

CLEARFIELD BUSINESS CENTER

INDUSTRIAL PARK ROAD • CLEARFIELD, PA • 16830



pennsylvania
STATE POLICE



±30,000 VPD



±31.4 ACRES • FOR SALE/LEASE

NEARBY RETAILERS

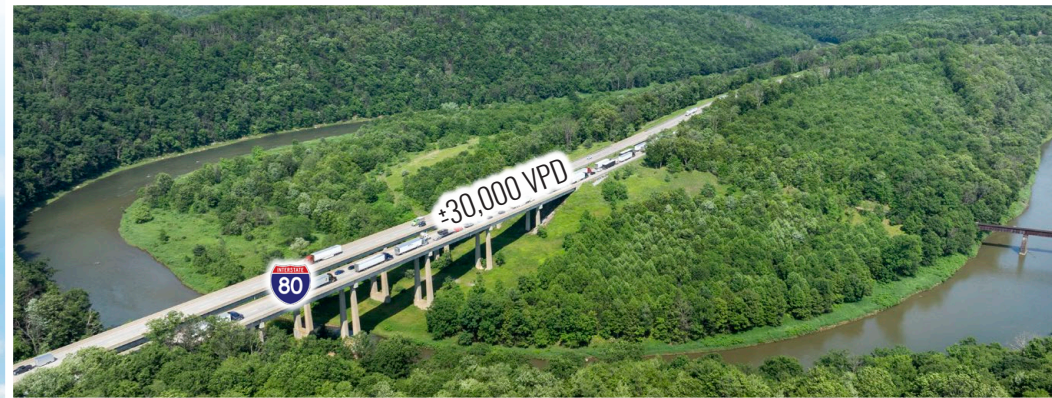
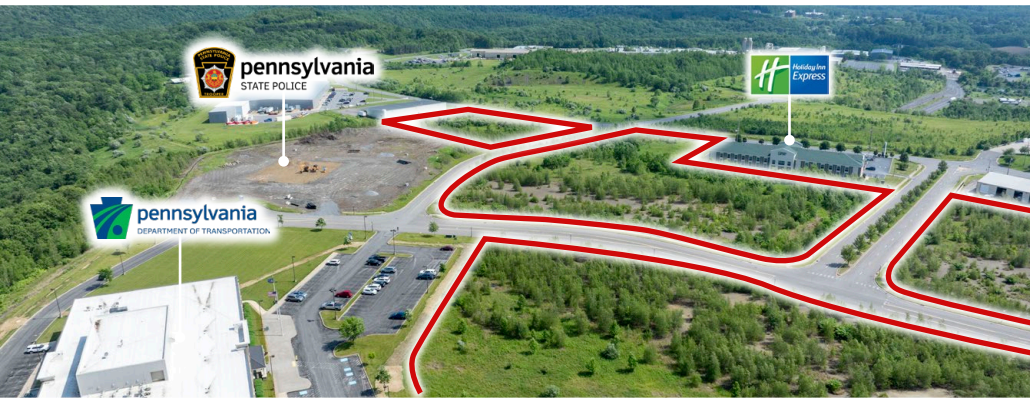


COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

Positioned in a rapidly growing industrial and retail corridor, this expansive 68.07-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).

DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
POPULATION	14,146	16,751	24,704
EMPLOYEES	7,403	7,994	9,671
AVERAGE HHI	\$69,610	\$70,565	\$72,781
HOUSEHOLDS	6,331	7,425	10,790





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.



Walmart



BW | Best Western
Hotels & Resorts



- 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



ADAM HAGERMAN | CALE BRUSO | BRAD ROHRBAUGH | CHAD STINE

FOR MORE INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM



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MARKET OVERVIEW

CLEARFIELD PLAZA

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

CLEARFIELD SQUARE

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

SITE



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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:

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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.

