

RISHEL HILL ROAD

BELLEFONTE, PA • 16823



±76.8 acres

FOR SALE

Property Overview

Join the largest industrial area in Centre County. Rishel Hill Road is home to a large development opportunity on 76.8 acres, which has 57.2 acres zoned industrial in Benner Township and another 19.6 acres zoned agricultural in Spring Township. All the utilities are within eyeshot of the lot.

The mostly flat lot sits just off the Bellefonte exit of I-99 and only 7 miles from I-80. The lot neighbors Penn Eagle Industrial Park with a 60' right of way into the Park. It is only a mile from Benner Commerce Park, which has a 1 million sf, future fulfillment center planned in 2024. It is only a mile from Benner Commerce Park, which has the new 100-acre Amazon distribution facility. It is also proximal to Benner Pike with recent development such as Rutter's, Dunkin Donuts, WaWa, Tru Hotel by Hilton, the Giant Plaza, McDonald's, and many new housing developments.

It's a perfect location for a new business park, manufacturing plant, distribution centers, brewery/winery, recreational facility, townhomes, commercial uses, healthcare uses, dispensary, warehouse/storage units, and so much more.

Join other recent development in this area by calling for more details (814-574-5570) on this unique lot.



Location Overview

The lot is just off the Bellefonte exit of I-99. It is 5 minutes from State College, 13 minutes from University Airport, and 10 minutes to I-80.



DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
POPULATION	29,507	48,051	123,355
EMPLOYEES	11,149	16,849	43,324
AVERAGE HHI	\$104,567	\$110,553	\$103,145
HOUSEHOLDS	11,365	19,049	47,647

MARKET OVERVIEW



Bellefonte Area High School



PENN EAGLE INDUSTRIAL PARK



BENNER COMMERCE PARK

FULLFILLMENT CENTER

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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About Bennett Williams

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