

PRICE REDUCED

HECKMANS GAP RD

MILL HALL, PA | 17751

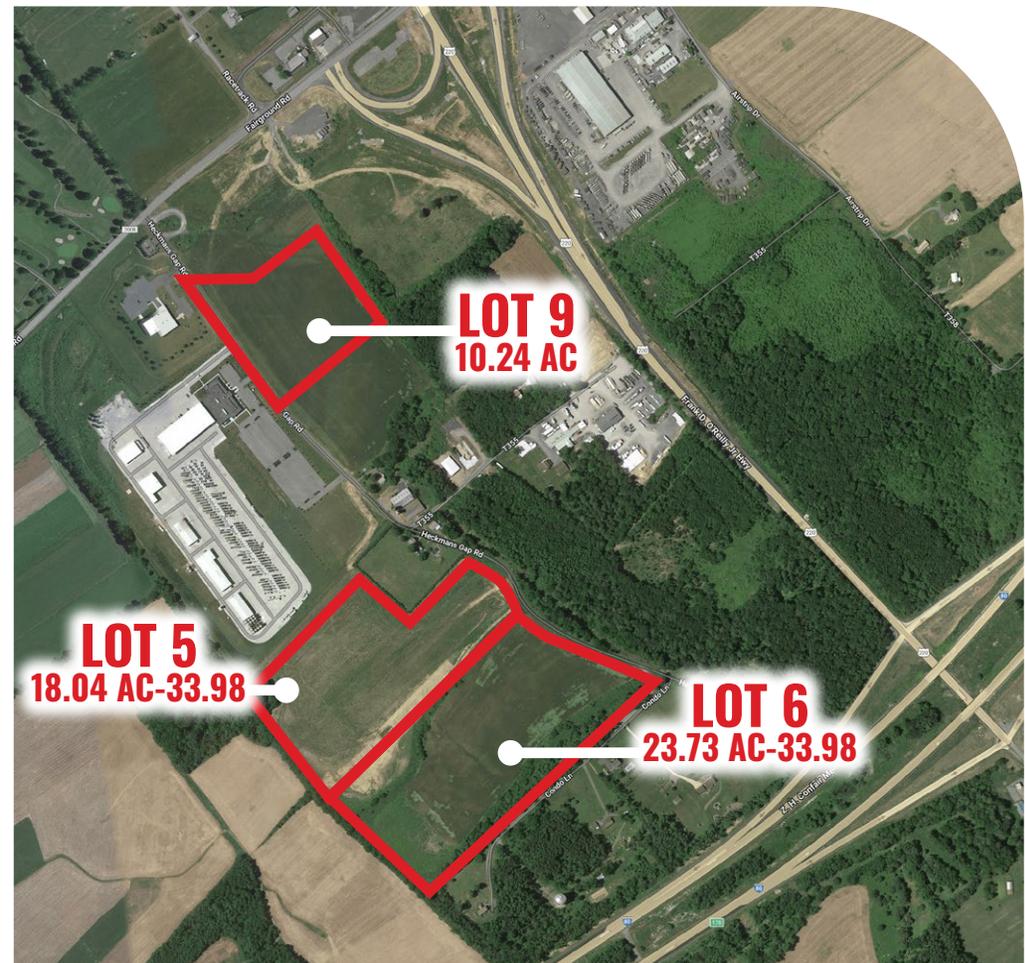
PROPERTY HIGHLIGHTS

- 10.24 - 33.98 acres of industrial land
- Zoned Highway Interchange—allowing for a large range of possibilities
- Just off the I-80 exit and easily accessible to Rt 220.
- Public water and sewer along with electricity
- KOZ incentives available for a limited time
- Access to a 850,000 gallon holding tank
- Approved NPDES permit for a faster permitting process

**10.24-33.98 AC
FOR SALE**

PROPERTY OVERVIEW

Price Reduction: Establish your business in a new facility in half the time! Three industrial lots are available for sale in Clinton County at the William Garbrick, Sr. Lamar Township Business Park, located along I-80. These lots feature public water and sewer, as well as electricity. Additionally, the park includes an 850,000-gallon water tank for occupant's use. An active NPDES permit is also in place, allowing buyers a quick turnaround on necessary approvals in half the usual time. There are also KOZ incentives available for a limited time. All the lots are mostly flat, and lot 5 has been graded. The land is zoned Highway Interchange, which allows for a variety of different uses such as light industrial, warehouse and distribution, R&D, agriculture, solar, office, and hotel. These sites are just off the I-80 exit and less than 2 miles from the US 220 interchange making it extremely accessible to the U.S highway system. Current occupants of the business park are Croda Inc, APC International, and Triple D Truss, LLC. Contact us for a site plan and to discuss your business needs at 717-843-5555.



LOCATION OVERVIEW

The property is located just off I-80, Route 220, and Fairground Rd in Mill Hall, PA, allowing for great exposure from I-80. The business park is across the street from Belles Springs Golf Course and Clinton County Fairgrounds and Speedway. They are part way between State College and Williamsport.

TRADE AREA OVERVIEW

The lots are located in Lamar Township which is in the Williamsport-Lock Haven MSA. With various manufacturers spanning a wide variety of industries, this trade area is rich with industrial possibilities. Because it is located just off I-80, spanning from New York to San Francisco, warehouse and distribution centers are a good fit for the site. Heckmans Gap Rd is also located within 10 minutes from Lock Haven which is the county seat of Clinton County and has 37,450 residents.

LOTS:

There are 3 lots available for subdivision:

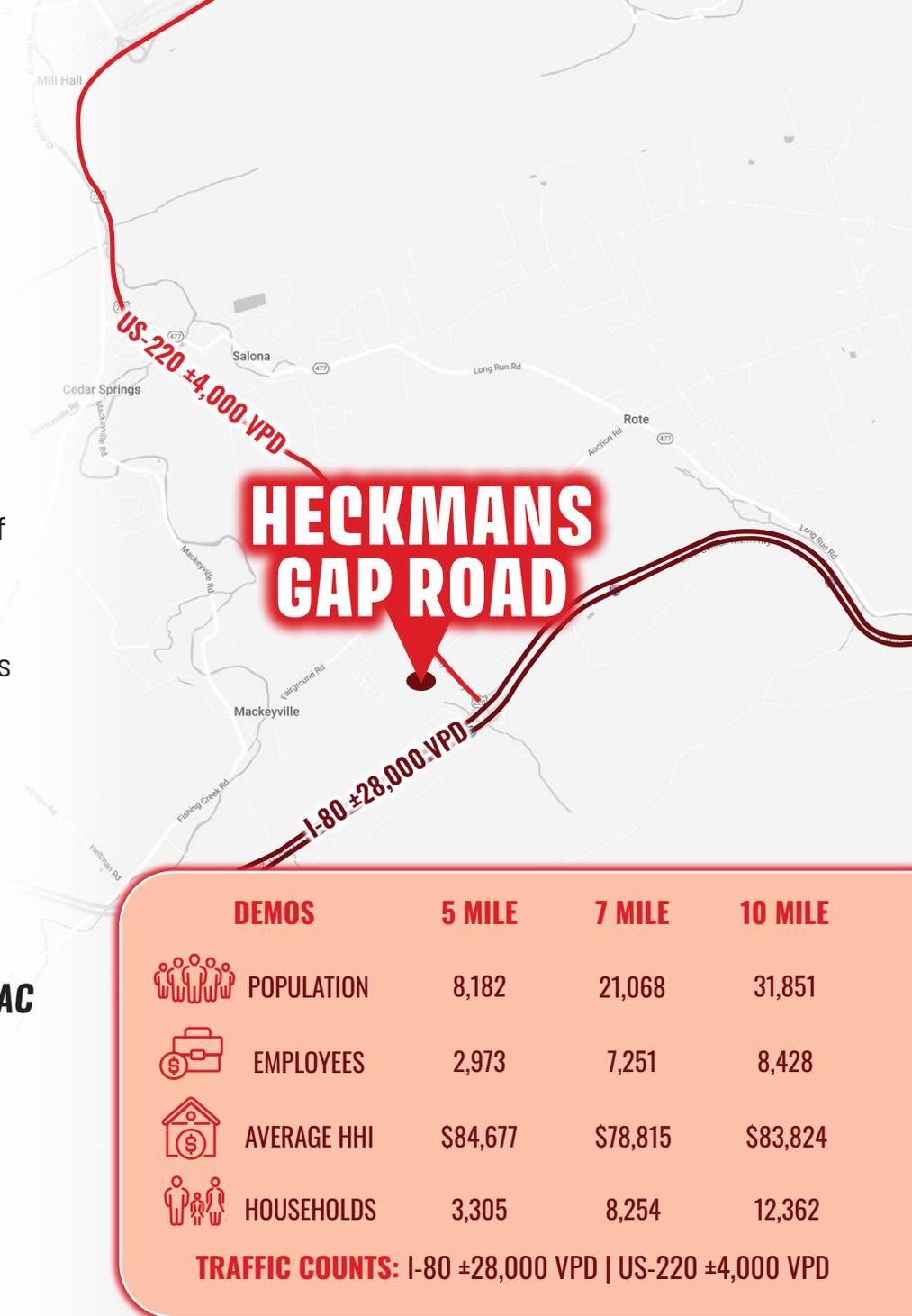
BUY ALL 3 LOTS/52.01 AC AT HALF PRICE, \$1.7M, WHICH IS \$32K/AC

or individually at:

LOT 9 – 10.24 AC AT \$614,400

LOT 5 - 18.04 AT \$1,082,400 - Neighbors lot 6 for maximum acreage

LOT 6 – 23.74 AT \$1,423,800 - Neighbors lot 5 for maximum acreage



DEMOS	5 MILE	7 MILE	10 MILE
POPULATION	8,182	21,068	31,851
EMPLOYEES	2,973	7,251	8,428
AVERAGE HHI	\$84,677	\$78,815	\$83,824
HOUSEHOLDS	3,305	8,254	12,362

TRAFFIC COUNTS: I-80 ±28,000 VPD | US-220 ±4,000 VPD

MARKET AERIAL



MILLBROOK PLAZA
weis Marshalls Little Caesars
OLLIE'S DOLLAR GENERAL SHOE DEPT.
GOOD THING CHEFS HARBOR FREIGHT TOOLS verizon

LOT 9
10.24 AC

LOT 5
18.04 AC

LOT 6
23.73 AC

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 Park, 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

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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.

