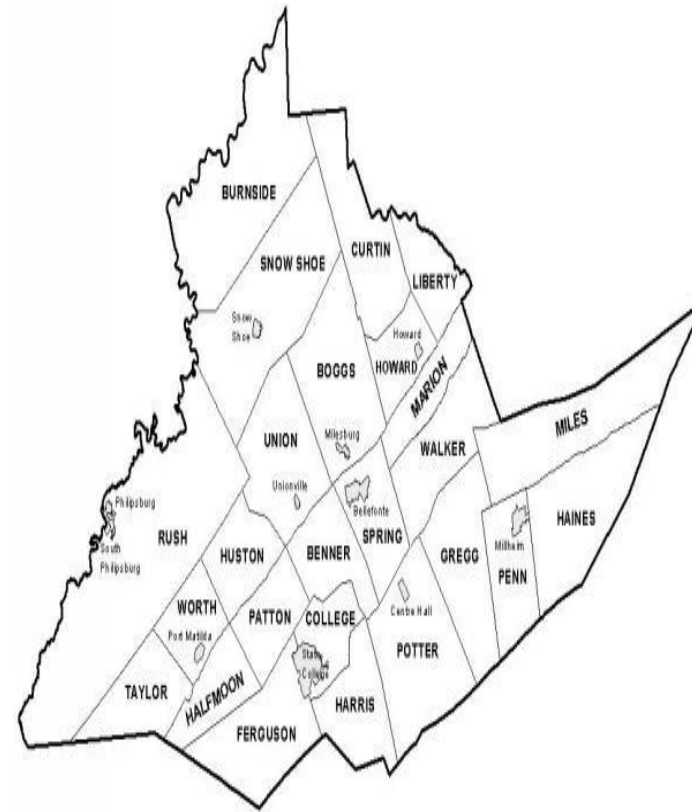


- All Storage Solutions



Centre County Stats

- ❖ Population including Penn State Students.....204,457
- ❖ Area in Square Miles1,109
- ❖ Women.....47% *
- ❖ Men.....53% *
- ❖ Medium Household Income\$61,921
- ❖ Housing Units, 2010.....65,855
- ❖ Median Home value\$242,700
- ❖ Home ownership rate..... 62.5%
- ❖ Bachelor's degree or higher, pct. of persons age 25+, 2010.....45.8%
- ❖ Total number of firms.....12,182



Source: 2020 U.S. Census
 * Estimated Calculation