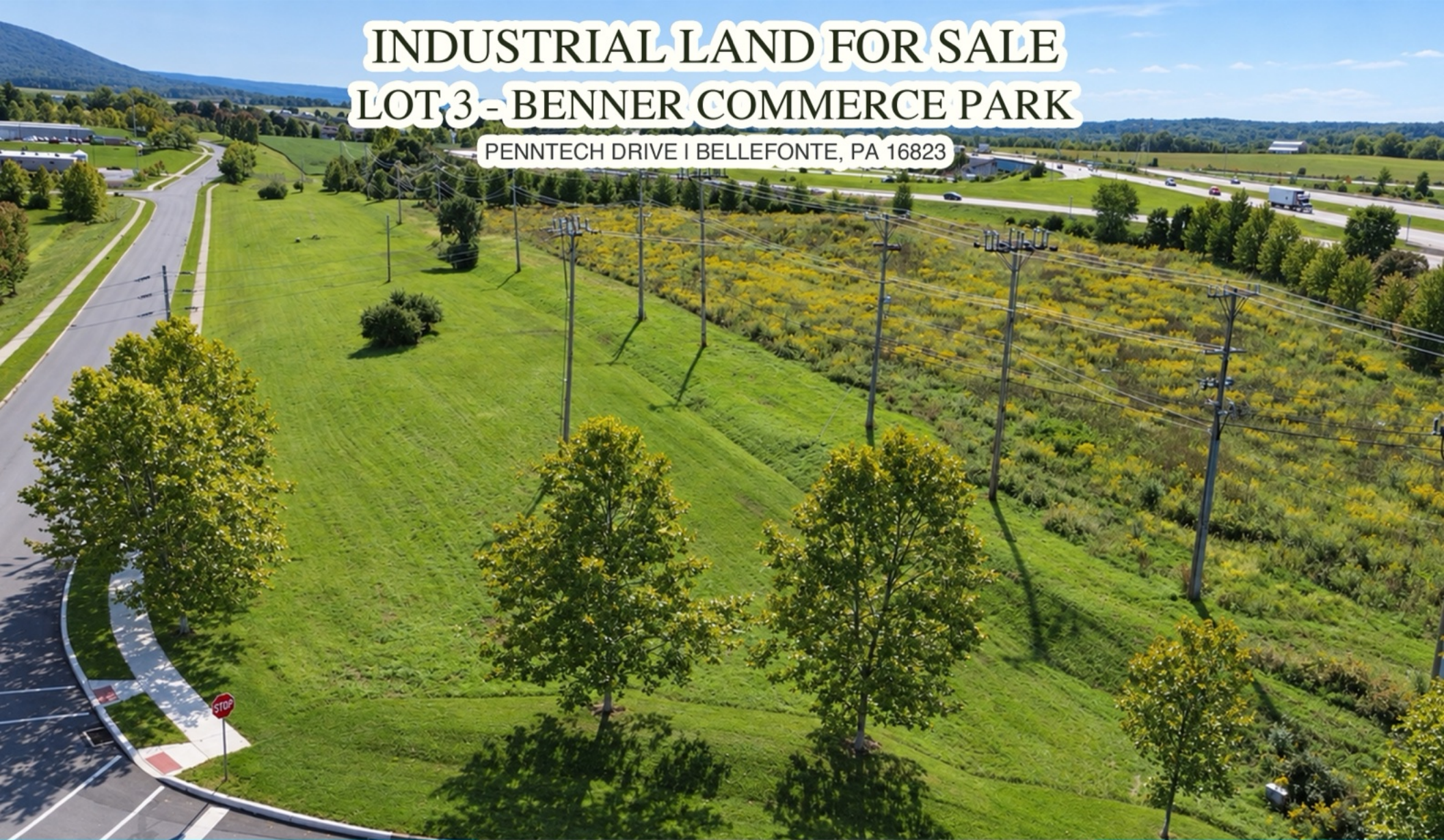


INDUSTRIAL LAND FOR SALE LOT 3 - BENNER COMMERCE PARK

PENNTech DRIVE | BELLEFONTE, PA 16823



\$1,650,000

SALES AGENT:

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CONFIDENTIALITY DISCLAIMER

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LOCATION OVERVIEW

Lot 3 occupies an I-99-adjacent location in Benner Commerce Park, near the I-99 / State Route 150 interchange, between Bellefonte and State College in Centre County, Pennsylvania.



REGIONAL CONNECTIONS

I-99 links the area to the regional highway network, with access toward I-80 to the north. Benner Pike (Route 150) connects the park with Bellefonte and State College.

TWO ROAD FRONTAGES

Penntech Drive along the southeast and Venture Drive along the northeast provide the site's road frontage.

CENTRE COUNTY SETTING

Access to the Penn State and State College employment base, Bellefonte services and the nearby airport.

PROPERTY DETAILS

PROPERTY ADDRESS

Lot 3, Penntech Drive, Bellefonte, PA 16823

MUNICIPALITY

Benner Township, Centre County, Pennsylvania

ASKING PRICE

\$1,650,000

LAND AREA

11.068 acres +/- | 482,130 SF +/-

TAX PARCEL

12-005-,500D,0000-

EXISTING USE

Vacant industrial land; no buildings or site improvements reported

ZONING (PER APPRAISAL)

I - Industrial District

ROAD FRONTAGE

Penntech Drive and Venture Drive; adjoining I-99 corridor

UTILITIES REPORTED

Electric, public water, public sewer, gas and telephone

ESTIMATED TAXES

\$11,219.13 | 2026 municipal/county and 2026-2027 school

LOT 3 - STREET FRONTAGES



PENNTech DRIVE ELEVATION

A broad view of the site from Penntech Drive shows the lot's frontage, open land and existing overhead utility corridor.



VENTURE DRIVE ELEVATION

The Venture Drive view shows the corner setting at Penntech Drive and the site's relationship to the park's internal road network.

SITE CHARACTER & UTILITIES



UTILITIES REPORTED

ELECTRIC

West Penn Power

WATER

Bellefonte Borough Water Authority

SEWER

Spring Benner Walker Joint Sewer Authority

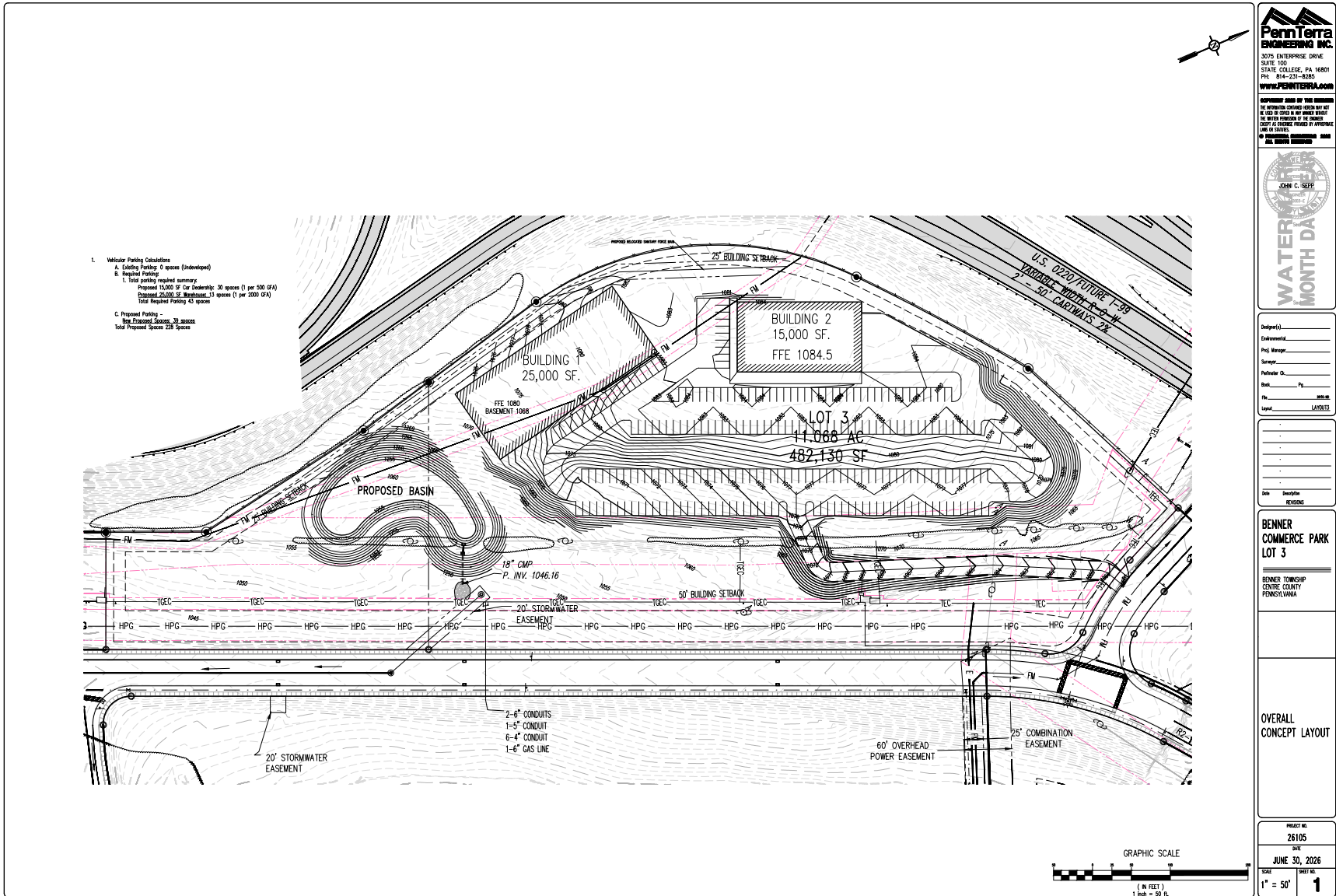
GAS

Columbia Gas

TELEPHONE

Verizon

POTENTIAL CONCEPT PLAN



Potential development concept for illustration only; subject to further engineering and applicable approvals.

BUSINESS PARK OVERVIEW

A mix of industrial, warehouse, distribution, office and public-service uses defines the park and its immediate surroundings. The setting combines established facilities with land for future development.



BUSINESS PARK FACILITY



PUBLIC-SERVICE SETTING



EXISTING BUSINESS FACILITY



DISTRIBUTION FACILITY

Park photographs show surrounding facilities for context; these properties are not included in the Lot 3 offering.

PARK ACCESS & ROADWAYS



PARK ENTRANCE



VENTURE DRIVE CONNECTION



LANDSCAPED ROADWAYS



PENNTech DRIVE



EXISTING PARK FACILITY

BELLEFONTE - STATE COLLEGE

A regional business setting supported by Centre County's employment base and highway connections.

Surrounding properties are shown for context and are not included in the offering.

CONTACT INFORMATION



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