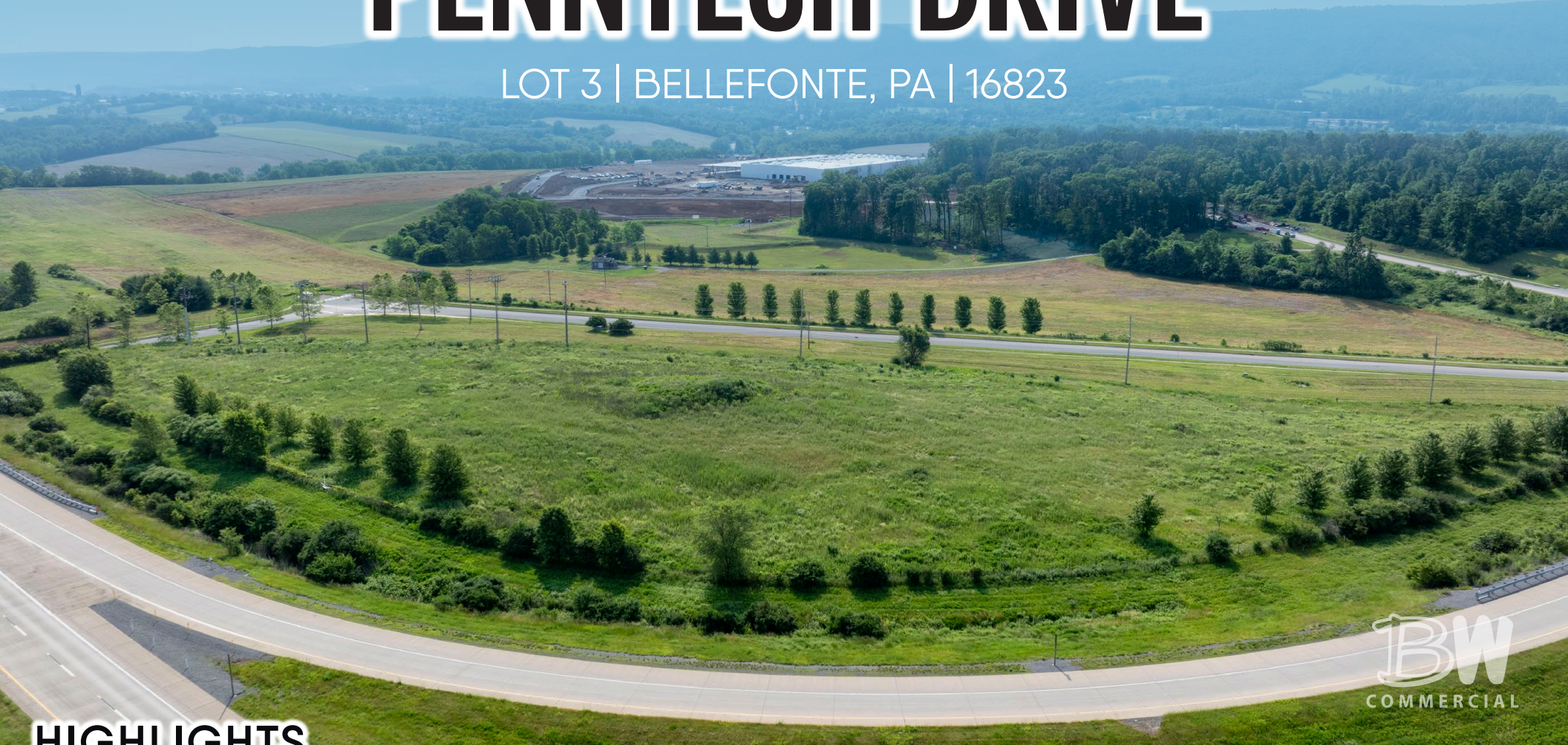


PENNTech DRIVE

LOT 3 | BELLEFONTE, PA | 16823



BW
COMMERCIAL

HIGHLIGHTS

- ± 4-11.07 acres
- 2,500 – 30,000 sf of flex space
- Immediately off I-99 on the Bellefonte exit
- Excellent visibility from I-99
- Neighbors new Amazon facility on 100 acres
- In the Benner Commerce Park and convenient to Penn Eagle Industrial Park
- Zoned industrial with flexible zoning opportunities
- Located in the Bellefonte Trade area
- 4 minutes from State College

FOR SALE
INDUSTRIAL LAND

FOR LEASE

FLEX SPACE: ±2,500-30,000 SF

PROPERTY OVERVIEW

Stake your claim in Benner Commerce Park by purchasing 4 -11 acres or leasing 2,500 – 30,000 sf of flex space. The property has prime visibility from I-99 with over 30,000 vehicles per day. It is zoned Industrial, but it has a plethora of approved uses such as commercial uses, residential mixed-use, warehousing, manufacturing, labs, healthcare uses, hotels, power equipment or RV sales, solar generation, garage, self-storage, sports and recreation uses, and many other conditional uses.

This land is ideal for someone looking to build and develop new space or lease flex space with easy access to a major highway. The proximity to I-99 makes for a promising distribution network as there is easy access from the highway on Venture Dr. A 100-acre, Amazon fulfillment center is under construction across the street. Access to the flat, upper portion of the lot would be by the overpass. There is plenty of buildable sf overlooking I-99 with the potential for overflow parking along Penn Tech Dr.

Join the other businesses in the Benner Commerce Park and Penn Eagle Industrial Park with this great opportunity.

Don't miss this chance!



LOCATION

The lot is located in Benner Township and just off the Bellefonte exit of I-99. It is just 4 minutes to State College and 2 minutes to Bellefonte. The University Park Airport is just 15 minutes away.



TRADE AREA

Benner Township, which is on the northeastern portion of State College and in Bellefonte, is part of the State College MSA. It is the home of Benner Commerce Park and Penn Eagle Industrial Park along with many recent housing developments. Benner Township is one of the fast-growing portions of Centre County. Centre County has 158,172 people, 57,573 households, and \$64,995 median household income. There is a daytime population of 158,425.

The State College region is an excellent place for business and industry. It's one of the most educated US cities with 63% of the population having a degree. The job growth is estimated at 1.6% and is predicted to grow over the next 10 years to 35.45%. Happy Valley has also been ranked as "The Best Places for Business and Careers" along with many other honors making it a top location to live, work, and play in the northeast.

RETAIL TRADE AREA



±4-11.07 ACRES
FOR SALE/LEASE



POPULATION
5 MILE- 29,636
7 MILE- 79,687
10 MILE- 125,602



EMPLOYEES
5 MILE- 12,423
7 MILE- 27,791
10 MILE- 44,453



AVERAGE HHI
5 MILE- \$107,335
7 MILE- \$105,430
10 MILE- \$104,770



HOUSEHOLDS
5 MILE- 11,380
7 MILE- 27,785
10 MILE- 48,486



MARKET OVERVIEW



Bellefonte Area High School



PENN EAGLE INDUSTRIAL PARK



FULLFILLMENT CENTER



BENNER COMMERCE PARK



Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:

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

LISTING AGENTS:



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SALES

PROPERTY
MANAGEMENT



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.

