

210 ROLLING RIDGE DR

BELLEFONTE, PA • 16823

7,381-9,881 SF INDUSTRIAL SPACE
2,500 SF OFFICE SPACE
FOR SUBLEASE



Neighbors the Penn Eagle Industrial Park, Benner Commerce Park, & Amazon fulfillment center.



LUKE HIGGINS | CALE BRUSO | BLAKE SHAFFER

FOR LEASE INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM



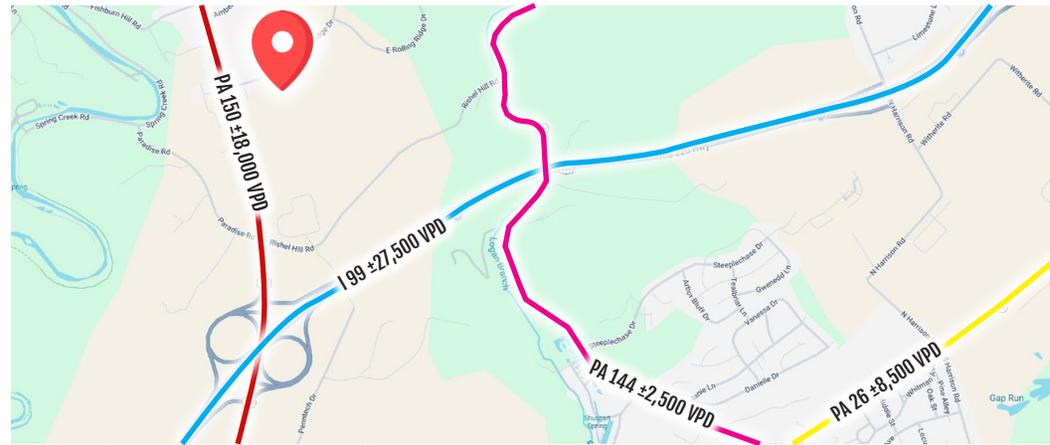
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PROPERTY OVERVIEW

This 9,881-square-foot industrial outdoor storage (IOS) and industrial service facility (ISF) is a fully operational, move-in-ready property located in the greater State College area within Penn Eagle Industrial Park. The site is well-suited for contractor operations, service and repair businesses, transportation companies, warehousing, and supply distribution users. The property includes a total of 2,500 square feet of finished office space and 7,381 square feet of industrial service space spread across three buildings. Situated on a spacious 2.6-acre parcel, it features a fully fenced and gated outdoor storage yard, nine drive-in bays, and clear ceiling heights ranging from 16 to 24 feet. The location offers convenient access, just ten minutes from Penn State's main campus, Innovation Park, and University Park Airport, and benefits from a strong, skilled local workforce.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	19,964	29,726	48,820
TOTAL EMPLOYEES	5,583	11,626	16,201
AVERAGE HHI	\$99,610	\$104,990	\$110,723
TOTAL HOUSEHOLDS	7,216	11,444	18,864

MARKET OVERVIEW



DUNKIN'
Jersey Mike's
SUBS

BELLEFONTE AREA
MIDDLE SCHOOL

BURGER KING

Wendy's

weis
FINE WINE & GOOD SPIRITS

BELLEFONTE AREA
HIGH SCHOOL

Geisinger
URGENT CARE

PNC BANK

**CANDLEWOOD
SUITES**

Fulton Bank
LISTENING IS JUST THE BEGINNING.™

RESTEK

Ford

HOME 2
SUITES BY HILTON

SITE

Wawa

SHEETZ

DUNKIN'

GIANT

CENTRE COUNTY
CORRECTIONAL FACILITY

COMING SOON
CHIPOTLE
MEXICAN GRILL

McDonald's

amazon

Putter's

FULLFILLMENT CENTER

BENNER COMMERCE PARK

Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

LISTING AGENTS:



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PROPERTY
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About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

