

# 210 ROLLING RIDGE DR

BELLEFONTE, PA • 16823

7,381-9,881 SF INDUSTRIAL SPACE  
2,500 SF OFFICE SPACE  
**FOR SUBLEASE**



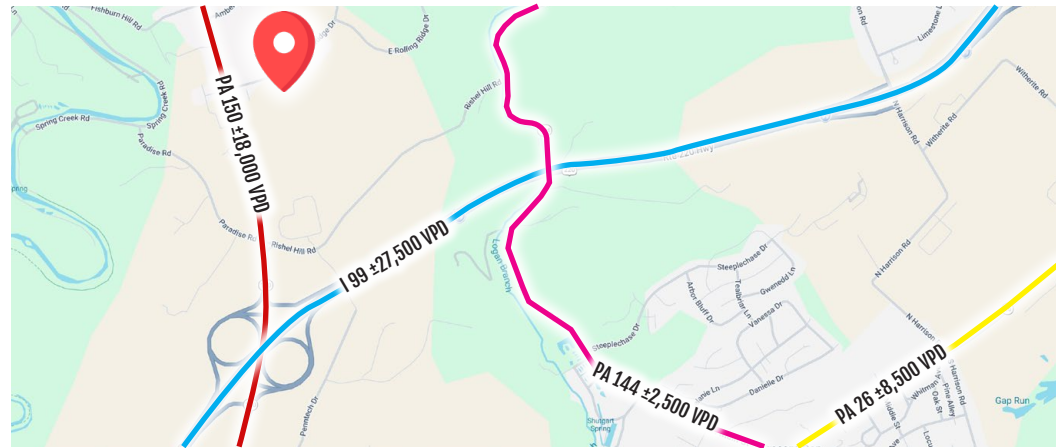
Neighbors the Penn Eagle Industrial Park, Benner Commerce Park, & Amazon fulfillment center.



## PROPERTY OVERVIEW



This 9,881-square-foot industrial outdoor storage (IOS) and industrial service facility (ISF) is a fully operational, move-in-ready property located in the greater State College area within Penn Eagle Industrial Park. The site is well-suited for contractor operations, service and repair businesses, transportation companies, warehousing, and supply distribution users. The property includes a total of 2,500 square feet of finished office space and 7,381 square feet of industrial service space spread across three buildings. Situated on a spacious 2.6-acre parcel, it features a fully fenced and gated outdoor storage yard, nine drive-in bays, and clear ceiling heights ranging from 16 to 24 feet. The location offers convenient access, just ten minutes from Penn State's main campus, Innovation Park, and University Park Airport, and benefits from a strong, skilled local workforce.



| DEMOGRAPHICS     | 3 MILE   | 5 MILE    | 7 MILE    |
|------------------|----------|-----------|-----------|
| POPULATION       | 19,964   | 29,726    | 48,820    |
| TOTAL EMPLOYEES  | 5,583    | 11,626    | 16,201    |
| AVERAGE HHI      | \$99,610 | \$104,990 | \$110,723 |
| TOTAL HOUSEHOLDS | 7,216    | 11,444    | 18,864    |

# MARKET OVERVIEW



# 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

### NEW JERSEY OFFICE:

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

## LISTING AGENTS:



### KANDY WEADER

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### CALE BRUSO

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### BLAKE SHAFFER

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## CONTACT US

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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.

