

LAND
FOR SALE

CLAREMONT ROAD
CARLISLE, PA 17013



Pamela Fisher
pfisher@naicir.com | 717 761 5070 x112



3 Jennifer Court
Carlisle, PA 17015
circommercial.com

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Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. PA License #RB024320A

CLAREMONT ROAD

PROPERTY DETAILS

FOR SALE
\$7,500,000

PROPERTY HIGHLIGHTS

- 49.465 acre of Light Industrial land for sale along Township Road near intersection of Claremont & Harmony Hall Road
- Approvals for connection to Norfolk Southern RR which runs through property
- Proximity to PA Turnpike, I-81, US Army War College and more
- No PennDOT permit needed for Claremont Road access

PROPERTY DESCRIPTION

49.465 acres along Township Road near the intersection of Claremont and Harmony Halls road for sale. Zoned LIGHT INDUSTRIAL. Norfolk Southern Rail Road runs through property and is suitable for construction of connection. Property slopes down from road towards railroad. Public water and sewer across Claremont Road and accessible for new construction. Visibility on I-81 and close proximity to PA Turnpike.

LOCATION DESCRIPTION

49.465 acres along Claremont Road and Norfolk Southern RR in Carlisle, PA. Close proximity to Pennsylvania Turnpike and I-81.



OFFERING SUMMARY

Sale Price	\$7,500,000
Lot Size	49.465 Acres

PROPERTY SUMMARY

Address	Claremont Road Carlisle, PA 17013
Municipality	Middlesex Township
County	Cumberland County
Tax Parcel #	21-08-0575 parcel 003

UTILITIES & ZONING

Water & Sewer	Public
Zoning	Light Industrial

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ADDITIONAL PHOTOS

FOR SALE

\$7,500,000



49.465 AC

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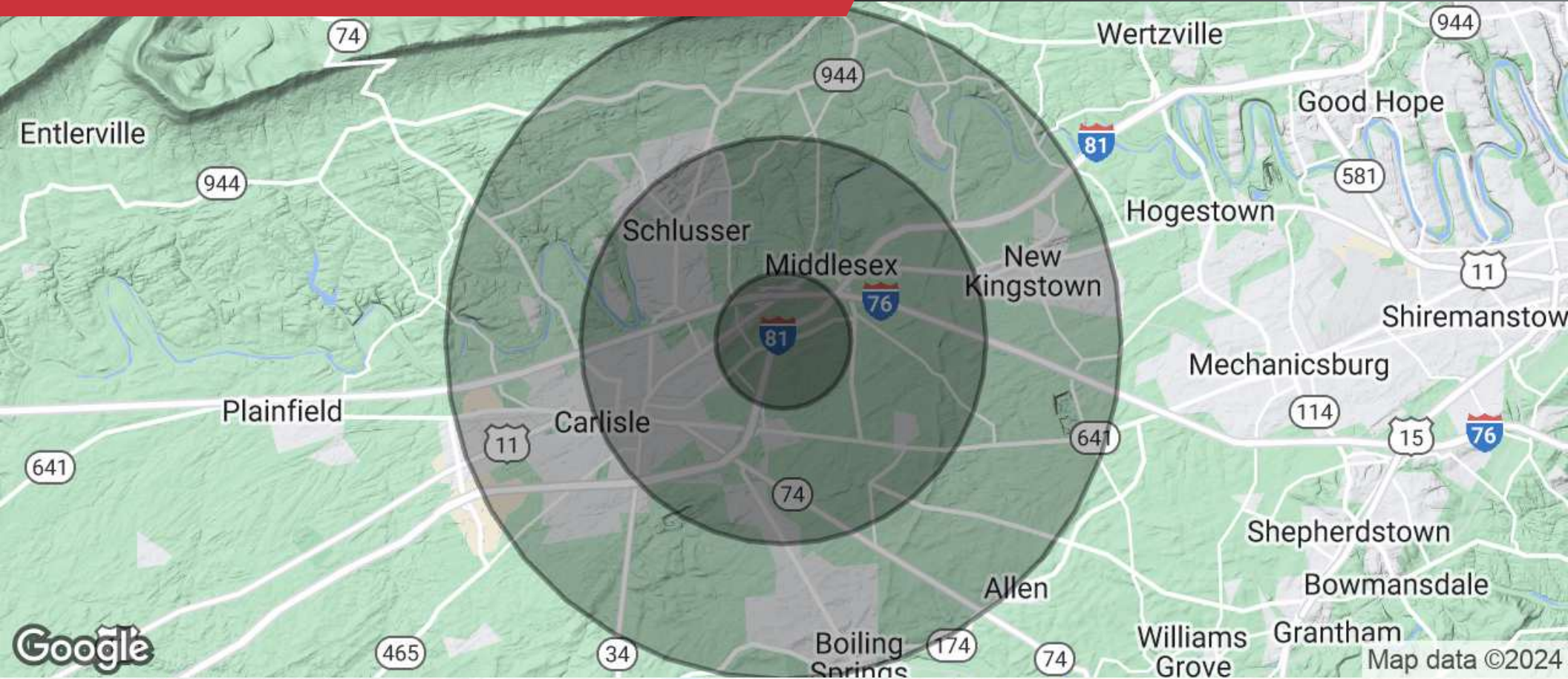
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CLAREMONT ROAD

DEMOGRAPHICS

FOR SALE
\$7,500,000



POPULATION

1 MILE	3 MILES	5 MILES
972	27,570	50,061



HOUSEHOLDS

1 MILE	3 MILES	5 MILES
288	11,575	21,035



INCOME

1 MILE	3 MILES	5 MILES
\$87,275	\$70,996	\$80,360

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