

6,7,8 Marion Lane

BRODHEADSVILLE, PA 18322



*Lines are an approximate representation of property boundaries

BUILD TO SUIT / LAND LEASE

Lease Highlights:

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



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**Land
For Lease**



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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.



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