

# 41 DINER DRIVE

BETHEL, PA • 19507

amazon  
DISTRIBUTION  
CENTER

I-78 ±43,000 VPD

**SITE**

**± 44 AC  
AVAILABLE  
FOR SALE**



Joshua Miller | Tom Troccoli

For Sale Information: 717.390.9858 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*

# PROPERTY OVERVIEW



Available for purchase or potential built-to-suit option is this prime development site in the heart of an unparalleled logistics hub. Situated directly across from a newly constructed 1,000,000+ square foot Amazon distribution center and nearby distribution centers for Dollar General, Samsung, PetSmart, Romark Logistics, and Saddle Creek Logistics, this location allows an opportunity to join the nation's largest companies and represents the pinnacle of efficiency and accessibility in the realm of commerce.



# LOCATION OVERVIEW

Positioned along the proven transportation and distribution corridor of Interstate 78, this site offers seamless connectivity to key markets and consumers. Along with strategic access to several major interchanges, it grants unrivaled access to nearly 20% of the US population within a 250-mile radius, facilitating swift and efficient distribution networks.

The landscape of this site presents a one of a kind opportunity, characterized by level ground and zoned for commercial projects with a diverse range of applications. From light industrial operations to warehouse and distribution facilities, the possibilities are extensive.



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# TRADE AREA OVERVIEW

This prime site epitomizes logistical efficiency, offering a pathway to success for enterprises striving for unmatched access, visibility, and operational effectiveness.

Projected estimates suggest that there is potential for achieving a 70% lot coverage, potentially accommodating a building of over 1,400,000 square feet and spanning approximately 33 acres under roof. The costs for land acquisition, site preparation, and vertical construction are estimated to range between \$120 million and \$150 million. The land price is subject to negotiation and flexible. Please contact for an anticipated sale price of the land.



amazon  
DISTRIBUTION  
CENTER

## DEMOGRAPHICS



### POPULATION

5 MILE- 7,501  
7 MILE- 16,213  
10 MILE- 57,417



### EMPLOYEES

5 MILE- 1,576  
7 MILE- 2,853  
10 MILE- 12,743



### AVERAGE HHI

5 MILE- \$102,537  
7 MILE- \$100,802  
10 MILE- \$106,163



### HOUSEHOLDS

5 MILE- 2,877  
7 MILE- 6,199  
10 MILE- 22,721

## TRAFFIC COUNTS



I-78 - ±43,000 VPD



FOUR POINT RD - ±4,000 VPD



PA-183 - ±9,000 VPD



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# MARKET AERIAL



# 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

### WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310  
Williamsport, PA 17701

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107  
West Chester, PA 19380

### NEW JERSEY OFFICE:

236 E. Route 38, Suite 130  
Moorestown, NJ 08057

## LISTING AGENTS:



### Joshua Miller

JMiller@bennettwilliams.com



### Tom Troccoli

TTroccoli@bennettwilliams.com

## CONTACT US

717.390.9858 | [www.bennettwilliams.com](http://www.bennettwilliams.com)

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# About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

