

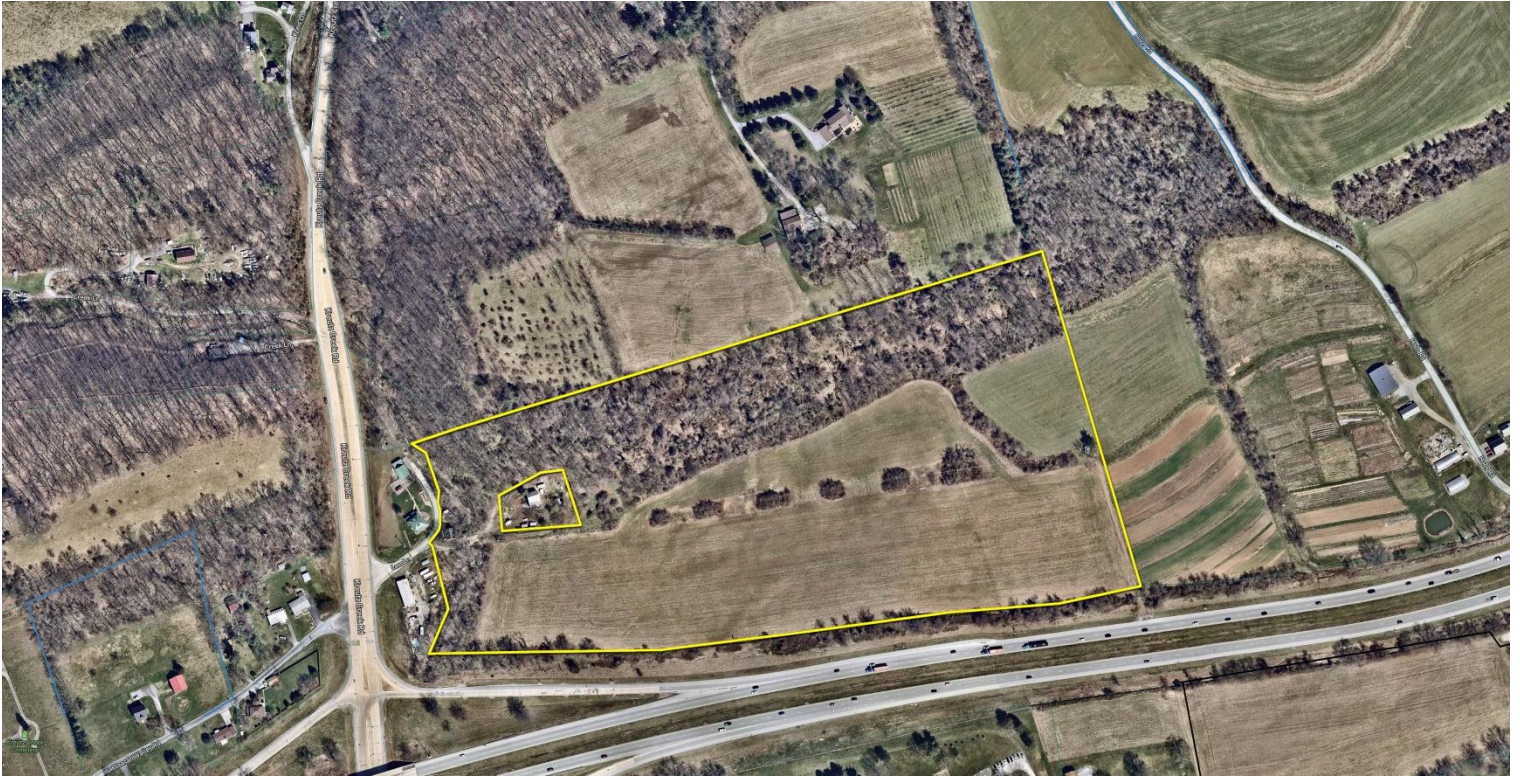


# National Land

INDUSTRIAL • COMMERCIAL  
DEVELOPERS

4974 Lees Lane  
Hellam, York Co., PA

34+ Acres



**Acres:** 34+/- acres

**Proposed Building:** 300,000+ SF

Int'l Airport: 28 miles to Harrisburg  
Int'l Airport: 70 miles to Baltimore/Washington

Highways: on Route 30 just 4 miles east of I-83

International Seaport: 60 miles to Port of Baltimore

**STILL TIME TO CUSTOMIZE BUILDING AND SITE LAYOUT.**

Located along Route 30 in Hellam, York County, PA, just 4 miles to the east of I-83 and 50 miles north of Baltimore, Maryland

**ALL NLD PROJECTS ARE COMMISSIONABLE**

**National Land Developers, LLC**  
Media Pennsylvania

E-mail: [info@nationallanddevelopers.com](mailto:info@nationallanddevelopers.com)  
Phone: (610) 565 – 6566  
[www.NationalLandDevelopers.com](http://www.NationalLandDevelopers.com)

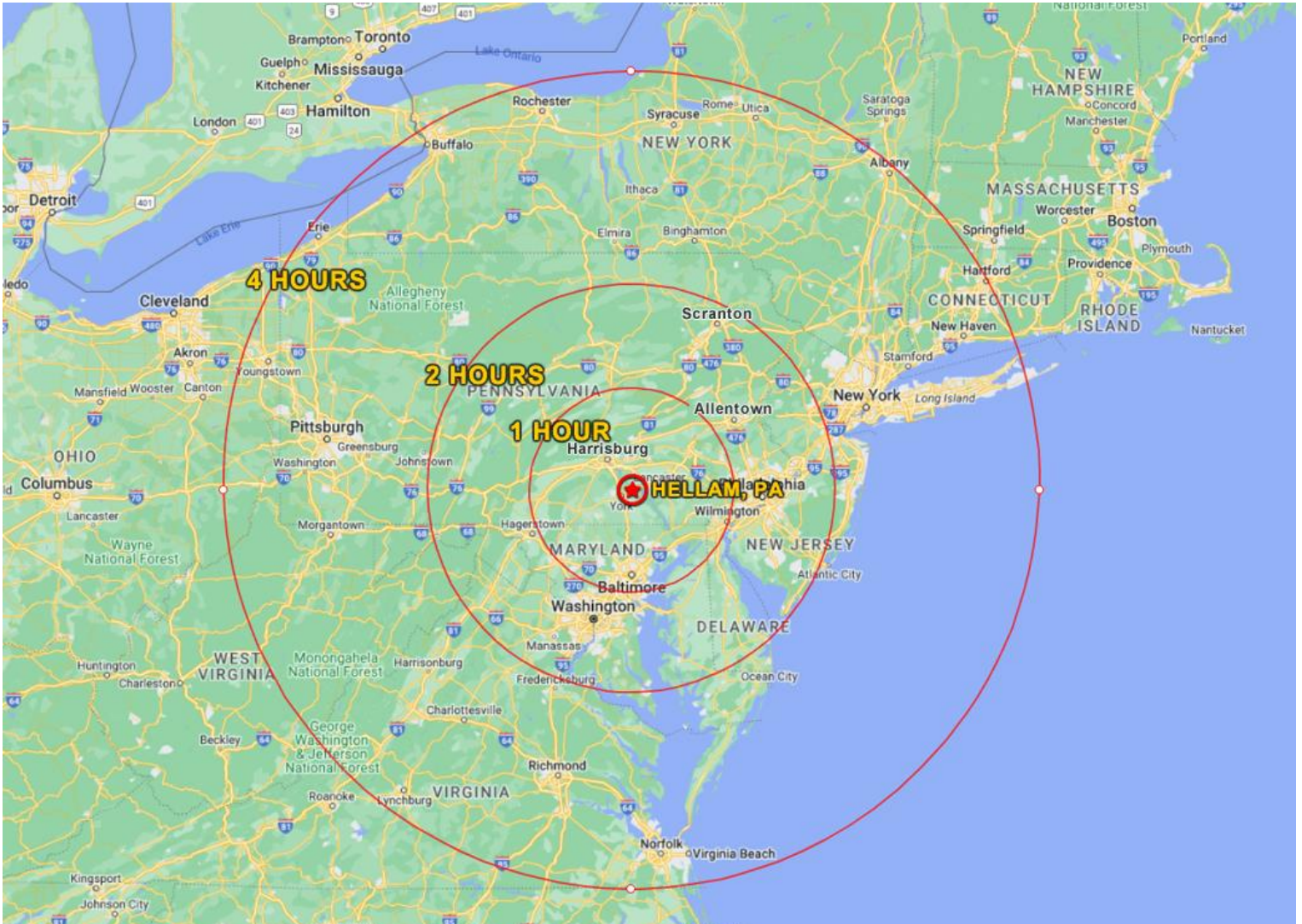


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CONCEPTUAL PLAN

330,000 SF





DEMOGRAPHICS	1 HOUR	2 HOURS	4 HOURS
TOTAL POPULATION	458,810	23,807,090	57,544,841
25 TO 44 YEARS OLD	1,668,939	6,353,269	16,121,885
TOTAL HOUSEHOLDS	2,456,308	8,979,012	23,119,421

MAJOR CITIES	MILES
HARRISBURG, PA	31
BALTIMORE, MD	59
WILMINGTON, DE	70
ALLENTOWN, PA	85
PHILADELPHIA, PA	95
SCRANTON, PA	153
NEW YORK, NY	179

SEA PORTS	MILES
PORT OF BALTIMORE, MD	59
PORT OF WILMINGTON, DE	71
PHILAPORT	99
CAMDEN, NJ (BALZANO)	101
PORT OF NEWARK, NJ	172

INT'L AIRPORTS	MILES
WILMINGTON (ILG)	70
BALTIMORE (BWI)	72
PHILADELPHIA (PHL)	105
SCRANTON (AVP)	145
NEWARK (EWR)	168
JOHN F. KENNEDY (JFK)	191



# National Land DEVELOPERS

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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

**67 ac Howe Twp PA**  
800,000+ SF Industrial

**27 ac Greene Twp PA**  
230,000+ SF Industrial

**39+ ac Scranton PA Area**  
350,000+ SF Industrial

**11+ ac Cleona, PA**  
150,000+ SF Industrial

**34 ac Hellam PA**  
300,000+ SF Industrial

**96 ac Andover NJ**  
750,000+ SF Industrial

**74 ac Kidder Twp PA**  
461,400+ SF Industrial

**74 ac Lenhartsville PA**  
300,000+ SF Industrial

**100+ ac Carneys Point NJ**  
510,780 SF Industrial

**99 ac Mays Landing, NJ**  
1,300,000+ SF Industrial

**73+ ac Andover NJ**  
500,000+ SF Industrial

**38+ ac Mantua NJ**  
401,500+ SF Industrial

Over 10,000,000 SF on 1400 acres  
available in NJ & PA



## National Land DEVELOPERS

INDUSTRIAL • COMMERCIAL



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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!

Our services include land acquisitions, conceptual site planning with alternate building layouts, final engineered plans, site & construction services, and optional credit tenant financing as required. Through our partnerships we have access to acquire over 75,000 + acres in PA, NJ, DE giving NLD the unique ability to meet a variety of geographic and logistical needs.

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

## 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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