

# CLEARFIELD BUSINESS CENTER

INDUSTRIAL PARK ROAD • CLEARFIELD, PA • 16830



**±31.4 ACRES • FOR SALE/LEASE**

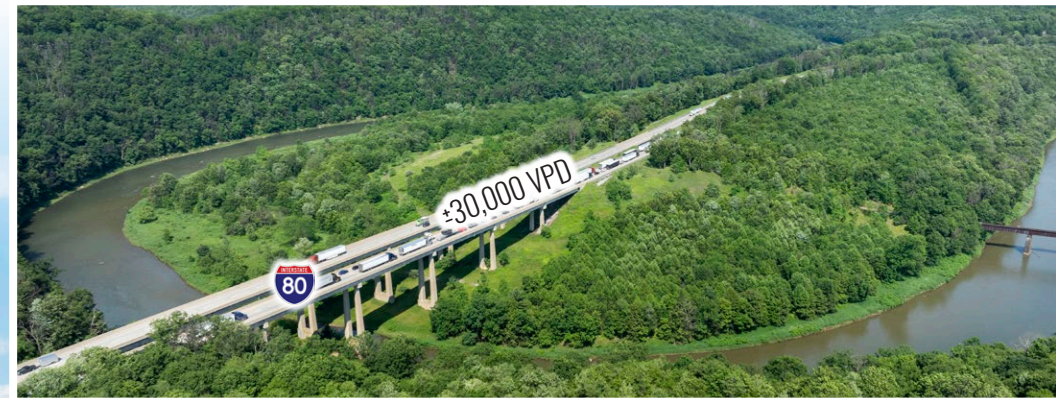
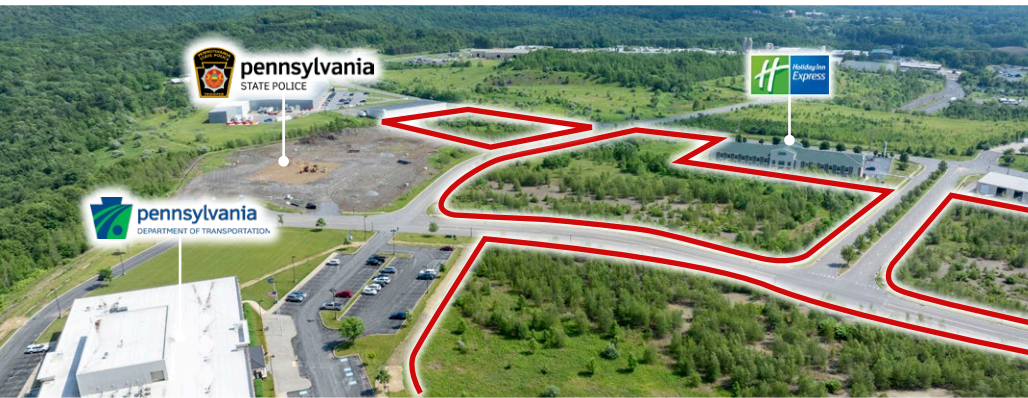




# PROPERTY OVERVIEW

Positioned in a rapidly growing industrial and retail corridor, this expansive 31.4-acre parcel presents an exceptional opportunity for developers, investors, or end-users seeking large-scale industrial, office, or retail development. Strategically located within a designated industrial and office park, the property offers the ideal setting for warehousing, distribution, manufacturing, logistics hubs, medical, educational, retail or build-to-suit projects. Nearby attractions and generators include Walmart, Lowe's, McDonald's, Tractor Supply, Harbor Freight, AutoZone, Anytime Fitness, KFC, Starbucks, and Fun Central (indoor playground, laser tag, mini golf, arcade, and eatery).

DRIVE TIME	10 MINUTES	20 MINUTES	30 MINUTES
POPULATION	10,739	19,349	39,355
EMPLOYEES	7,077	9,346	13,592
AVERAGE HHI	\$67,327	\$72,461	\$75,148
HOUSEHOLDS	4,853	8,492	16,583







Walmart\*



# STATS

- Commercial Highway Zoned (light industrial and warehousing is a conditional use)
- Highway Visible development pads
- 162-acre Commerce Park- PA's only certified business park as Certified Food Site
- Utilities and road infrastructure in stubbed to site with 95% grading compaction
- Certified Premium Site by First Energy with dual electrical sub-station available
- Superior wastewater treatment capability to BOD, COD, & TSS Regulations

## OTHER USERS IN THE PARK

- Current Commercial Tenants include PA Dot District 2-0 Engineering Office, PA State Police Barracks (under construction of a 15,000sf facility), Walmart, Lowes, Hampton Inn, Wyndham Hotel, Best Western, Holiday Inn Express, and multiple fast-food franchises at the entrance to the Commerce Park.



- Current Commerce Park industrial tenants: Forum Energy Technologies, Clearfield Metal Technologies, Appalachian Wood Products, Vision Quality Components, 4C Lumber & Veneer, Brake Drum & Equipment, TAFCO Mfg.

## UTILITIES

- Municipal water availability: 12" Main with +1 million gallons/day capacity
- Electric: 34.5/19.9 kV 3 phase
- Natural Gas: 4" service existing- min. 40 psi up to 80 psi
- Wastewater Treatment Capacity: 4.5 million gallons per day
- BOD: Avg. Inf. BOD-145 mg/l
- Low flow inf. BOD- 190-300 mg/l
- High flow inf. BOD- 55-120 mg/l
- Avg. Eff. BOD- 3-7 mg/l

## DEVELOPMENT INCENTIVES

- Keystone Opportunity Zone (KOZ) - [Click for more information](#)
- Keystone Innovation Zone (KIZ) Research & Development Tax Credit Program - [Click for more information](#)
- Pennsylvania's First & Only Certified Site - [Click for more information](#)
- Full Food Certification Document (This includes infrastructure data, labor data, climatological data, soil data, etc.) - [Click for more information](#)
- LERTA Real Estate Tax Incentives



# MARKET OVERVIEW

## CLEARFIELD PLAZA

Rural King TSC TRACTOR SUPPLY CO  
Save a lot holiday hair  
DOLLAR TREE

## CLEARFIELD SQUARE

goodwill ANYTIME FITNESS OLLIE'S OUTLET  
cricket wireless LONG JOHN SILVERS HARBOR FREIGHT TOOLS  
Pizza Hut ROSES FINE WINE & GOOD SPIRITS

**SITE**



ADAM HAGERMAN | CALE BRUSO | BRAD ROHRBAUGH | CHAD STINE  
FOR MORE INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT [WWW.BENNETTWILLIAMS.COM](http://WWW.BENNETTWILLIAMS.COM)



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# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

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### EXTON OFFICE:

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### WEST CHESTER OFFICE:

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West Chester, PA 19380

### LANCASTER OFFICE:

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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.

