

CENTRAL PENNSYLVANIA

INDUSTRIAL DEVELOPMENT OPPORTUNITY



2855, 2861, & 2867
STATE ROUTE 72

72

81 55,000 AADT

2855, 2861, & 2867 STATE ROUTE 72, JONESTOWN, PA 17038 - 11 ACRES | 154,440 SF

BUILD-TO-SUIT PURCHASE ■ BUILD-TO-SUIT LEASE ■ COMPLETED BUILDING PURCHASE ■ ENTITLED LAND SALE

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FLEXIBLE TRANSACTION STRUCTURES

KBC Advisors is pleased to present an **11-acre industrial development** opportunity totaling **154,440 SF** at the conflux of I-78 / I-81 in Central Pennsylvania. The offering presents the unique optionality to engage in the following strategies and establish roots in the top consumer access region in the United States:

**BUILD-TO-SUIT
PURCHASE**

**BUILD-TO-SUIT
LEASE**

**ENTITLED
LAND SALE**

**COMPLETED
BUILDING PURCHASE**



PROPERTY OVERVIEW

PARCEL INFORMATION

ADDRESS	2855, 2861, & 2867 State Route 72, Jonestown, PA 17038
PARCEL ID #(S)	33-2313567-405203 33-2313808-405247 33-2313808-405471
LOT AREA (AC)	10.77
COUNTY	Lebanon
MUNICIPALITY	Union Township
SCHOOL DISTRICT	Northern Lebanon
ZONING	2855 (Industrial) 2861 (Industrial) 2867 (Commercial)

PROPOSED DEVELOPMENT

BUILDING SIZE (SF)	154,440
OFFICE SIZE (SF)	4,350
BUILDING DIMENSIONS	260' x 594'
MINIMUM CLEAR HEIGHT	32'
DOCK HIGH DOORS	26
DRIVE-IN DOORS	0
TRAILER SPACES	24
CAR SPACES	54
LOADING	Single Side

24 TRAILER SPACES

190' TRUCK COURT DEPTH

26 LOADING DOCKS

594'

260'

154,440 SF

54 CAR SPACES

72

OPPORTUNITY HIGHLIGHTS

11-ACRE DEVELOPMENT OPPORTUNITY
TOTALING **154,440 SF** AT THE CONFLUX OF
I-78 & I-81, OFFERING TREMENDOUS
REGIONAL CONNECTIVITY

LOCATED IN **JONESTOWN, PA** (CENTRAL PA
SUBMARKET), WHICH IS THE TOP CONSUMER
ACCESS REGION IN THE COUNTRY, REACHING
MORE THAN **144 MILLION** PEOPLE WITHIN
AN **11-HOUR DRIVE-TIME**

SURROUNDED BY SEVERAL **NATIONALLY
ACCLAIMED OCCUPIERS** INCLUDING BUT
NOT LIMITED TO AMAZON, BELL & EVANS,
CEVA LOGISTICS, DHL SUPPLY CHAIN,
DOLLAR GENERAL, PETSMART AND MORE

WITH PRELIMINARY APPROVALS ALREADY
UNDERWAY, USERS HAVE THE ABILITY TO
PARTNER WITH **SERFASS CONSTRUCTION**
(OWNER) THROUGH THE DEVELOPMENT
PROCESS AND/OR TAKE OVER THE
ENTITLEMENT PROCESS THEMSELVES
AND BREAK GROUND IN
APPROXIMATELY **12 MONTHS**

CONCEPTUAL SITE PLAN & ACCESS

154,440 SF
BUILDING SIZE

4,350 SF
OFFICE SIZE

260' x 594'
BUILDING DIMENSIONS

32'
MINIMUM CLEAR HEIGHT

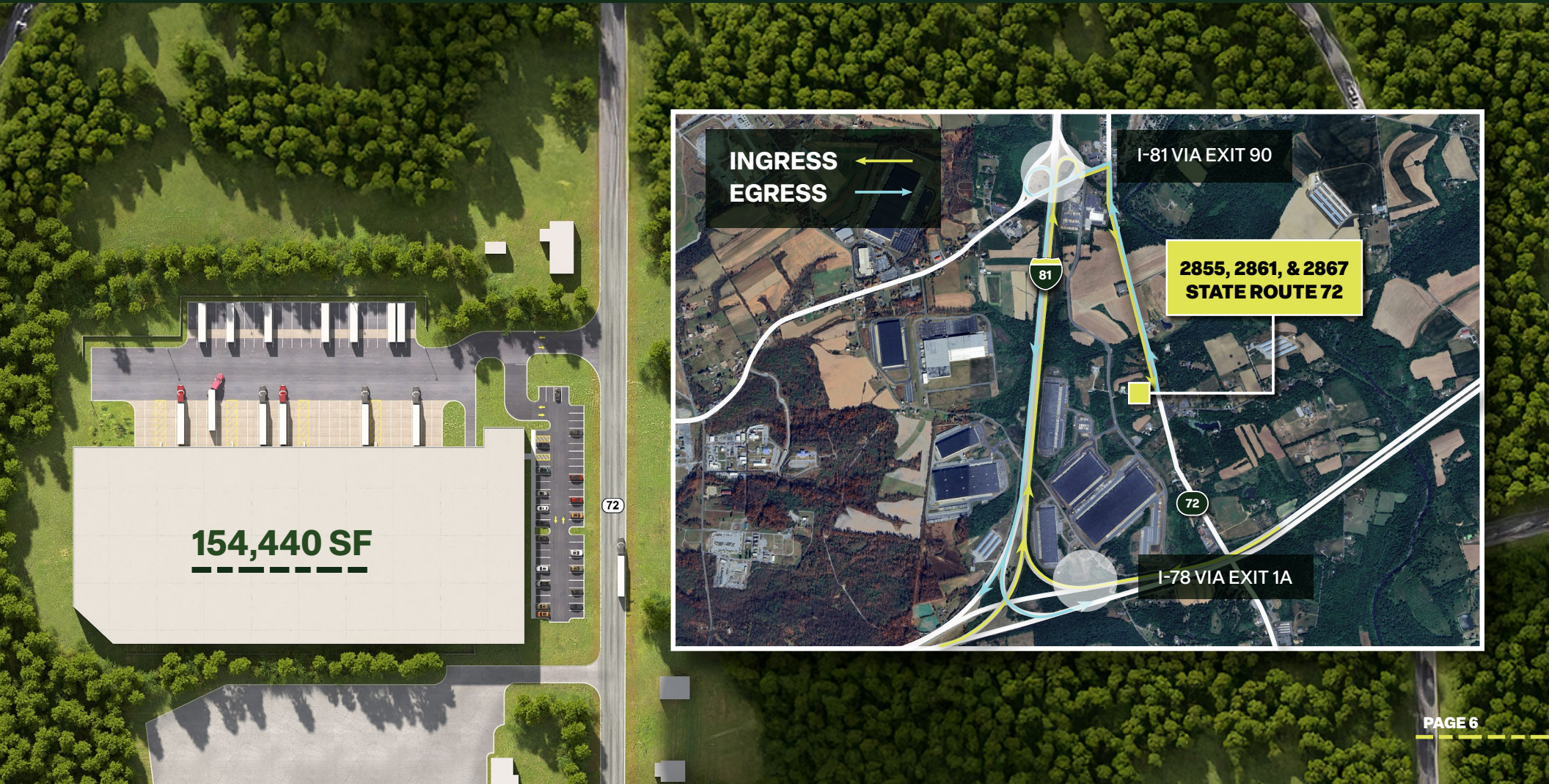
26
DOCK HIGH DOORS

0
DRIVE-IN DOORS

24
TRAILER SPACES

54
CAR SPACES

SINGLE SIDE
LOADING



154,440 SF

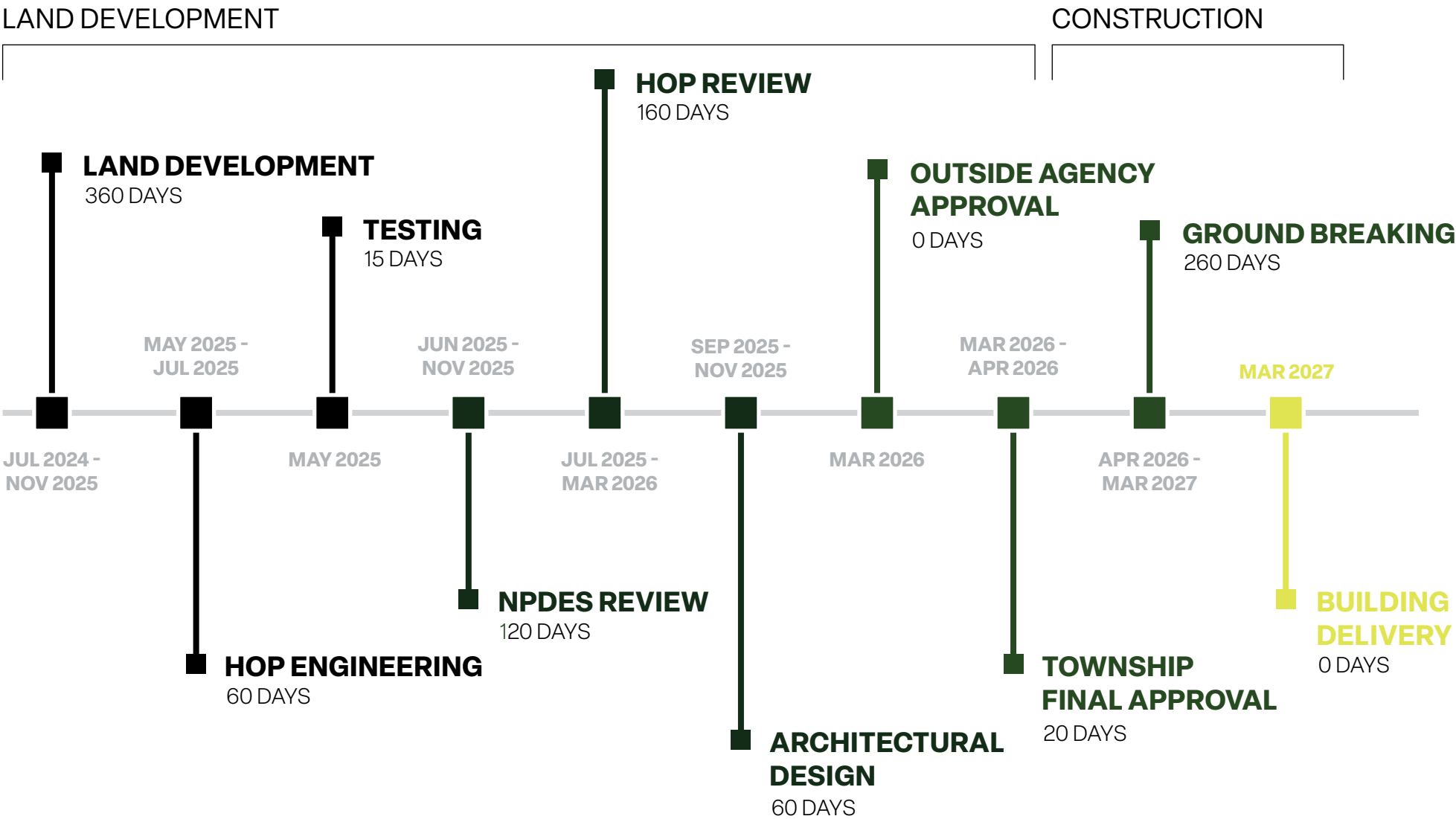
INGRESS
EGRESS

I-81 VIA EXIT 90

2855, 2861, & 2867
STATE ROUTE 72

I-78 VIA EXIT 1A

DEVELOPMENT TIMELINE



*DEVELOPMENT TIMELINE IS EXPRESSED IN "WORKING DAYS," ASSUMING A STANDARD OF 20 WORKING DAYS PER CALENDAR MONTH

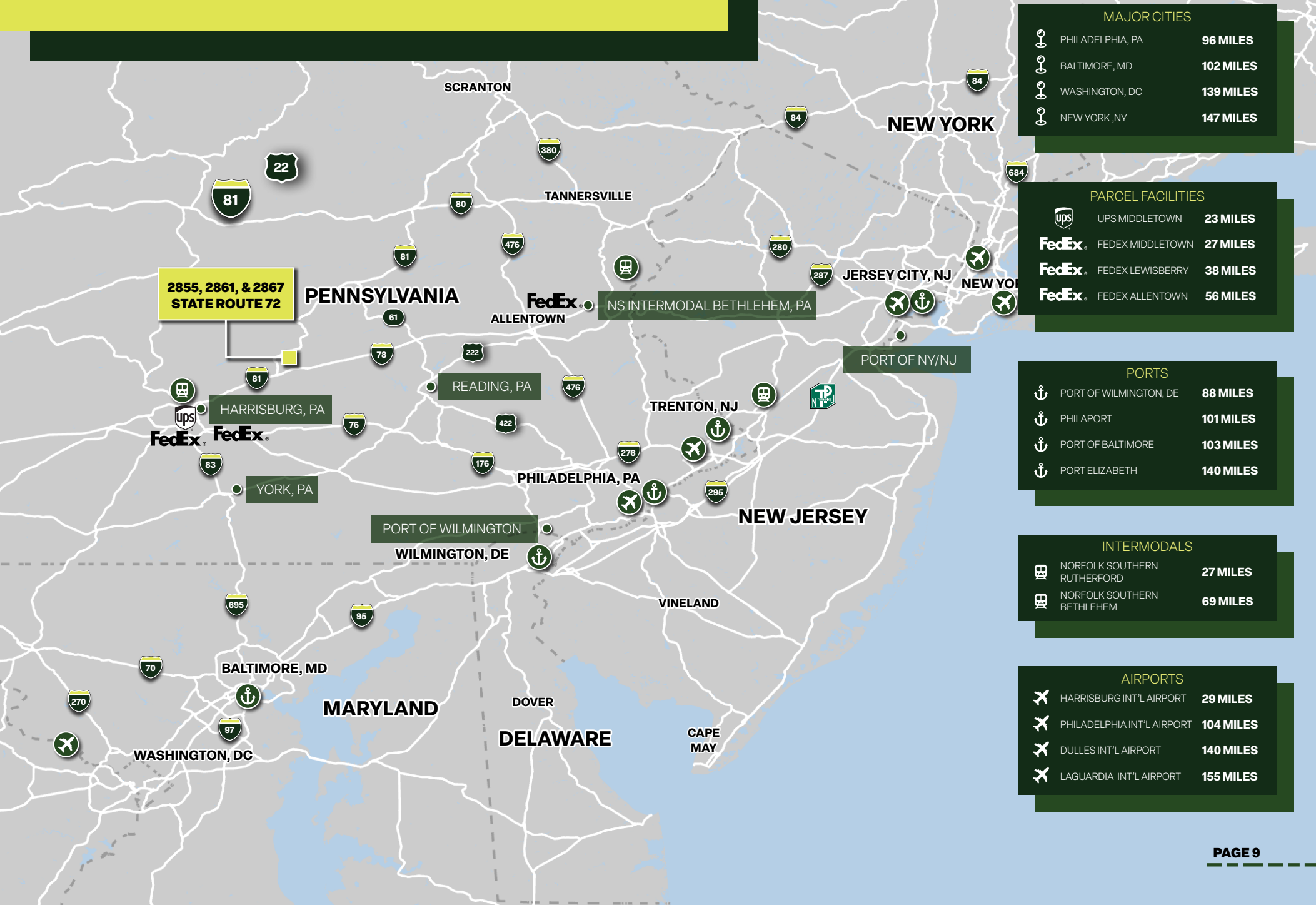
INSTITUTIONAL OWNERSHIP & NEIGHBORING OCCUPIERS



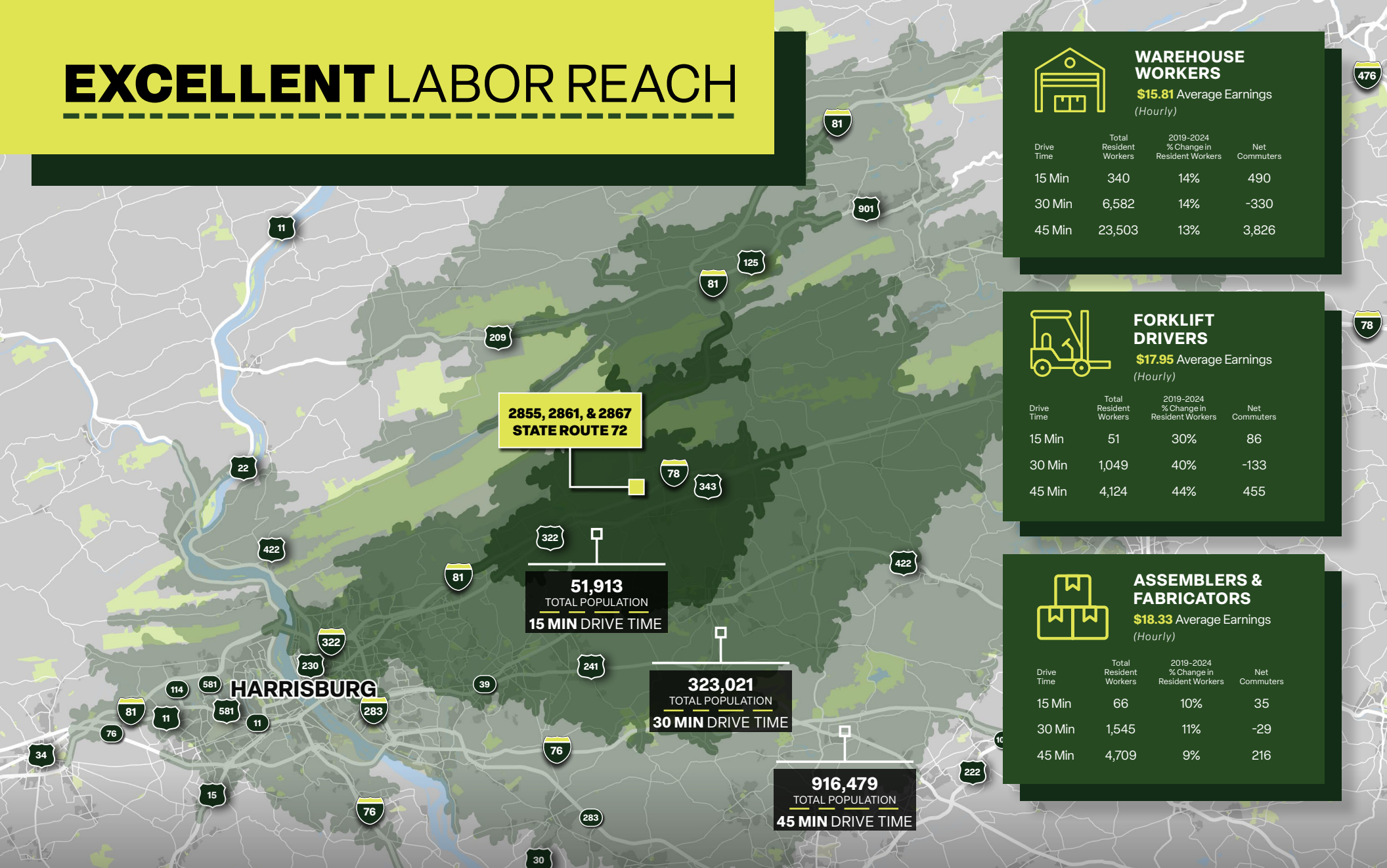
CORE INSTITUTIONAL MARKET



REGIONAL CONNECTIVITY



EXCELLENT LABOR REACH



WAREHOUSE WORKERS

\$15.81 Average Earnings
(Hourly)

Drive Time	Total Resident Workers	2019-2024 % Change in Resident Workers	Net Commuters
15 Min	340	14%	490
30 Min	6,582	14%	-330
45 Min	23,503	13%	3,826



FORKLIFT DRIVERS

\$17.95 Average Earnings
(Hourly)

Drive Time	Total Resident Workers	2019-2024 % Change in Resident Workers	Net Commuters
15 Min	51	30%	86
30 Min	1,049	40%	-133
45 Min	4,124	44%	455



ASSEMBLERS & FABRICATORS

\$18.33 Average Earnings
(Hourly)

Drive Time	Total Resident Workers	2019-2024 % Change in Resident Workers	Net Commuters
15 Min	66	10%	35
30 Min	1,545	11%	-29
45 Min	4,709	9%	216

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SERFASS
CONSTRUCTION COMPANY

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