



# MOUNT CARMEL TOWNSHIP INDUSTRIAL PARK

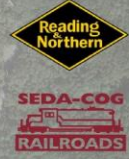
Mount Carmel Township, Northumberland County, PA

Blue Creek  
Investments



**MOUNT CARMEL NORTH**  
470' X 970'  
455,900 SF  
40FT CLEAR HEIGHT  
93 DOCK DOORS  
59 TRAILER STORAGE SPACES  
279 EMPLOYEE PARKING SPACES

**MOUNT CARMEL SOUTH**  
570' X 1600'  
912,000 FT<sup>2</sup>  
40FT CLEAR HEIGHT  
± 800FT RAIL ACCESS  
134 DOCK DOORS  
326 TRAILER STORAGE SPACES  
500 EMPLOYEE PARKING SPACES



150 ACRES MIXED-USE INDUSTRIAL ZONE | MAXIMUM BUILDING HEIGHT 100' | 12 MINUTES FROM INTERSTATE 81



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# EXECUTIVE SUMMARY

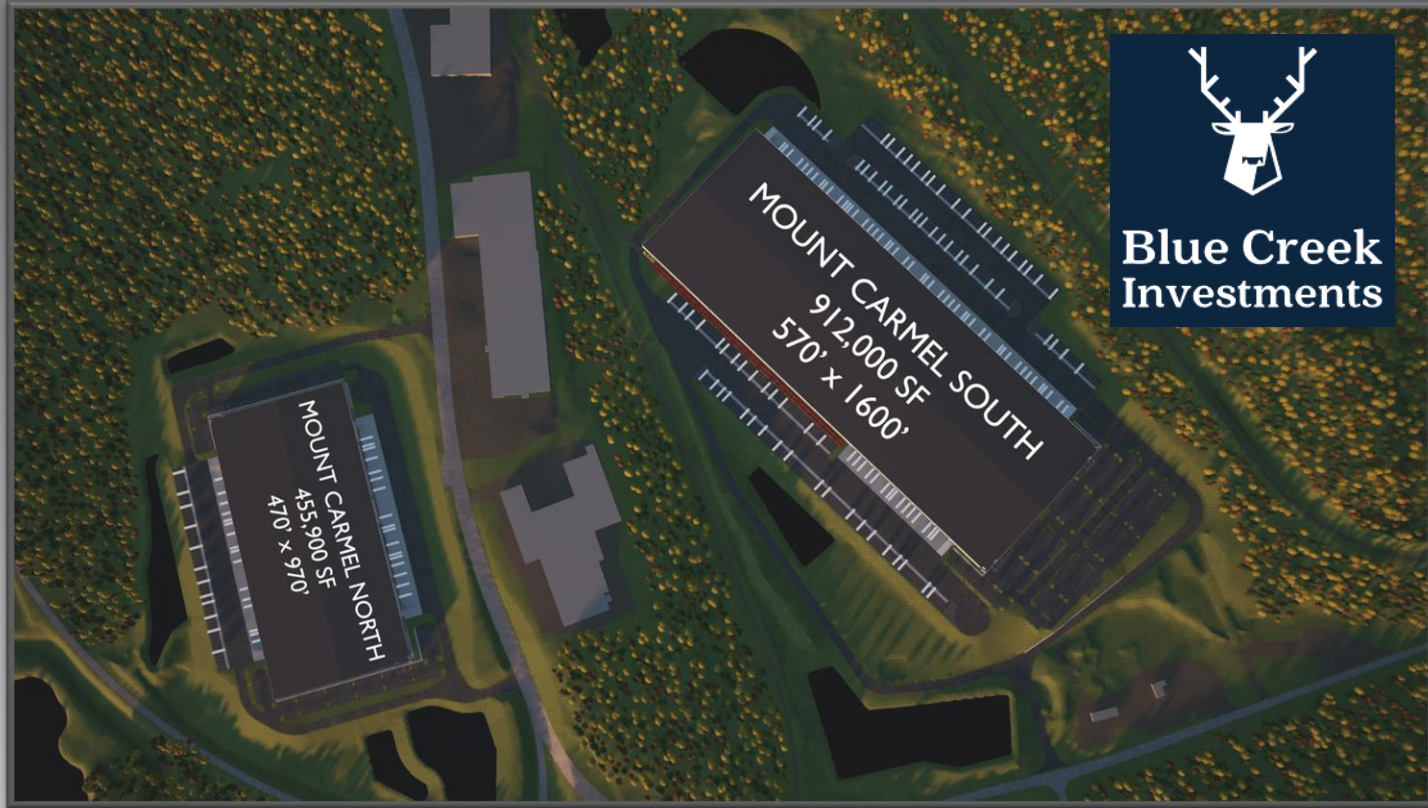
## **OPPORTUNITY:**

Mount Carmel Township Industrial Park in Mount Carmel Township, Northumberland County, Pennsylvania offers investors two (2) available properties. Both sites have received NPDES permits, Land Development Plan approval from Mount Carmel Township, and PennDOT Traffic Impact Study (TIS). The Park is located in a business-friendly township with a significant economic development resource team.

Situated on 111 acres, Mount Carmel Township South is zoned I1A-Industrial (mixed use industrial) and offers the availability to develop a 912,000 SF facility with a maximum building height of 100'.

Mount Carmel Township North includes 39 acres with the ability to develop a 456,000 SF industrial facility with a maximum building height of 100'.

Attractive real estate tax abatement programs are being negotiated with all governmental bodies at this time.



## **PROPERTY OVERVIEW:**

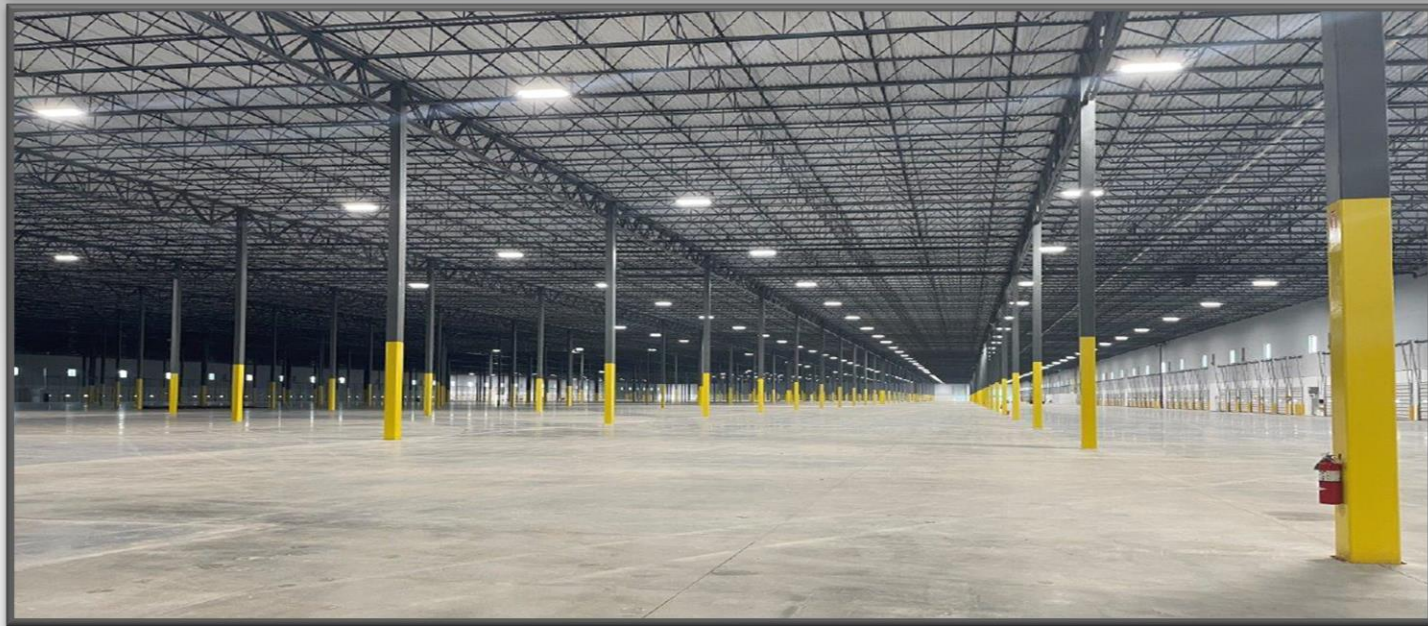
Address: Mount Carmel Township South: Locust Gap Highway & State Route 54  
Mount Carmel Township North: State Route 901 & State Route 54

Acreage: 150 Acres

Building Sizes: Mount Carmel Township South: 912,000 SF  
Mount Carmel Township North: 456,000 SF

Project Size: 1,368,000 SF

Zoning: I1A – Mixed Use Industrial



# SITE PLAN



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STATE ROAD 54

LOCUST GAP HIGHWAY

STATE ROAD 901



2  
Facilities

100'  
Clear Height

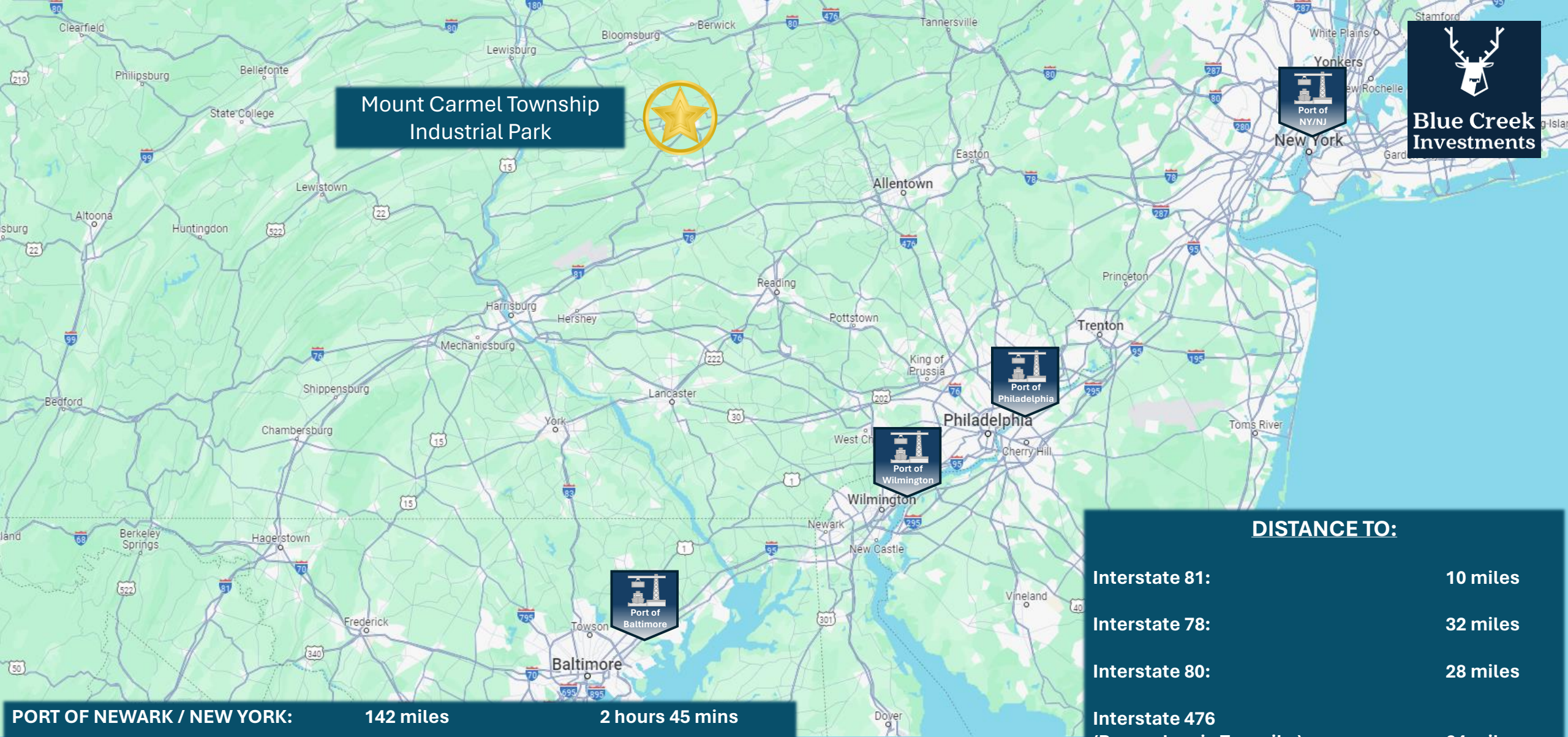
Land  
Development  
Approvals  
received

NPDES  
Permit  
Secured



Rail Access  
Available at  
Mount Carmel  
Township  
South

Access to  
I-81



**Mount Carmel Township  
Industrial Park**



<b>PORT OF NEWARK / NEW YORK:</b>	<b>142 miles</b>	<b>2 hours 45 mins</b>
<b>PORT OF PHILADELPHIA:</b>	<b>113 miles</b>	<b>2 hours 45 mins</b>
<b>PORT OF WILMINGTON:</b>	<b>105 miles</b>	<b>2 hours 45 mins</b>
<b>PORT OF BALTIMORE:</b>	<b>138 miles</b>	<b>2 hours 30 mins</b>

<b>DISTANCE TO:</b>	
<b>Interstate 81:</b>	<b>10 miles</b>
<b>Interstate 78:</b>	<b>32 miles</b>
<b>Interstate 80:</b>	<b>28 miles</b>
<b>Interstate 476 (Pennsylvania Turnpike):</b>	<b>64 miles</b>
<b>Wilkes-Barre Scranton International Airport:</b>	<b>72 miles</b>
<b>Interstate 76:</b>	<b>75 miles</b>

## MOUNT CARMEL TOWNSHIP NORTH:

Mount Carmel Township North is an approximately 40-acre, mixed-use industrial site at the intersection of State Route 54 and Locust Gap Highway in Mount Carmel Township, Northumberland County, Pennsylvania.

### Due Diligence:

- NPDES permit – Received
- Land Development Plan approval received from Mount Carmel Township
- PennDOT Traffic Impact Study (TIS) – Approved

### Site Offering:

- Ability to develop an approximate 455,900 SF facility
- Maximum building height of 100'
- PPL Electric 3-phase 12.47 kV along Locust Gap Highway served by the Mount Carmel Township 69/12 kV substation and a 3-phase 69 kV line.
- Water Utility – Aqua PA: site fronts an existing 12" main DIP Aqua main. Water treatment plant capacity of 8 MGD.
- Wastewater Utility – Mount Carmel Township Municipal Authority main 42" line runs along State Route 54 and a 4" force main to an 8" main along Locust Gap Highway.



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## MOUNT CARMEL TOWNSHIP SOUTH:

Mount Carmel Township South is an approximately 111-acre, mixed-use industrial site at the intersection of State Route 901 and State Route 54 in Mount Carmel Township, Northumberland County, Pennsylvania.

### Due Diligence:

- NPDES permit – Received
- Land Development Plan approval received from Mount Carmel Township
- PennDOT Traffic Impact Study (TIS) – Approved

### Site Offering:

- Ability to develop an approximate 912,000 SF facility
- Maximum building height of 100'
- Rail Service: Reading Northern & SEDA-COG
- Traffic signal at project entrance.
- PPL Electric 3-phase 12.47 kV along Locust Gap Highway served by the Mount Carmel Township 69/12kV substation and a 3-phase 69 kV line.
- Water Utility – Aqua PA: site fronts an existing 12" main DIP Aqua main. Water treatment plant capacity of 8 MGD.
- Wastewater Utility – Mount Carmel Township Municipal Authority main 42" line runs along State Route 54 and a 4" force main to an 8" main along Locust Gap Highway.



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# DEMOGRAPHICS

Within 45-minute radius

## MOUNT CARMEL TOWNSHIP INDUSTRIAL PARK

Mount Carmel Township, Northumberland County, PA



**Population**  
404,586



**Labor Force**  
124,072



**Unemployment  
Rate**  
4.1%



**Warehouse  
Manufacturing &  
Transportation  
Workforce**  
25,189





# ZONING : I-1A INDUSTRIAL – OVERLAY – DISTRICT

The purpose of this district is to provide an area for mixed industrial uses including light industrial activities and heavier, more intense types of industrial uses which require a location somewhat isolated from developed uses in order to minimize their incompatibility with other uses and to provide for mutual protection among uses.

## PRINCIPAL USES:

### ❖ Heavy and Light Manufacturing:

- Production
- Processing
- Assembly
- Cleaning
- Testing

### ❖ Distribution of Non-Durable & Durable Goods

### ❖ Cold Storage Facilities and Cold Storage Warehouses

## ACCESSORY USES:

- ❖ Maintenance Facilities
- ❖ Fueling Facilities
- ❖ Outside Storage Areas

## Dimensional Regulations

Minimum Lot Area: 40,000 s.f.

Minimum Lot Width: 125 feet

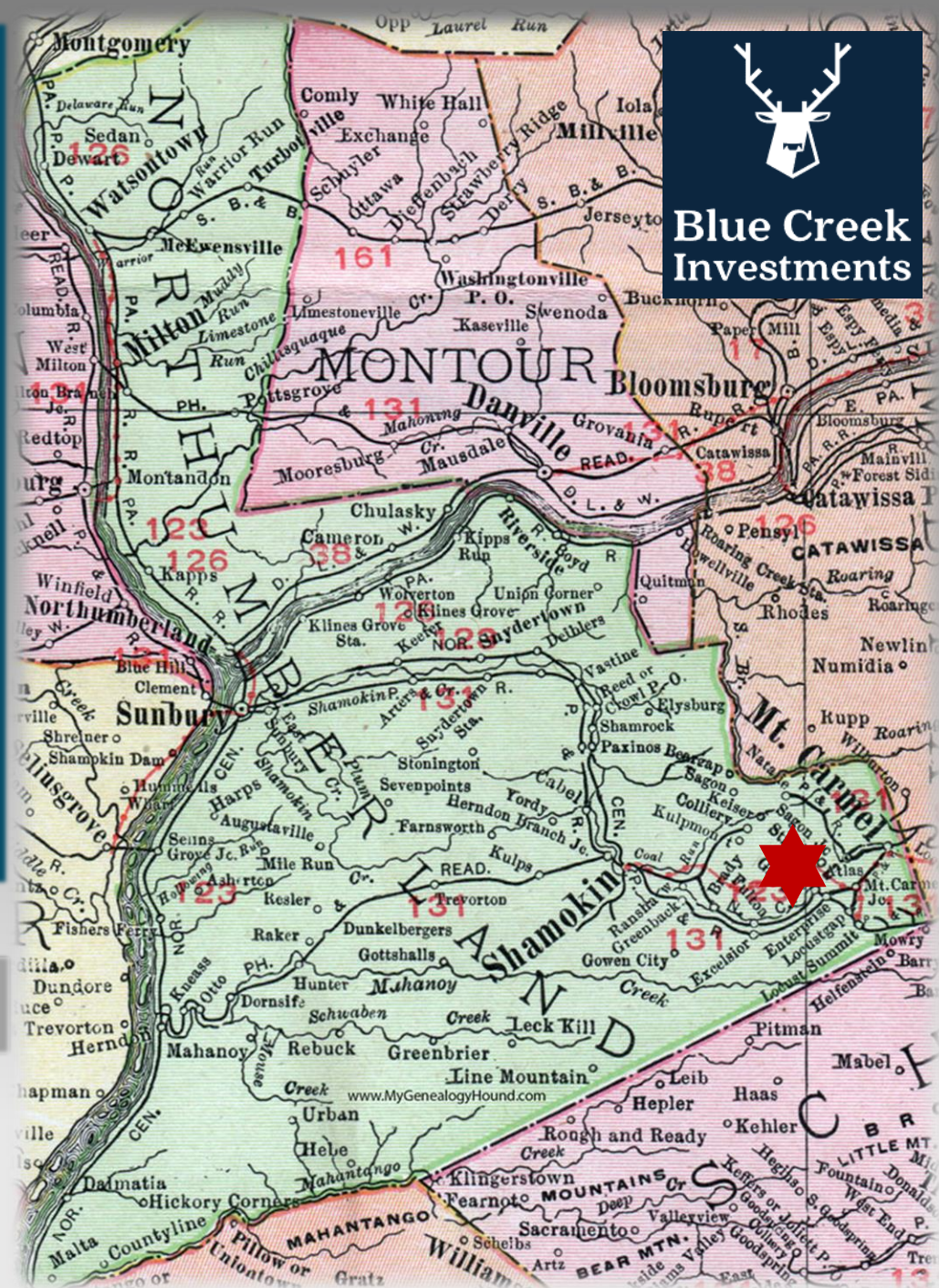
Minimum Front Yard: 50 feet

Minimum Rear Yard: 50 feet

Minimum Side Yard: 50 feet

Maximum Building Heights: 100 feet

Maximum Building Coverage: 40%





# MOUNT CARMEL TOWNSHIP INDUSTRIAL PARK

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	Prepared By:	Status: Mount Carmel Township South	Status: Mount Carmel Township North
Geotechnical	Geo-Technology Associates	Complete	Complete
PADEP NPDES	Kimley-Horn	Received September 2023	Received October 2023
Environmental	Geo-Technology Associates	Phase 1 Received March 2022	Phase 1 Received March 2022
Archaeological Survey	Kimley-Horn	SHPO reviewed and cleared July 2023	Not Applicable
Wetlands Permitting	Geo-Technology Associates	Permit expected March 2024	Not Applicable
Sanitary Sewer	Kimley-Horn	Pump station relocation plans have been submitted to Borough. Pump station relocation permit expected July 2024.	Seeking exemption for sewer planning module. Final determination expected in April 2024.
Water	Kimley-Horn	Will serve letter from January 2023 for 300,000 GPD	Will serve letter from January 2023 for 300,000 GPD
PNDI / Habitat Assessment	Kimley-Horn	Required to fell trees between October 1 and March 31	Required to fell trees between October 1 and March 31.
Conditional Plan Approval	Kimley-Horn	LD Plan is conditionally approved.	LD Plan is conditionally approved. Signed Subdivision Plan being resubmitted to Borough. Expect approval May 2024
Offsite Roadway Improvements	Bowman Consulting Group	TIS has been approved. Expect review letter for first HOP permit review cycle on March 6, 2024. Expect final permit July 2024.	TIS has been approved. Expect review letter for first HOP permit review cycle on March 9. Expect final permit July 2024.