

CRYSTAL WINDOWS INDUSTRIAL PARK

FRANKLIN VALLEY ROAD, BENTON TWP, PA 18414



FOR SALE OR LEASE



219 ACRES



676,680± SF

PARK EXPANSION



JOINT VENTURE OPPORTUNITY

PROPERTY DESCRIPTION

- Total of 219.10 Acres ready for development
- Total SF of Park Expansion 676,680± SF
- Existing building can be expanded adding 205,200± SF.
- Planning has begun but with time to offer input on all phases of the project.

IMMEDIATE I-81 ACCESS

REGARDING PRICE CALL
DAVE WEAVER OR STEVE COLE

FOR MORE INFORMATION

David Weaver, SIOR
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LAND 219 ACRES

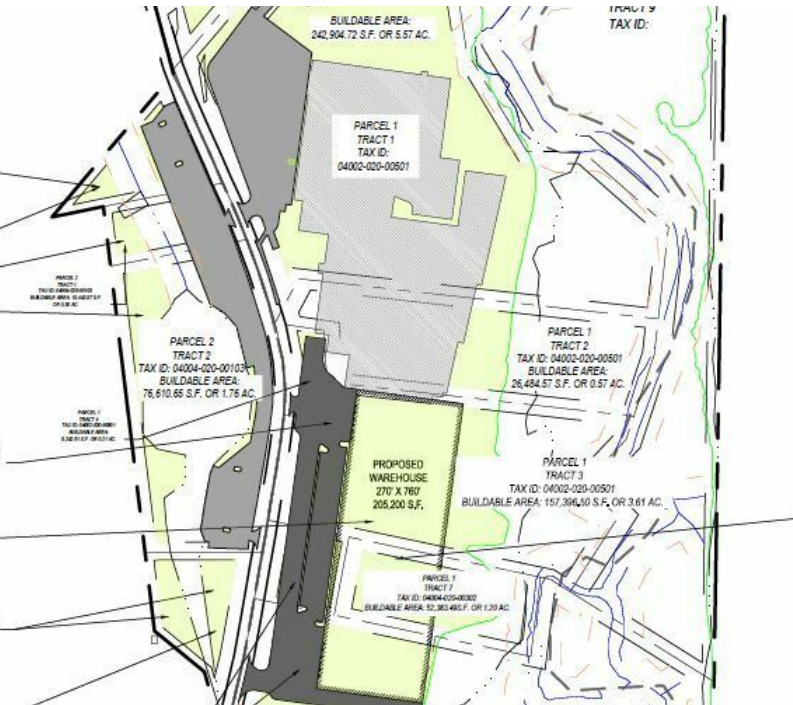


676,680± SF PARK EXPANSION



EXISTING BUILDING INFORMATION

Tenancy	Single
Ceiling Height	22.8 ft
Minimum Ceiling Height	17 ft
Number of Floors	1
Year Built	1986
Year Last Renovated	2001
Number of Lots	9
Parking Spaces	361 current 1,876 w/ expansion
Column Space	50 ft
Construction Status	Existing
Condition	Good
Total Bld. SF	336,500±
Warehouse/ Dist.	275,200±
Best Use	Development



PROPERTY CURRENT UTILITIES

- Water
On site well with 225 gpm capacity and 310,000 gallon storage tank
- Sanitary
Various sanitary piping combinations into 2-6" gravity mains to a wastewater pump station
- Waste Water
On site 24,000 gpd sequential batch reactor wastewater treatment system
- Power
12.5 kV primary service from PPL feeds one 3000/4000kVA, 480V, 3 phase, 4W secondary substations
- Natural Gas
6", 50 psi service from PG Energy Company
- HVAC
12,920 MBH heating system designed, 4,845 installed
- Fire Protection
310,000 gallon storage tank with 2 diesel powered pumps.

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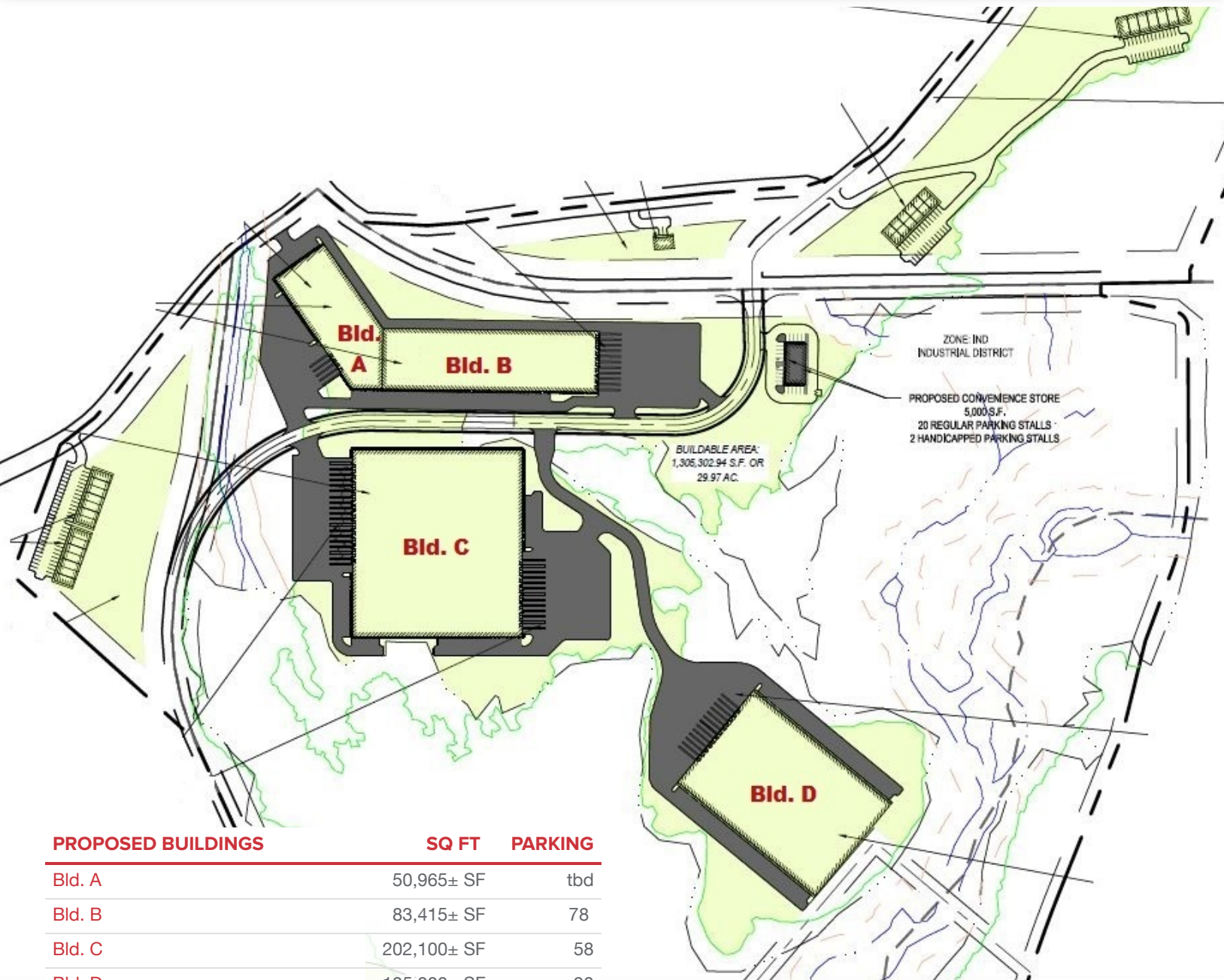
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LAND 219 ACRES



676,680± SF PARK EXPANSION



PROPOSED BUILDINGS	SQ FT	PARKING
Bld. A	50,965± SF	tbd
Bld. B	83,415± SF	78
Bld. C	202,100± SF	58
Bld. D	135,000± SF	90
* Buildings A & B can be combined	134,380± SF	

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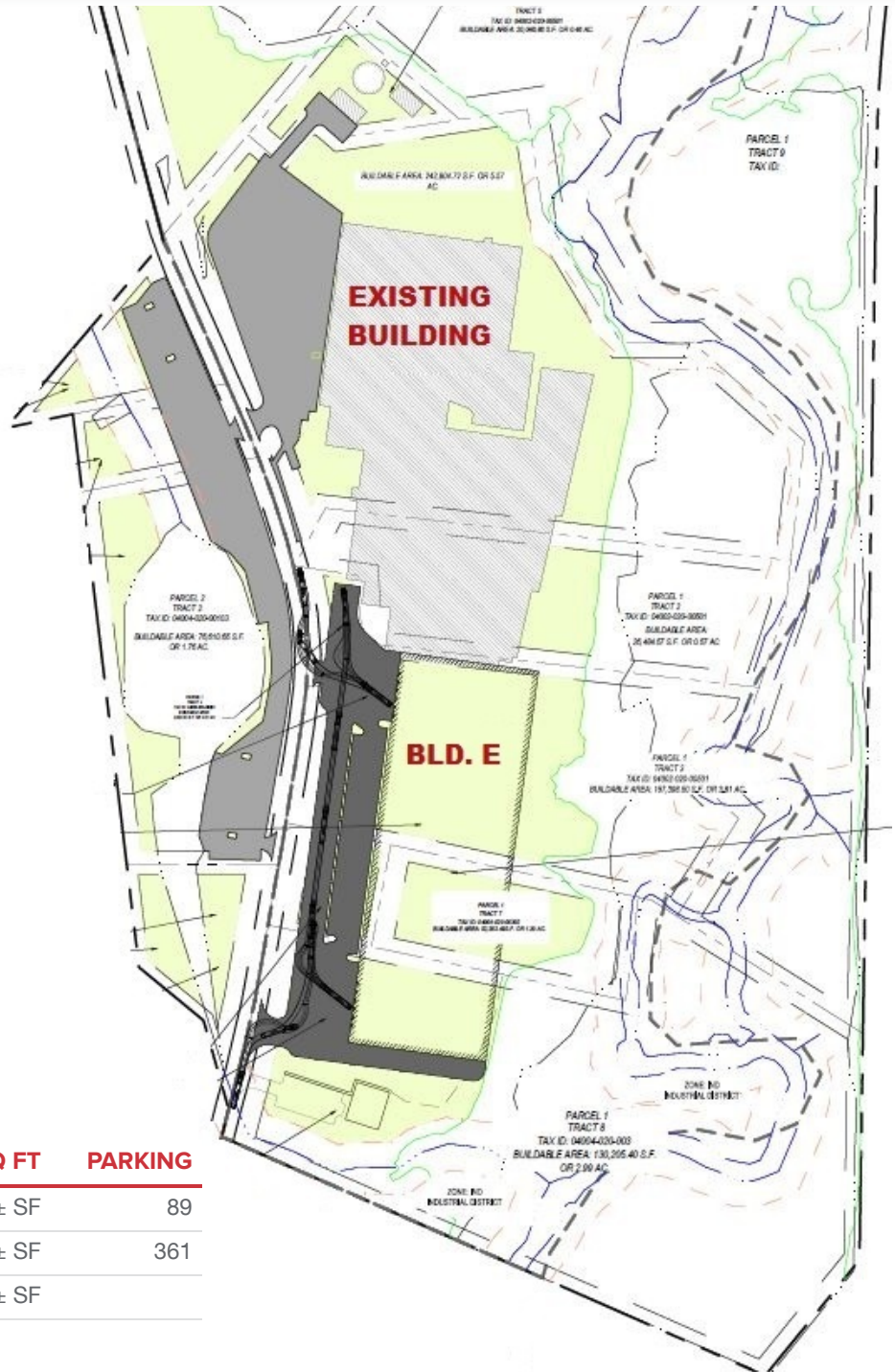
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676,680± SF PARK EXPANSION



PROPOSED BUILDING	SQ FT	PARKING
Bld. E	205,200± SF	89
Existing Bld.	336,300± SF	361
* Buildings can be combined	541,500± SF	

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200,000± SF EXPANSION



PROPOSED
205,200 SF
WAREHOUSE
EXPANSION


Existing Building (336,300±SF) ready for Expansion of 205,200±SF. Property can be Leased out separately from Park Development.

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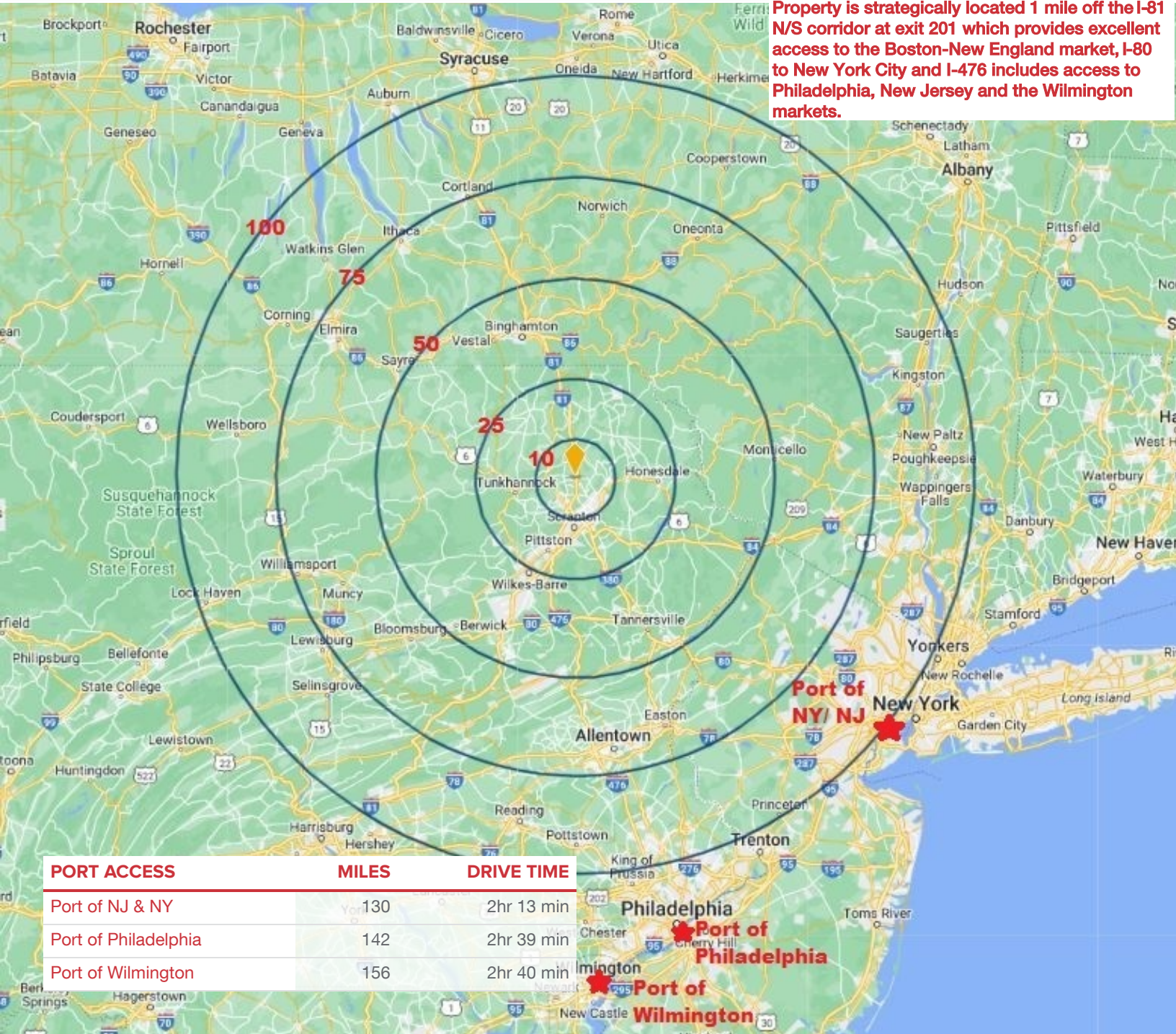


LAND 219 ACRES



676,680± SF PARK EXPANSION

Property is strategically located 1 mile off the I-81 N/S corridor at exit 201 which provides excellent access to the Boston-New England market, I-80 to New York City and I-476 includes access to Philadelphia, New Jersey and the Wilmington markets.



PORT ACCESS	MILES	DRIVE TIME
Port of NJ & NY	130	2hr 13 min
Port of Philadelphia	142	2hr 39 min
Port of Wilmington	156	2hr 40 min

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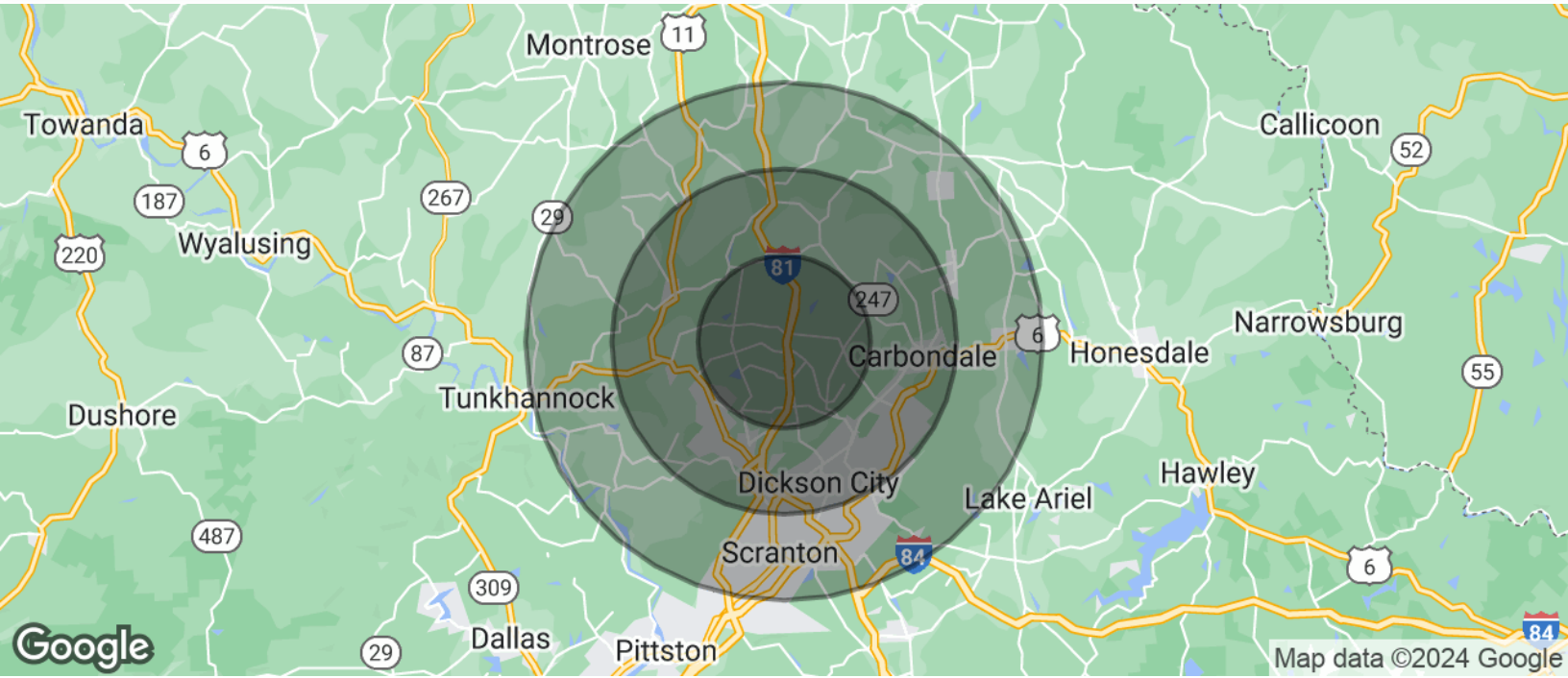
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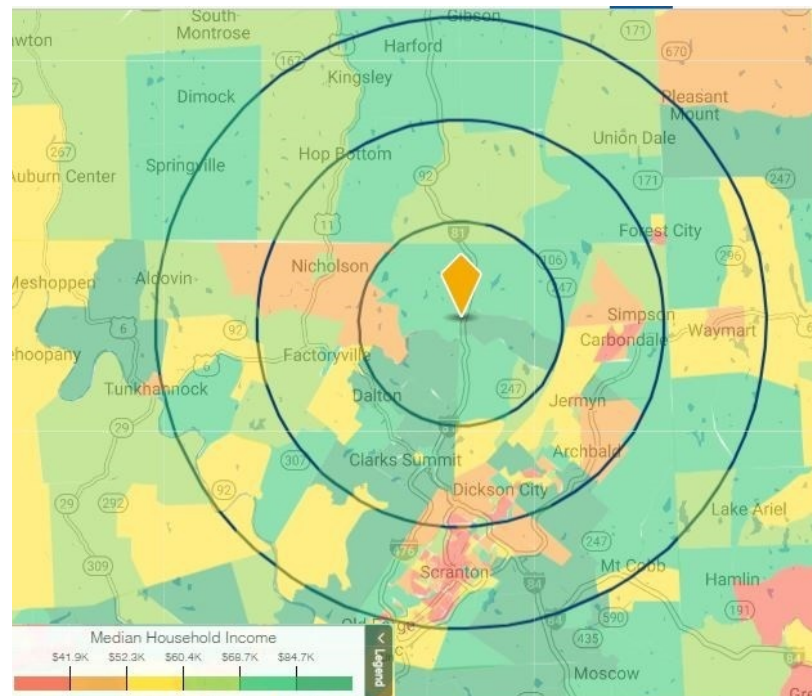


676,680± SF PARK EXPANSION



POPULATION	5 MILES	10 MILES	15 MILES
Total Population	10,703	90,243	214,001
Average Age	47.0	44.5	42.5
Average Age (Male)	44.1	42.6	40.9
Average Age (Female)	48.4	45.8	44.1
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	4,971	43,243	102,212
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$86,037	\$69,126	\$61,517
Average House Value	\$247,988	\$173,203	\$154,243

* Demographic data derived from 2020 ACS - US Census



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PARK EXPANSION



FUTURE DEVELOPMENT PLANS

- RESIDENTIAL HOUSING
 - 1 Single Family
 - 14 Apartments in 1 Building
 - 26 Apartments in 2 Buildings
- HOTEL
 - 2 Story
 - 24 Room occupancy
- CONVENIENT STORE
 - 5,000± sf
 - 20 Parking Spots
 - 2 Handicap Spots

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