

TROMBLEY
REAL ESTATE
COMMERCIAL SERVICES

MEMBER CCIM
COMMERCIALSTATECOLLEGE.COM 814-861-3000

Warehouse / Lab / Office Church / Clubs / Day Care

1400 Fox Hill Road, Ste 200, 300 & 400

For Lease



Suite 400
1,484 (+/-) SF

Merakey

Suite 200
3,950 (+/-) SF

Suite 300
1,388-3,987 (+/-) SF

1 mile+/- to
University
Park Airport

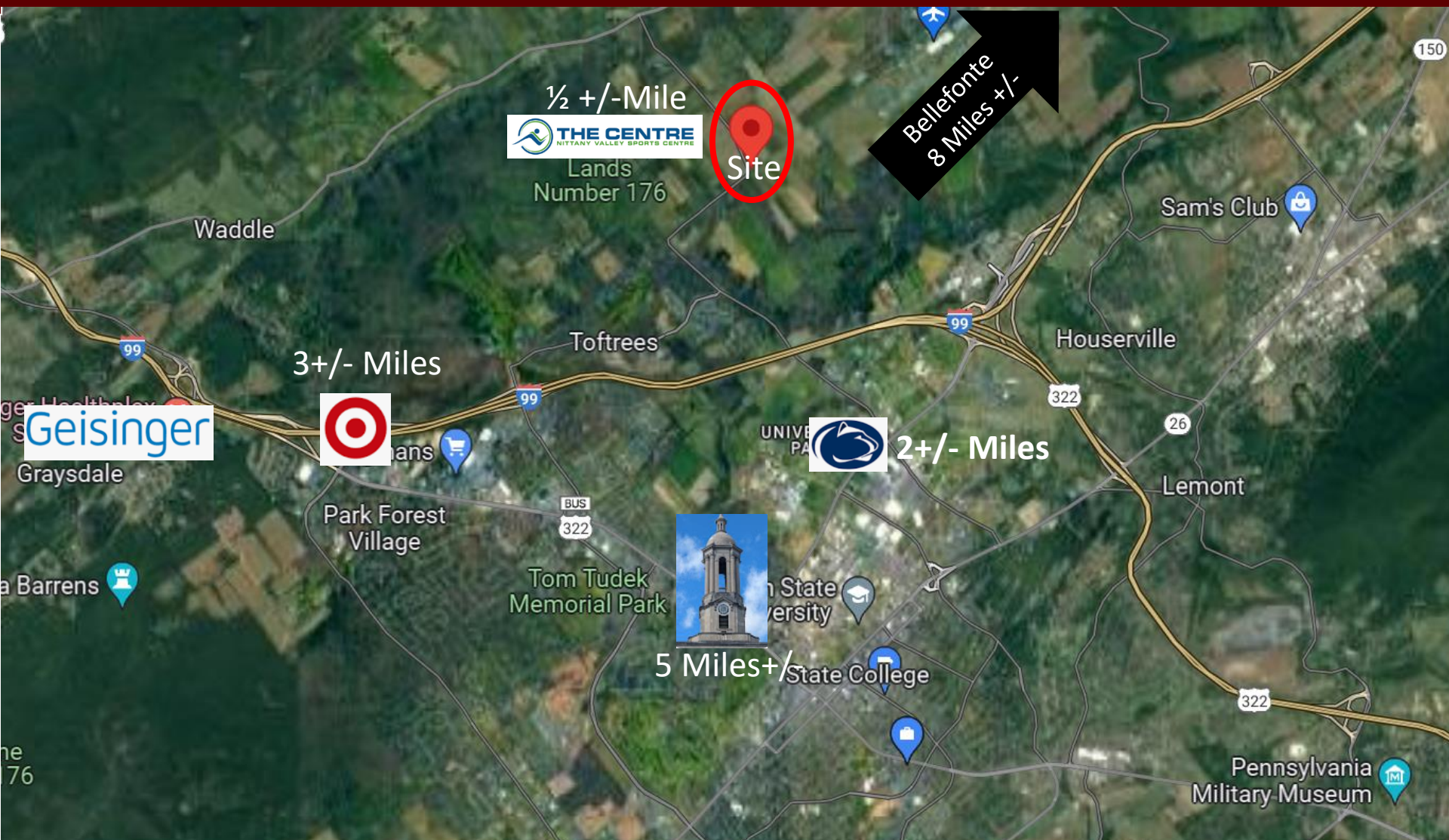
2+/- Miles to
Penn State
University

5 miles+/- to
Downtown
State College

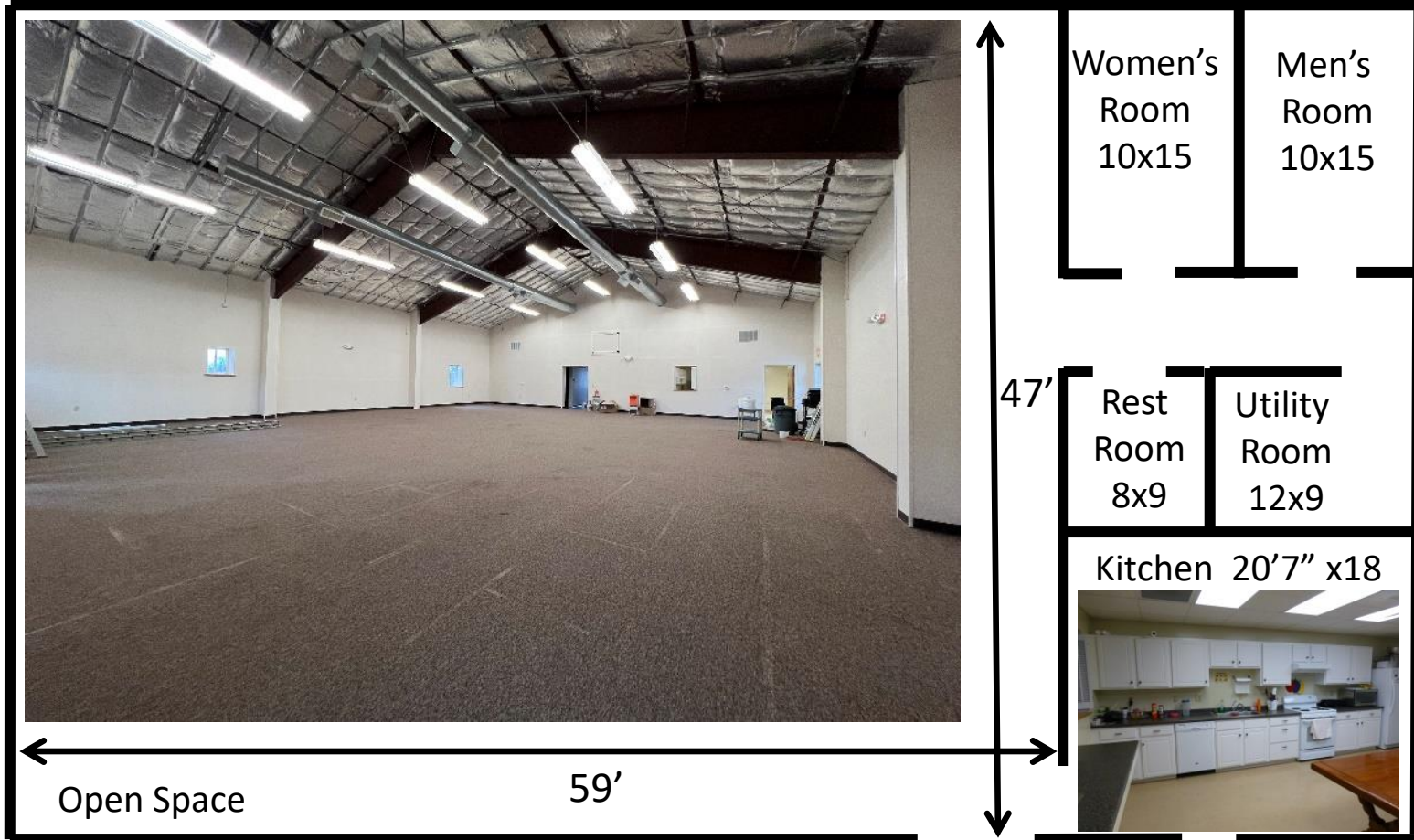
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commercialstatecollege.com

Proximity to Areas of State College

All Miles are approximate (+/-)



Floor Plan Suite 200



Note - Dimensions are interior estimates, not to scale

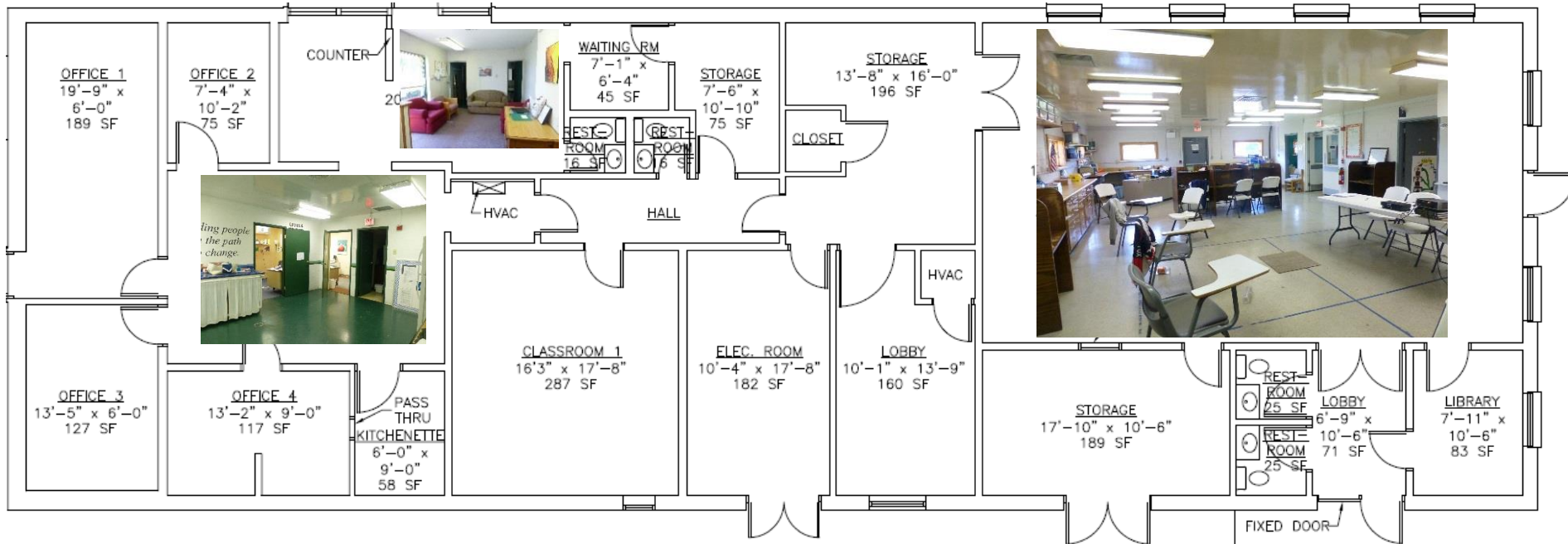
3,950 SF+/-

Floor Plan Suite 400



Floor Plan

Suite 300 - 350

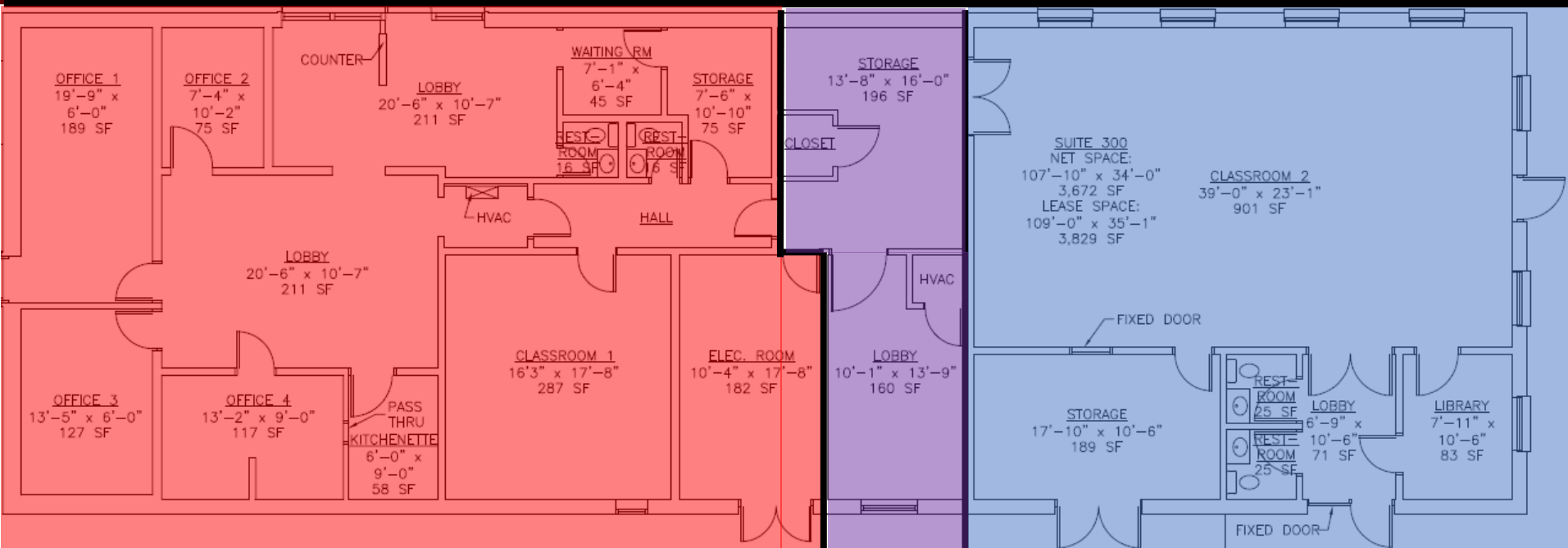


Suite Break-Down Options

Suite 300 – 350

Note - Dimensions are interior estimates, not to scale

Fox Hill Road



Suite 350
2,187 +/- SF
+ 421 +/- Flex Space

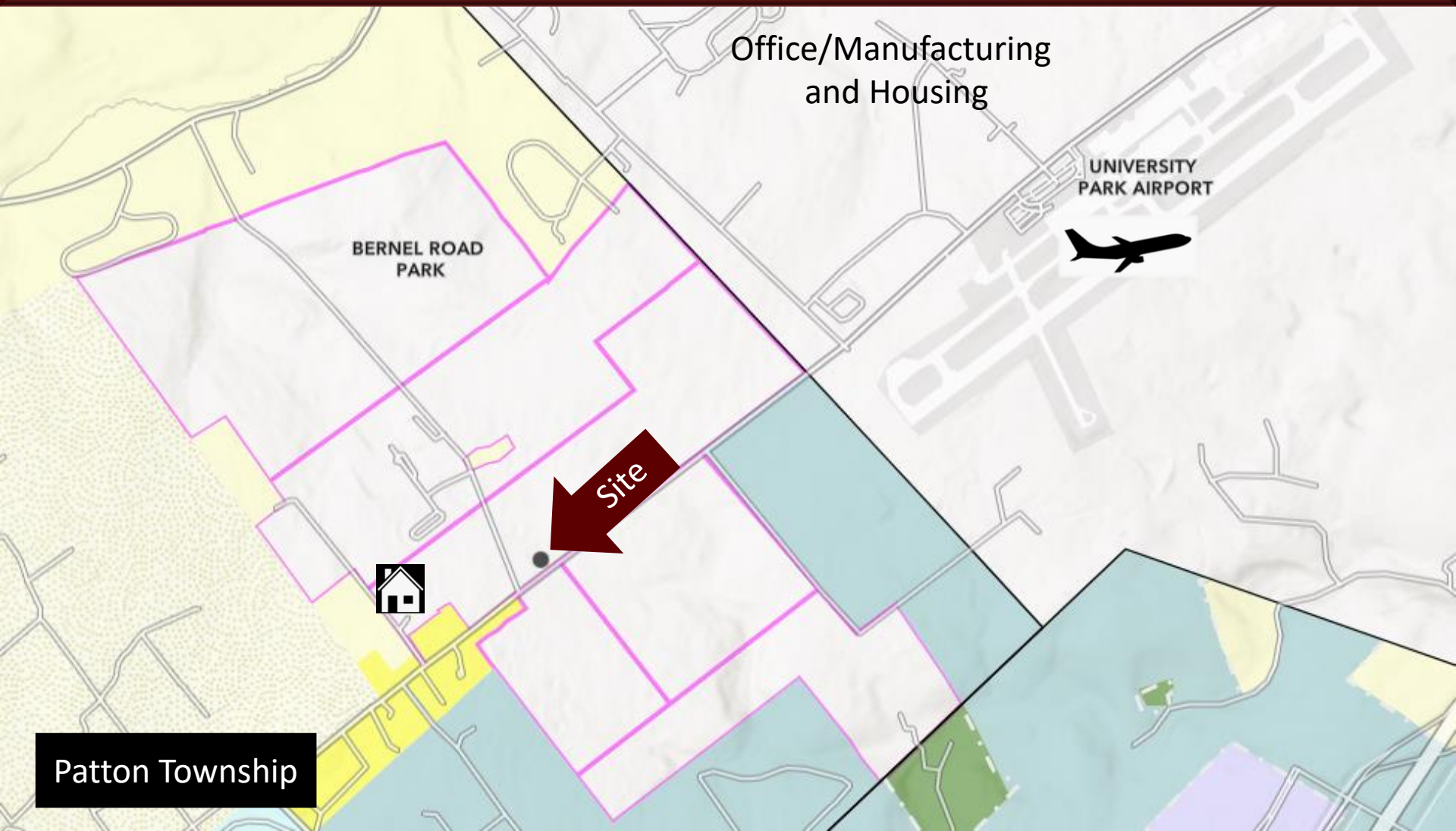
Flex Space
412 +/- SF to
either space

Driveway/ Parking

Suite 300
1,388
+ 412 +/- Flex Space

Zoning Planned Airport District

See Zoning Ordinance for complete list of Uses and Prohibited Uses:



Planned Airport District Zoning Uses

Planned Airport District – Non-Residential Subdistrict

- ❖ 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
- ❖ Churches / 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
- ❖ Youth Development/Activity Center

Centre County Demographic & Facts

State College & Surrounding Areas



By: Data USA

- **Best US City for Entrepreneurs to Live and Launch by Entrepreneur.com**
- **University Park Airport – Direct flights to Chicago, Philadelphia, Detroit and Washington**
- **25 major festivals, including one of the most well-known and largest art festivals in the U.S., the Central Pennsylvania Festival for the Arts. & Central Pa 4th Fest**
- **Penn State football Saturdays make State College become the third largest town in PA**
 - **State College was ranked No. 1 as the least stressful city in the US by Psychology Today**
 - **1.5 to 2 million annual visitors to Happy Valley**
 - **Abundant biking and hiking trail system**

Census Info

➤ Population.....	157,527
➤ Area in Square Miles.....	1,109
➤ Female.....	47%
➤ Male.....	53%
➤ Median Household Income.....	\$61,921
➤ 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: United States Census Bureau
 - Census.gov population Estimates for 2020