

2 INDUSTRIAL PARK RD

GALETON, PA



±20,000 SF/5.5 AC

FOR SALE/LEASE

BW KANDY WEADER | LUKE HIGGINS | DERICK EVANS
FOR MORE INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM

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PROPERTY OVERVIEW

Two Industrial Park Road, Galeton, PA, offers a flexible industrial/flex commercial opportunity ideal for owner-users, investors, or tenants. The property sits on approximately 5.5 acres with a 20,000-sf building, with no zoning allowing for a variety of commercial and light industrial uses. The ample lot of size supports efficient circulation, parking, and potential expansion. The property has a large open area, for warehouse or manufacturing, along with a front office, available for sale or for lease. This property is well-suited for a single user seeking control, functionality, and long-term value in an established industrial park.



DEMOGRAPHICS

3 MILE

5 MILE

7 MILE

POPULATION

1,286

2,130

2,949

EMPLOYEES

522

602

669

AVERAGE HHI

\$71,146

\$72,399

\$73,898

HOUSEHOLDS

611

1,004

1,387

HIGHLIGHTS

- Flexible industrial/commercial site suitable for a variety of users
- 20,000 sf of open warehouse, manufacturing, and office space
- Ideal for owner-user or investment ownership
- Strong visibility with high daily traffic counts nearby
- Generous 5.5-acre lot allowing for parking, circulation, and potential expansion
- Located within an established industrial park
- Convenient access to Route 6 and local roadways surrounding the northern tier



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LOCATION

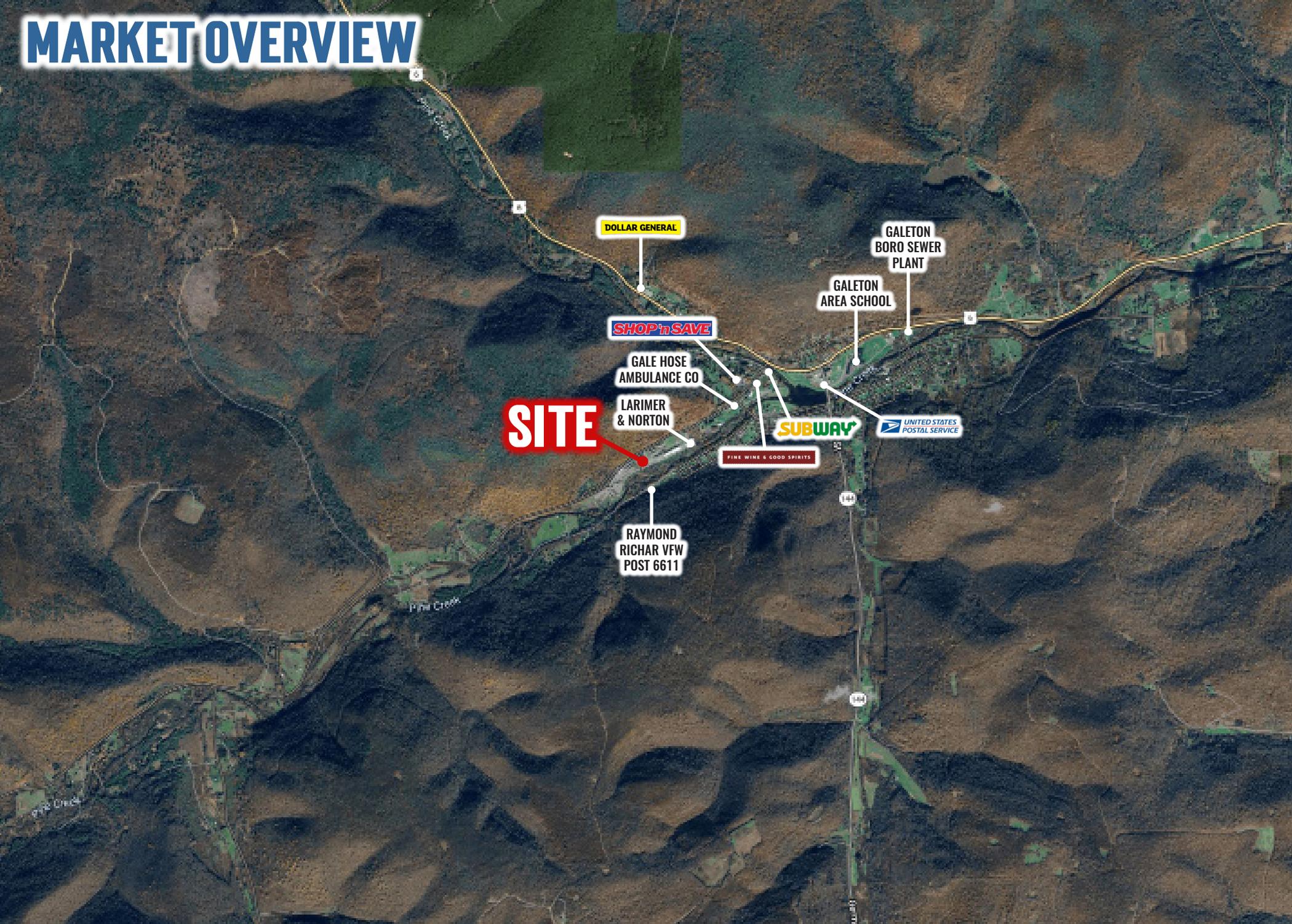
Located near U.S. Route 6 (Main Street), the property benefits from strong regional connectivity and consistent traffic exposure, supporting both operations and business visibility. The layout and site configuration support efficient operations, with ample space for parking, circulation, and potential future growth. Galeton is strategically positioned approximately 20 miles south of the New York State border, providing convenient access to cross-state markets and regional distribution routes.

TRADE AREA

Located in Galeton, Potter County, PA, the area serves as a central commercial and service hub for surrounding rural communities. The local economy supports a mix of industrial, commercial, and service uses with limited nearby competition. The region benefits from a stable labor base and consistent demand driven by manufacturing, logistics, and outdoor recreation activity. Convenient local roadway access allows businesses to efficiently serve the borough and greater northern Potter County.



MARKET OVERVIEW



SITE

DOLLAR GENERAL

SHOP'nSAVE

GALE HOSE AMBULANCE CO

LARIMER & NORTON

RAYMOND RICHAR VFW POST 6611

FINE WINE & GOOD SPIRITS

SUBWAY

UNITED STATES POSTAL SERVICE

GALETON AREA SCHOOL

GALETON BORO SEWER PLANT

Bennett Williams

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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.

