

# 6,7,8 Marion Lane

BRODHEADSVILLE, PA 18322



## BUILD TO SUIT / LAND LEASE

### Lease Highlights:

- General Commercial Zoning
- Build to Suit Opportunity
- Land Lease



**Nick D'Egidio | Sales Rep - Licensed in NJ and PA**  
Direct: 732 746 3051 ex. 105  
Email: [Nick@ColettaCommercial.com](mailto:Nick@ColettaCommercial.com)

**Mario D'Egidio | Sales Rep - Licensed in NJ and PA**  
Direct: 732 746 3051 ex. 107  
Email: [Mario@ColettaCommercial.com](mailto:Nick@ColettaCommercial.com)

**Land  
For Lease**

 **Coletta**  
Commercial Realty

RETAIL | INVESTMENTS | LAND

1101 Richmond Ave, Suite 200, Point Pleasant Beach, NJ 08742 | 196 Moorestown Rd., Wind Gap, PA 18091  
[www.ColettaCommercial.com](http://www.ColettaCommercial.com) | Licensed Real Estate Broker

# 6,7,8 Marion Lane

BRODHEADSVILLE, PA 18322

## Lease Info

Unique Ground Lease or Build-to-Suit Opportunity: A rare opportunity to develop 4.5 acres of prime commercial land in Chestnuthill Twp., Brodheadsville, PA. This strategically located site offers excellent regional access, positioned near Route 33 and I-80, and just minutes from the highly trafficked Route 209 and Route 115 commercial corridors. Zoned within a mixed-use, multi-purpose industrial and residential district, the property provides exceptional flexibility for a wide range of commercial, light industrial, service, or community-oriented uses. The site is ideally suited for a developer or end user to seeking to establish a first-of-its-kind presence that complements and enhances the surrounding market. This is the only ground lease opportunity currently available in the township, making it a truly unmatched offering in today's market.



**Nick D'Egidio | Sales Rep - Licensed in NJ and PA**  
Direct: 732 746 3051 ex. 105  
Email: [Nick@ColettaCommercial.com](mailto:Nick@ColettaCommercial.com)

## Land for Lease



1101 Richmond Ave, Suite 200, Point Pleasant Beach, NJ 08742 | 196 Moorestown Rd., Wind Gap, PA 18091 | [www.ColettaCommercial.com](http://www.ColettaCommercial.com) | Licensed Real Estate Broker

© 2025 Coletta Commercial Realty. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any renderings, projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**Mario D'Egidio | Sales Rep - Licensed in NJ and PA**  
Direct: 732 746 3051 ex. 107  
Email: [Nick@ColettaCommercial.com](mailto:Nick@ColettaCommercial.com)