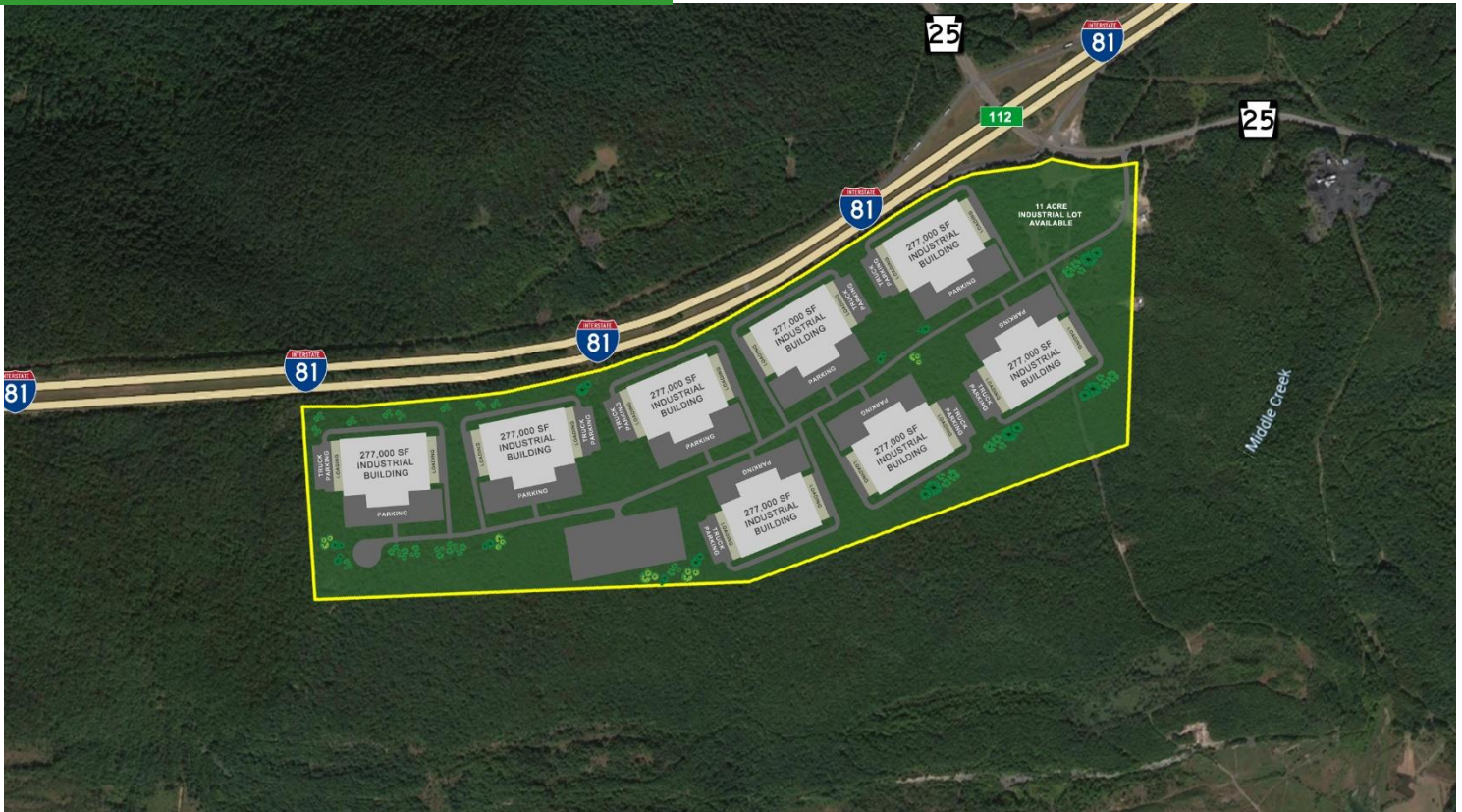


**I-81 #112 Sherman's Mountain Rd  
Frailey, Schuylkill County, PA**

up to 3,000,000SF available (on up to 250 ac)



<b>Proposed Building(s) Size:</b> Various (200K SF– 1M SF)	<b>Zoning:</b> CM – Conservation Mining
<b>Maximum Building Height:</b> 100 FT	<b>Zoning:</b> Warehousing is allowable use
<b>Built-To-Suit any SF – Customize before approvals</b>	<b>Location:</b> I-81 corridor at Rt 25 interchange

**LAND FOR SALE | BUILD-TO-SUIT OPTION**

**Up to 3M SF of CLASS A Warehouse space on I-81 corridor available!**

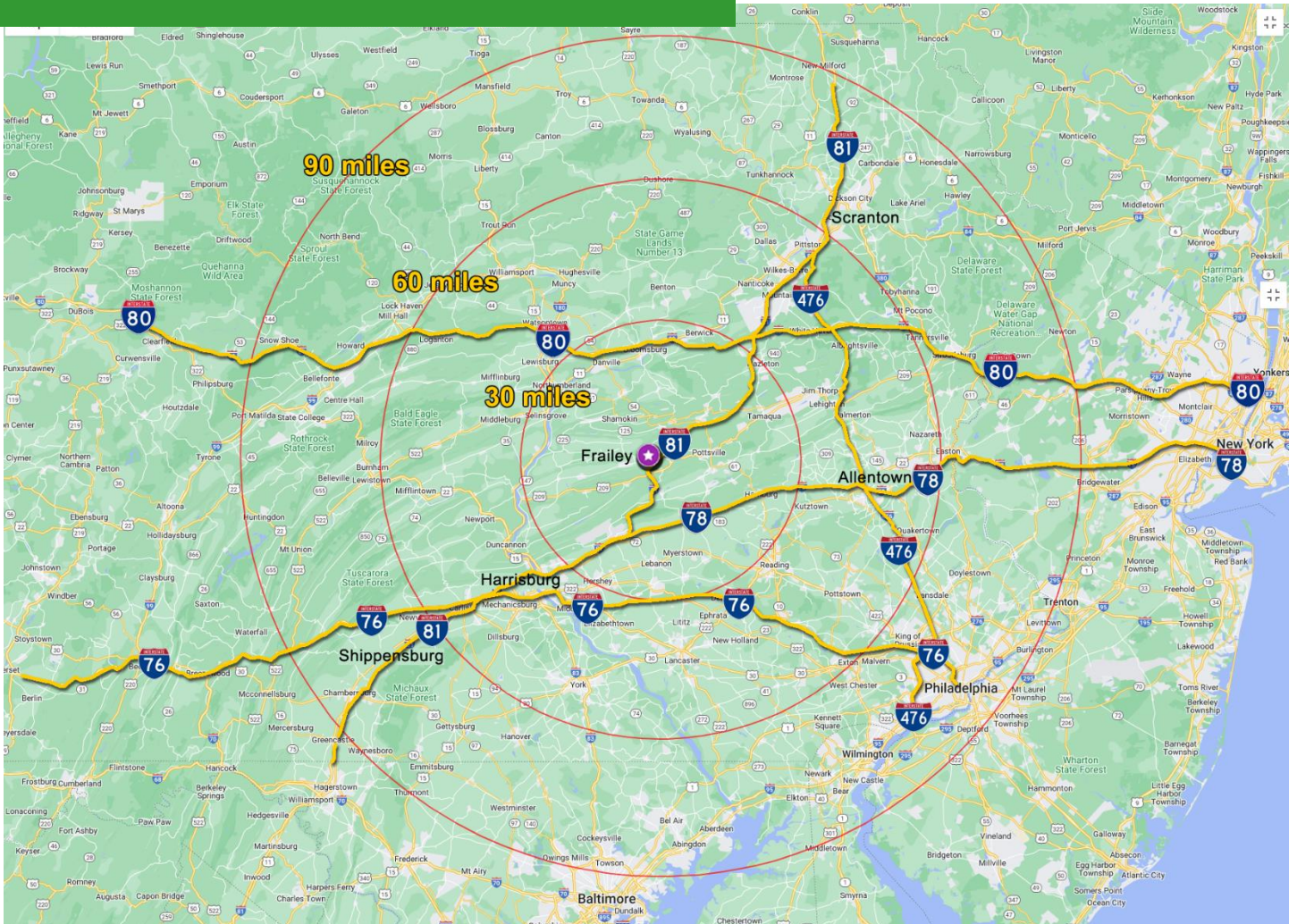
Entire property or subdivided lots available with FULL or PARTIAL entitlement.

NLD is proud to offer this property located directly adjacent to I-81 the Northbound off ramp at interchange # 112, Shermans Mountain Road.in Frailey Township, Schuylkill County PA. This premium location is located in the heart of the I-81 corridor about midway between Harrisburg and Hazelton.

This project offers a Build-To-Suit purchase or lease option with optional financing. Choose one or more buildings of any size from 200,000 SF to 1 million SF building.



## DEMOGRAPHICS



DEMOGRAPHICS	90 MILES	60 MILES	30 MILES
TOTAL POPULATION	11,435,890	4,343,217	1,557,151
25 TO 44 YEARS OLD	2,949,401	1,230,162	388,225
TOTAL HOUSEHOLDS	4,397,973	1,663,846	457,851

SEA PORTS	MILES
PORT OF WILMINGTON, DE	103
PHILAPORT	114
PORT OF BALTIMORE, MD	127
PORT OF NEWARK, NJ	137

MAJOR CITIES	MILES
HARRISBURG, PA	47
SCRANTON, PA	74
PHILADELPHIA, PA	110
BALTIMORE, MD	127
NEW YORK, NY	146
WASHINGTON, DC	167

AIRPORTS	MILES
HARRISBURG, PA	53
W-B/SCRANTON	66
PHILADELPHIA (PHL)	115
NEWARK (EWR)	135



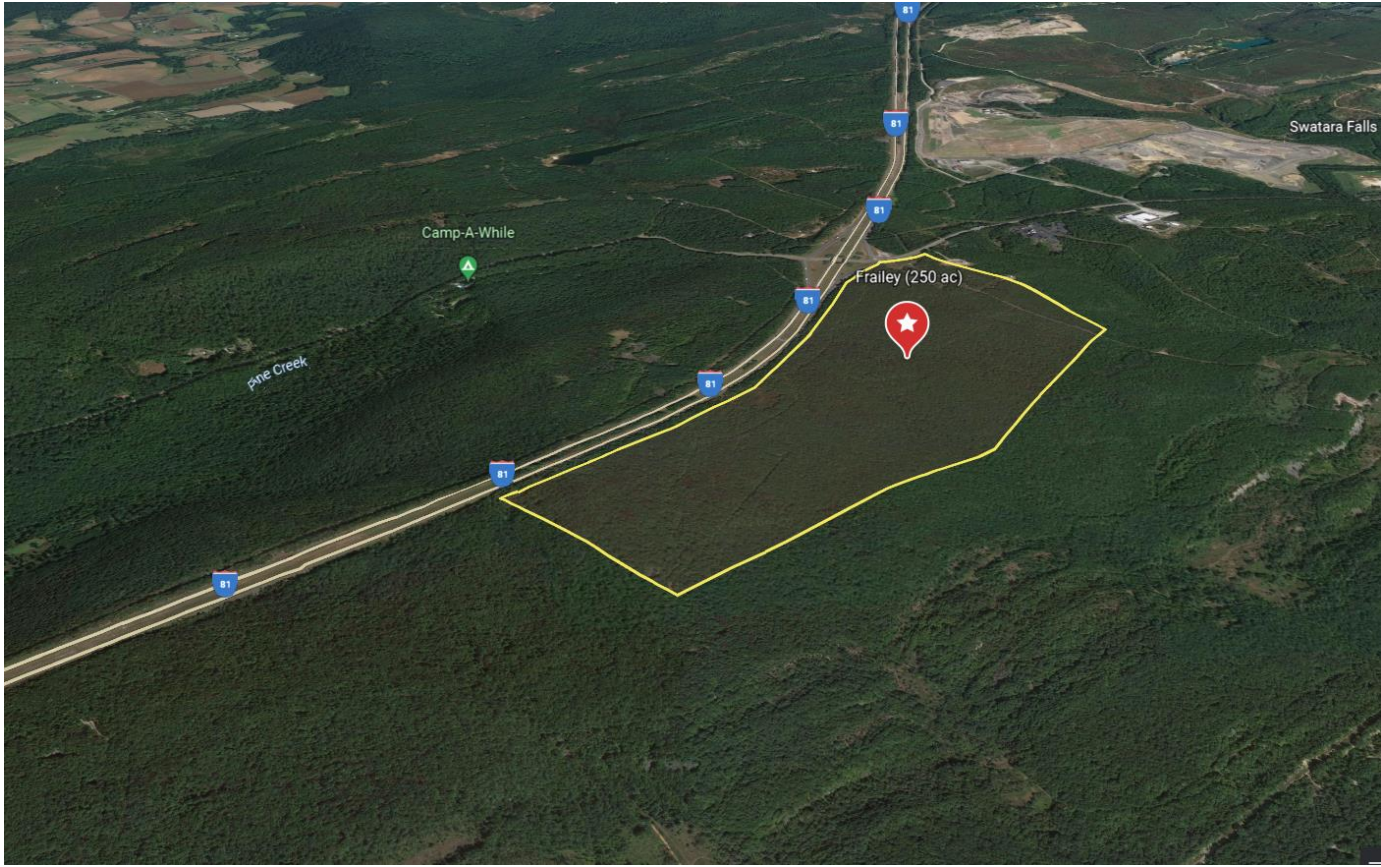
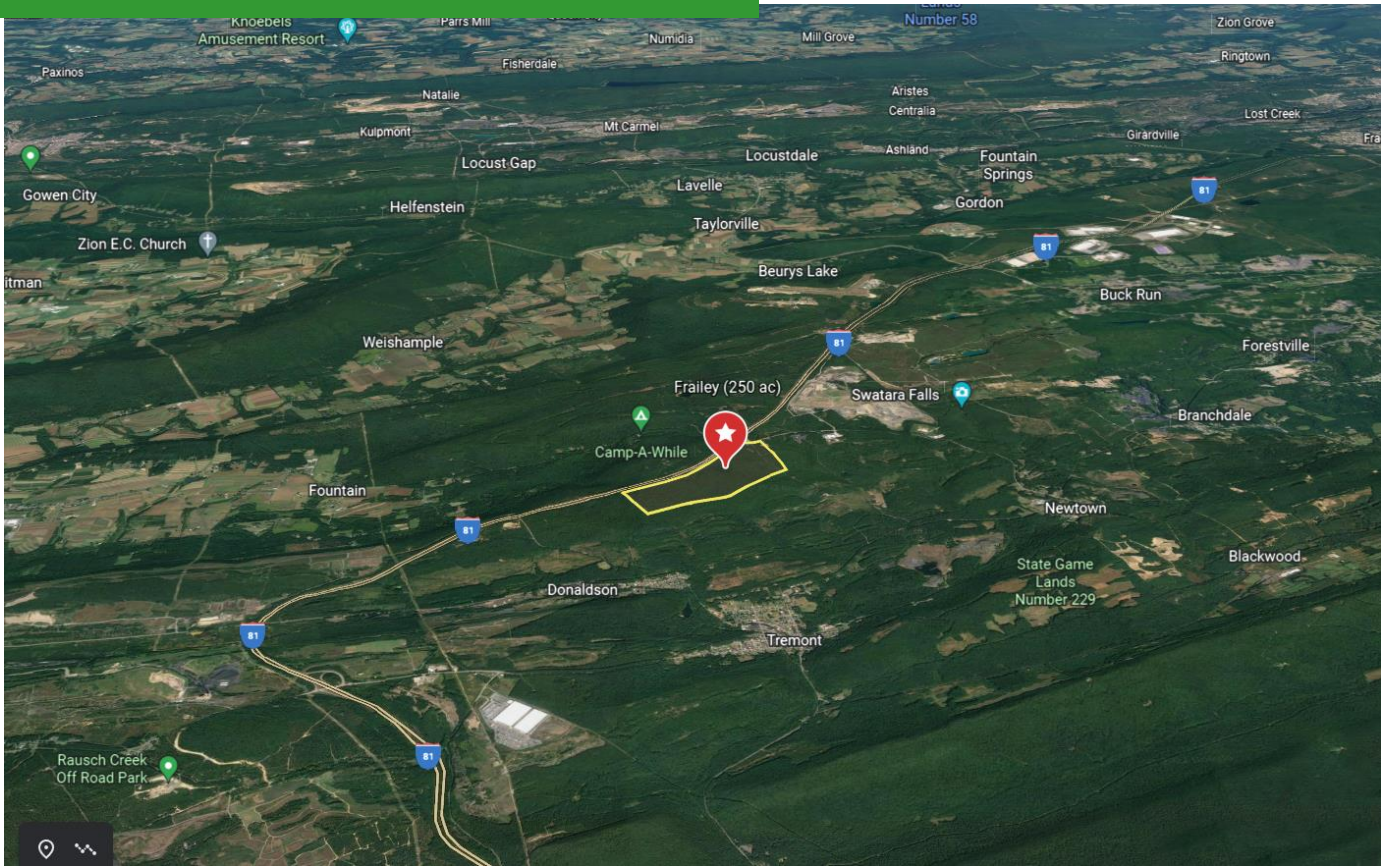
# SITE CONCEPTS

**NLD is offering flexibility!** Buy land at any stage of entitlement or chose Lease buy-back option with financing available. Up to 3,000,000 SF of industrial warehouse or manufacturing space in one or more buildings centrally located in Frailey Township, Schuylkill County. **Built-To-Suit.** Choose any building size from 200,000 SF to 1,000,000 SF built to your specification. Up to 250 acres available in any appropriately subdivided lot sizes to accommodate your custom designed building.





## LOCATION & AERIALS









NLD is actively pursuing entitlement for over 8 million square feet of Industrial building space. Let NLD custom design a site to your specific needs. Financing and build-to-suit options available for lease or purchase.

Visit our website to submit a request to join our exclusive pre-market first look list.

[www.NationalLandDevelopers.com](http://www.NationalLandDevelopers.com)

**CALL NLD SALES: (610) 565-6566**

**FEATURED INDUSTRIAL/MANUFACTURING**


**250 acres - SCHUYLKILL CO. PA**  
3,000,000+ SF Industrial



**153 ac - Scranton PA Area**  
1,000,000+ SF Industrial



**39+ acres – Scranton PA Area**  
350,000+ SF Industrial



**11.27 acres - LEBANON CO. PA**  
150,000+ SF Industrial



**44 acres - PIKE CO. PA**  
434,000+ SF Industrial



**27.58 acres – PIKE CO. PA**  
230,000+ SF Industrial



**96+ acres – SUSSEX CO. NJ**  
800,000+ SF Industrial



**27.5 acres - GLOUCESTER CO. NJ**  
254,700+ SF Industrial



**38+ acres - GLOUCESTER CO. NJ**  
401,000+ SF Industrial





# National Land

INDUSTRIAL • COMMERCIAL  
DEVELOPERS

## ABOUT US

National Land Developers (NLD) is a privately owned commercial real estate development and investment company operating primarily in the industrial sector. We acquire raw land to develop and build-to-suit, with the intent to maximize the property's use to ultimately increase its value. We will sell a project at any stage of entitlement!

NLD has an exclusive selection of assets for Industrial, Manufacturing and Commercial users which can be found by visiting our website at [NationalLandDevelopers.com](http://NationalLandDevelopers.com).

Our services include land acquisitions, conceptual site plans with alternate building layouts, final engineered plans, site & construction services, and optional credit tenant financing as required. With the capability of acquiring 75,000 + acres through these partnerships in PA, NJ, DE, NLD can meet your clients' specific needs for a desired location.

## OUR PRIORITIES

- Locate strategically positioned premium parcels
- Maximize the value of land through entitlement
- Perform excellent due diligence to minimize capital risk
- Minimize time-to-market
- Match Industrial buyers to our inventory

Call US at your earliest convenience to discuss future opportunities for collaboration.

## CONTACT US

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