



Morgantown Business Park

Morgantown, PA



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Morgantown Business Park

Welcome to Morgantown Business Park, a 250-acre master-planned development by the award winning Hankin Group. Here you'll enjoy easy access to I-76 while being centrally located between Harrisburg, Allentown, and Philadelphia.

Location

Demographics within
45-min drive

1.6 M

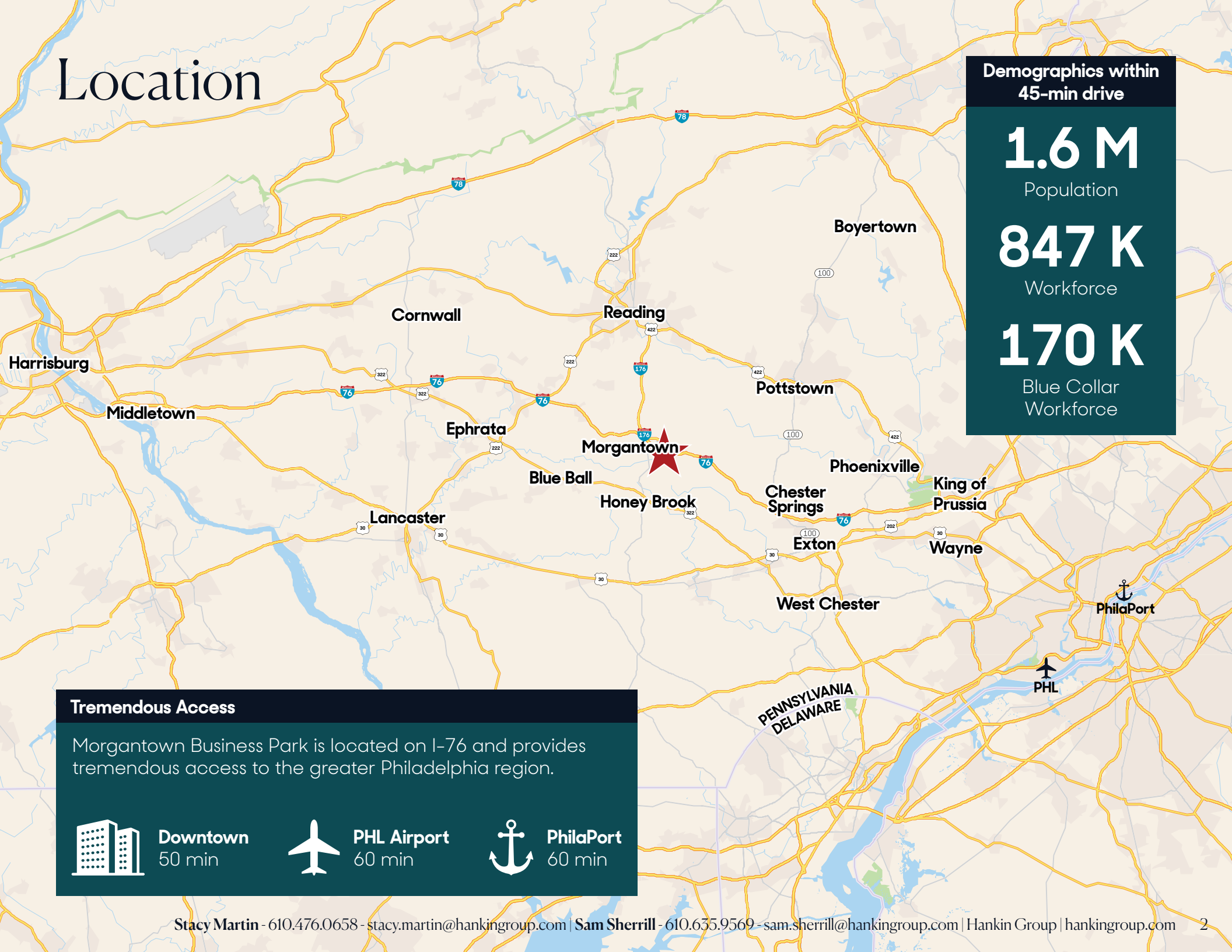
Population

847 K

Workforce

170 K

Blue Collar
Workforce



Tremendous Access

Morgantown Business Park is located on I-76 and provides tremendous access to the greater Philadelphia region.



Downtown
50 min



PHL Airport
60 min



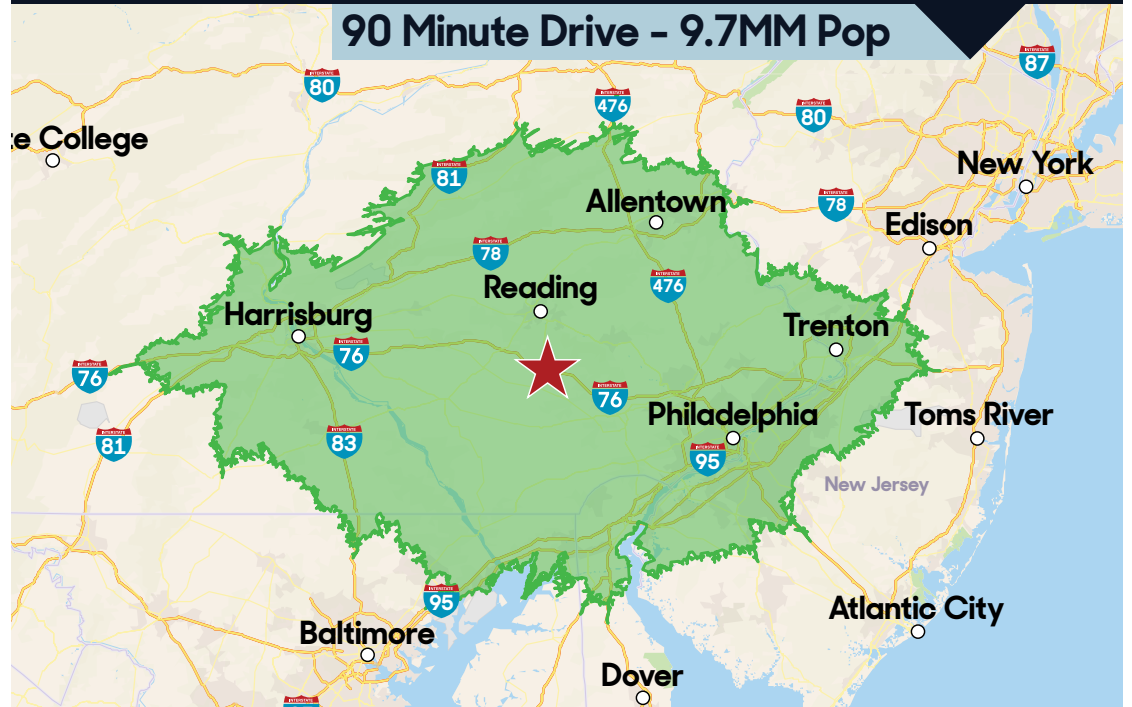
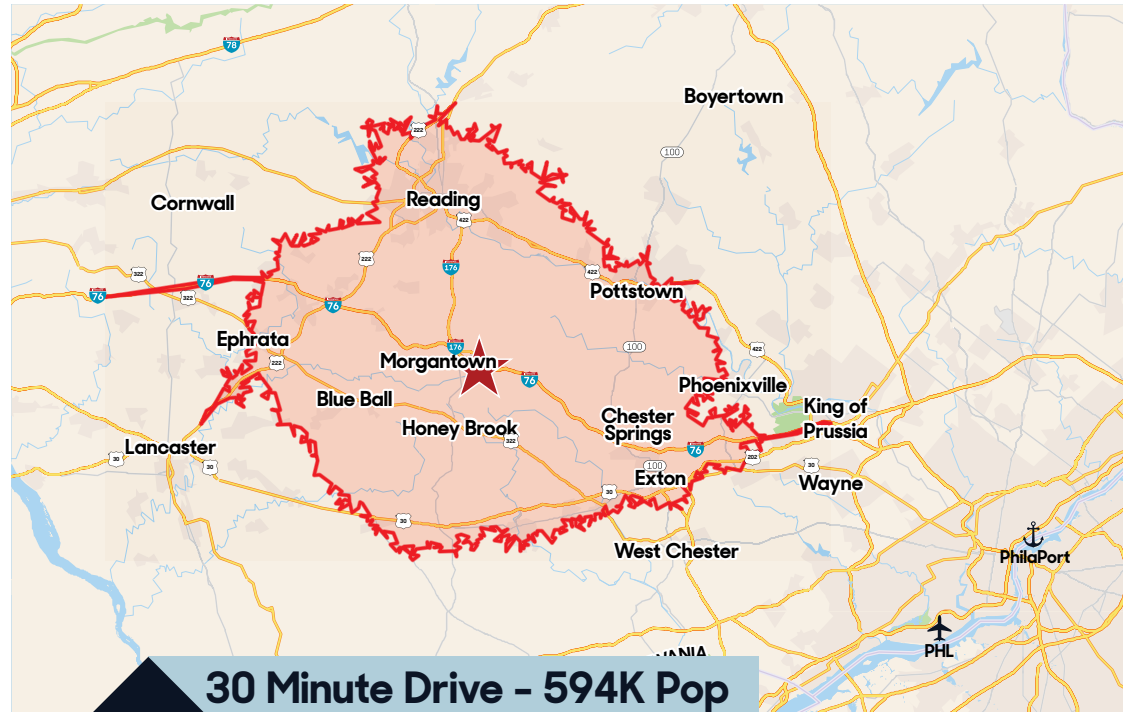
PhilaPort
60 min

Prime for Distribution



A Central Location with Broad Reach

Philadelphia	45 Miles	50 Min
New York	129 Miles	2 Hrs
Baltimore	109 Miles	1 Hr 40 Min
Washington D.C.	125 Miles	2 Hr 30 Min
Boston	343 Miles	5 Hr 10 Min
PHL	52 Miles	50 Min
EWR	117 Miles	1 Hr 40 Min
JFK	142 Miles	2 Hr 30 Min
BWI	111 Miles	2 Hr
PhilaPort	67 Miles	55 Min
Port of NJ/NYI	117 Miles	1 Hr 40 Min
Port of Baltimore	105 Miles	1 Hr 50 Min

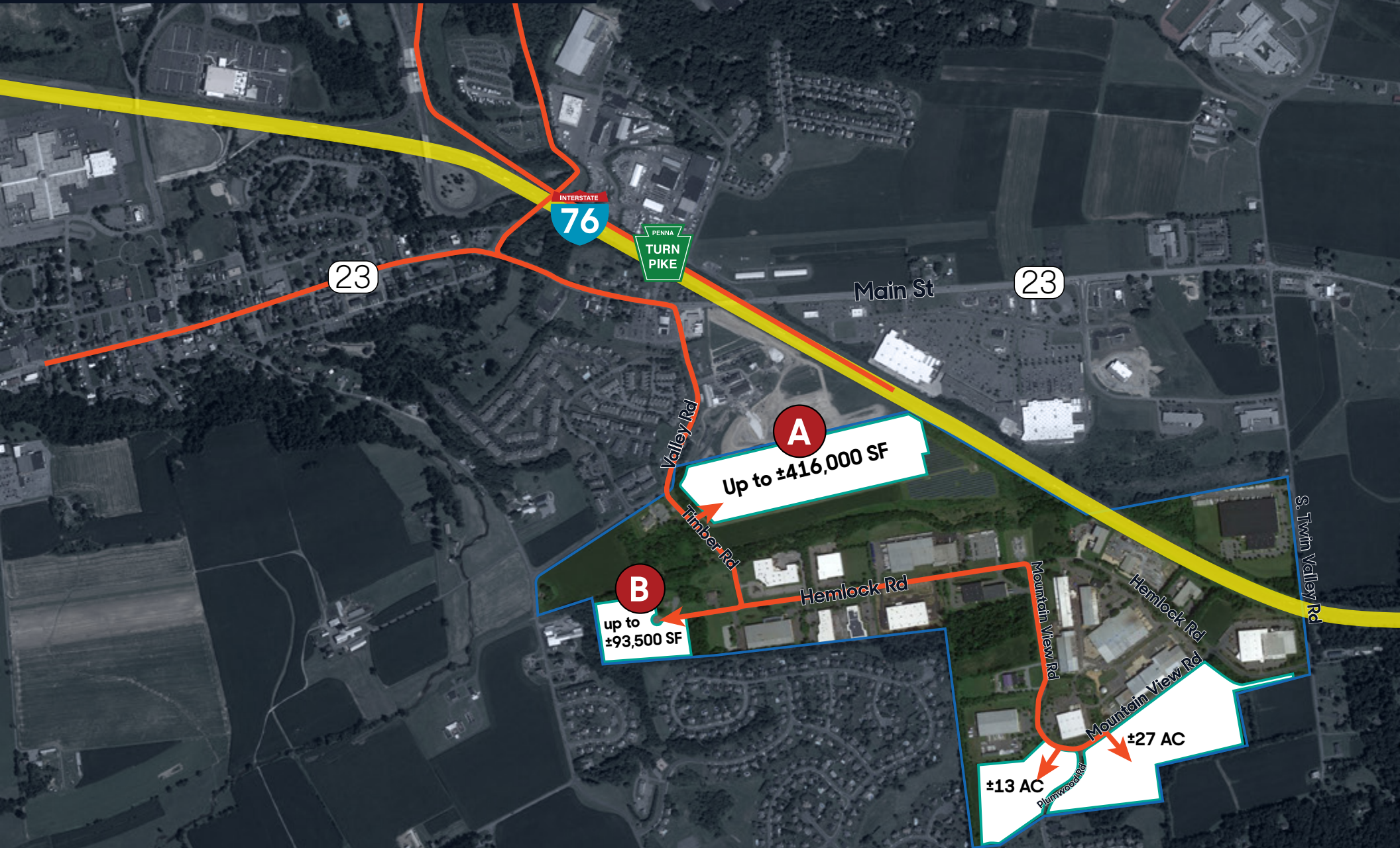


Development Aerial



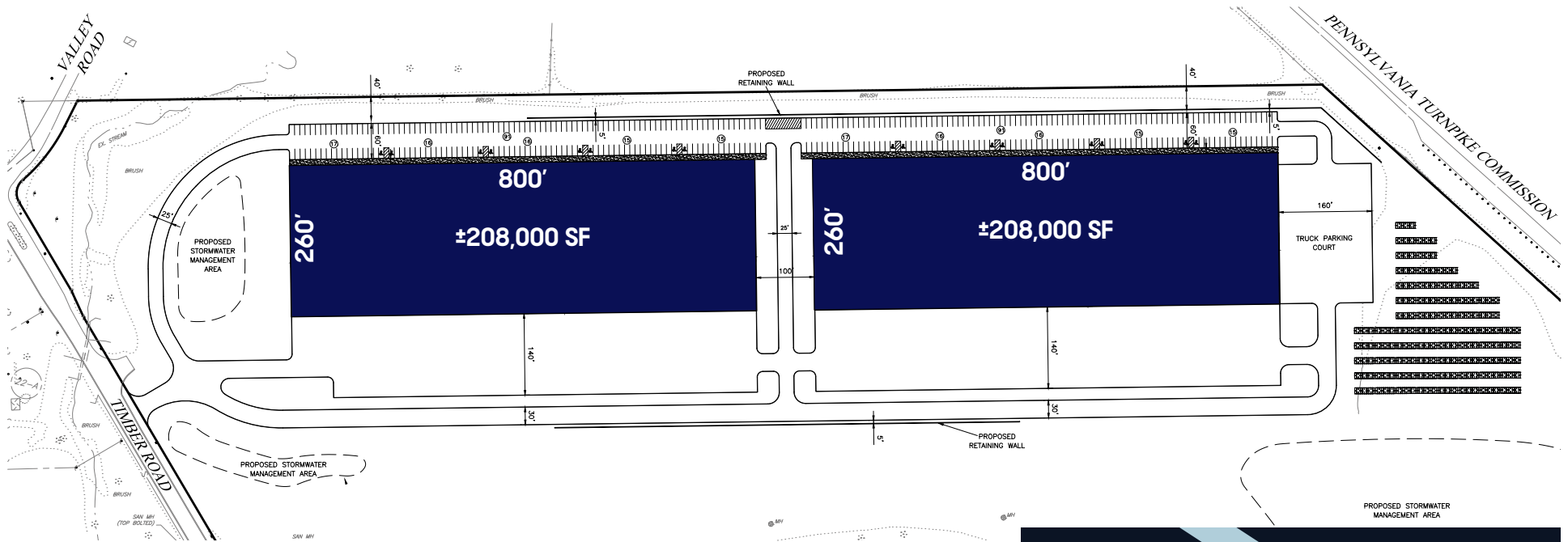
Access

Quick and efficient access to I-76/PA Turnpike



Site A - Concept Plan

Up to ±416,000 SF



Address Timber Rd
Morgantown, PA 19543

Property Size ±35 Acres

Buildings 2

Rentable SF Up to ±416,000

Clear Height Up to 40'

Trailer Parking ±100

Truck Court Depth 185'

Column Spacing 50' x 54'

Dock Doors ±100

Parking 181 spaces

Lighting LED

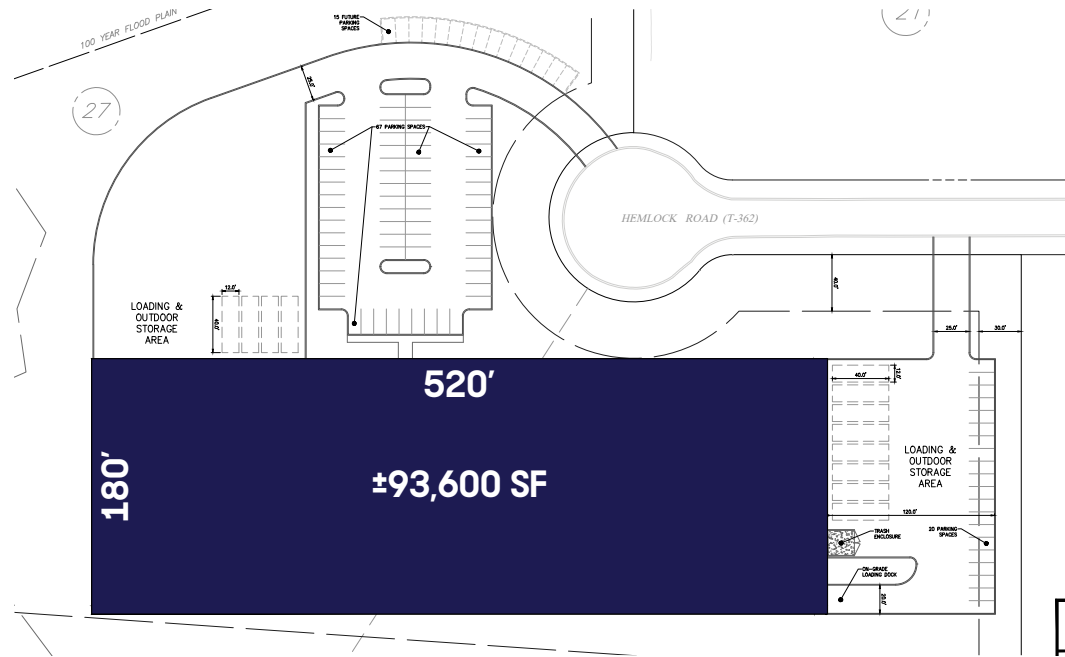
Sprinkler ESFR





Site B - Concept Plan

Up to ±93,600 SF



Address	Hemlock Rd, Morgantown, PA 19543
Property Size	±11 Acres
Rentable SF	±93,600 SF
Clear Height	Up to 40'
Trailer Parking	±100
Truck Court Depth	120'
Column Spacing	50' x 54'
Dock Doors	13
Parking	87 spaces
Lighting	LED
Sprinkler	ESFR





Leasing Contacts

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