



COMMERCIAL DIVISION

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# 51 PRIME INDUSTRIAL ACRES FOR SALE



655 KING STREET  
MYERSTOWN PA



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# 655 KING STREET

## OFFERING & PARCEL INFORMATION

<b>Sale Price:</b>	\$6,375,000.00 (\$125,000.00 per acre)
<b>Total Acreage Available:</b>	Total parcel is 99 acres with 51 Industrial acres available for purchase
<b>Municipality:</b>	South Lebanon Township
<b>Location:</b>	Parcel is located along King Street, 1 mile south of Rt. 422 and 7 miles to Rt. 78. Lebanon is 30 miles east of Harrisburg and 66 miles west of Philadelphia
<b>Frontage:</b>	768 feet on King Street
<b>Zoning:</b>	Industrial & Agricultural
<b>Topography / Features:</b>	This parcel is almost entirely flat and presently contains a farmhouse and associated outbuildings
<b>Current use:</b>	Leased for farming







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USE & DEVELOPMENT INFORMATION

**Sale Price:** \$125,000.00 per acre

**Uses By Right:** Building material sales, communication antennas, contractors office and/or shop, forestry, heavy storage sales, home occupation, industrial activities, no impact home based businesses

**Uses By Special Exception:** Industrial park, mini storage, public buildings, truck or motor freight terminal, among others

**Lot Coverage:** Total surface area of buildings, structures, paving and other impervious surfaces shall not exceed 75% of the lot area

**Surrounding uses:** Within 2 miles: Industrial, commercial, retail, residential

ZONING DISTRICTS	
	A - AGRICULTURAL
	R-1 - LOW DENSITY RESIDENTIAL
	R-2 - MEDIUM DENSITY RESIDENTIAL
	R-R - RECREATIONAL RESIDENTIAL
	C - COMMERCIAL
	I - INDUSTRIAL
	PARK - MUNICIPAL RECREATION
SPECIAL FLOOD HAZARD AREA*	
	ZONE A
	ZONE AE



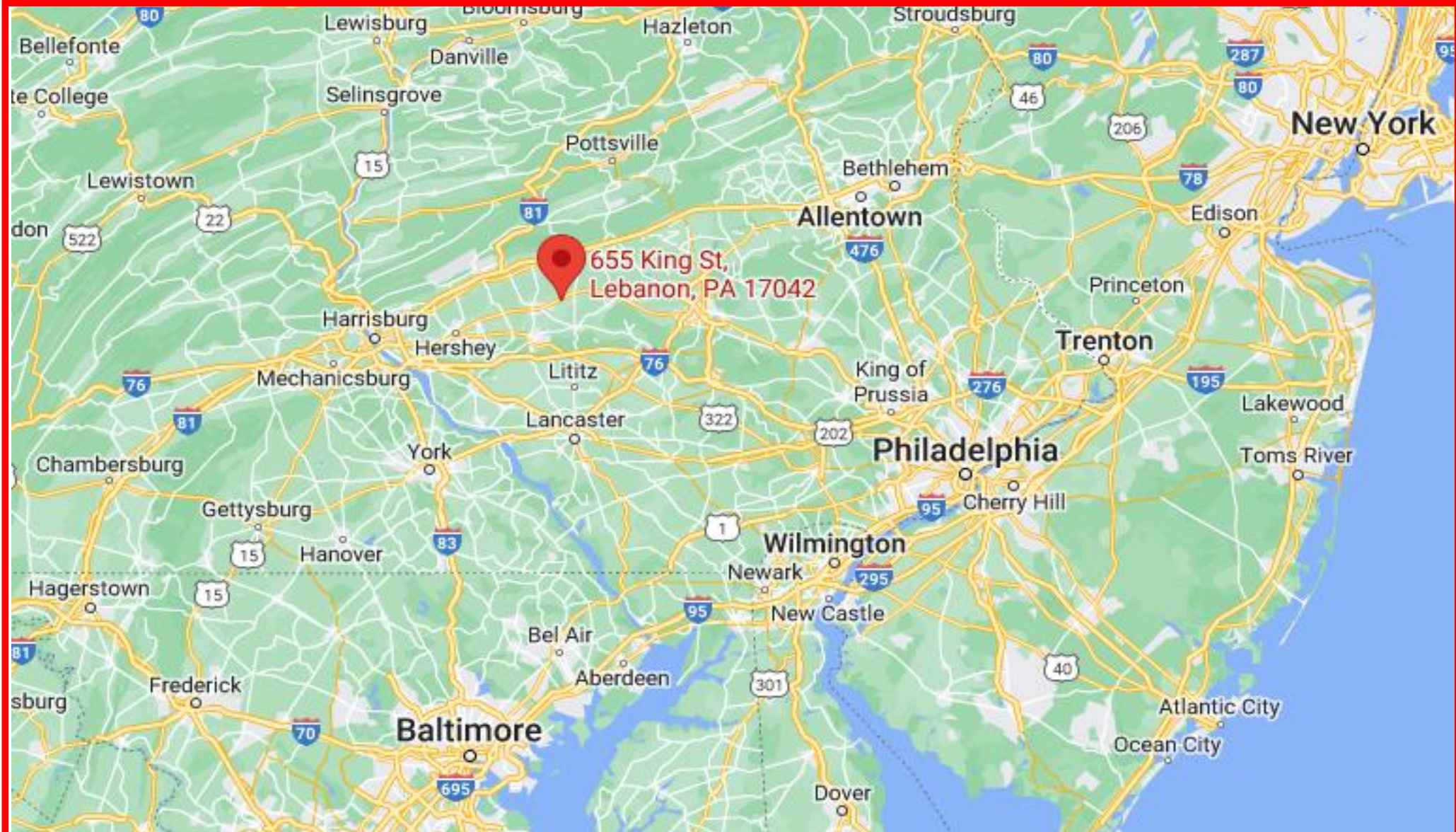


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PETER ADAMS  
COMMERCIAL REALTOR®

### Contact Information

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