10151 FAIRGROUNDS ROAD

HUNTINGDON, PA 16652



FOR SALE

±55,000 SF WAREHOUSE

±9.8 ACRES

KANDY WEADER | DERICK EVANS | KLAIR FAUSNAUGHT

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

ACTIVE MEMBER OF: RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW



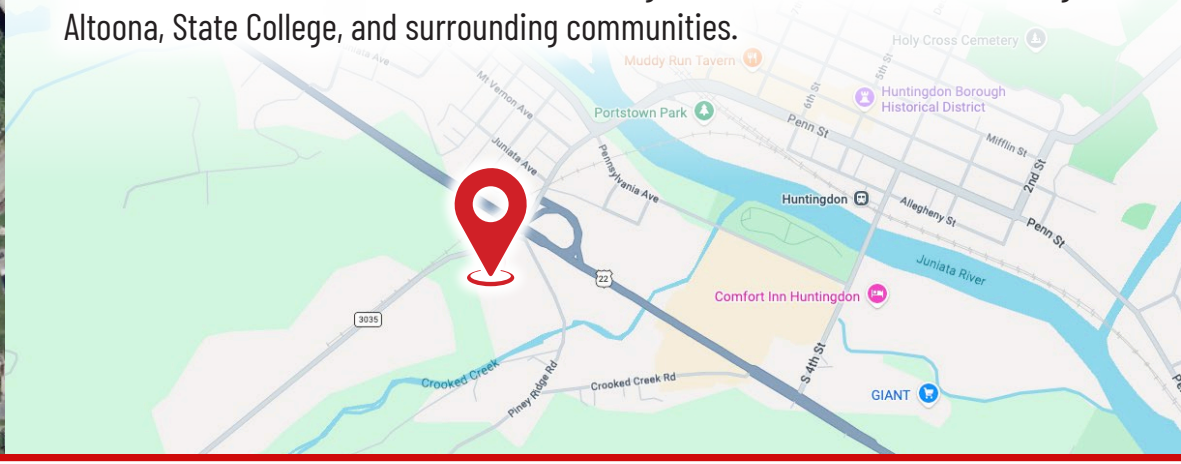
Strategically positioned just off U.S. Route 22 in Huntingdon, PA, this 9.8-acre commercial property offers a compelling industrial investment opportunity with approximately 5.7 acres of buildable land and a substantial 55,000 SF warehouse facility. The property is currently occupied by a tenant with a five-year lease in place, providing an attractive opportunity for an investor seeking existing income.

The warehouse offers significant space for a variety of industrial, warehouse, distribution, manufacturing, or logistics uses. The additional buildable acreage provides flexibility for future expansion, additional structures, outdoor storage, parking, or other potential development opportunities.



LOCATION OVERVIEW

10151 Fairgrounds Road is strategically located in the Huntingdon, Pennsylvania market, just off U.S. Route 22, providing convenient access to major transportation routes throughout Central Pennsylvania. The property benefits from its proximity to U.S. Route 22, U.S. Route 522, and I-99, offering efficient connections to Huntingdon, Altoona, State College, and surrounding communities.



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TRADE AREA



The property is located within the Huntingdon County trade area, serving a broad Central Pennsylvania market with convenient access to Huntingdon, Mount Union, Orbisonia, and surrounding communities. The area benefits from its position along major transportation corridors, including U.S. Route 22, U.S. Route 522, I-99, I-80, and I-76 (Pennsylvania Turnpike).

DEMOGRAPHICS

POPULATION
5 MILE- 14,767
7 MILE- 18,740
10 MILE- 26,472

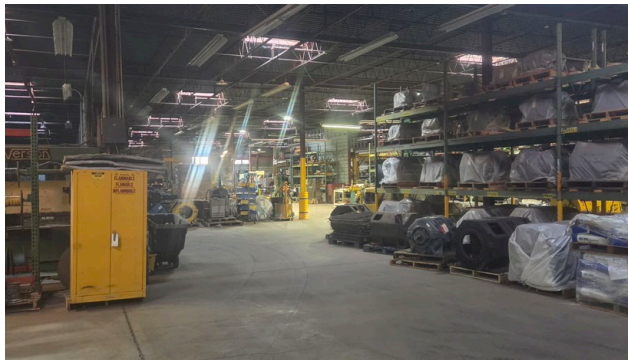
EMPLOYEES
5 MILE- 7,138
7 MILE- 7,679
10 MILE- 8,872

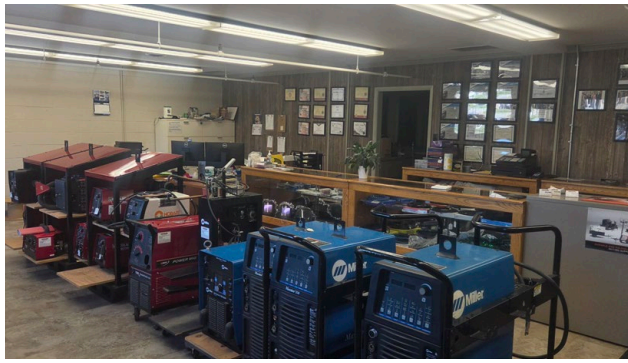
AVERAGE HHI
5 MILE- $99,125
7 MILE- $96,599
10 MILE- $91,329

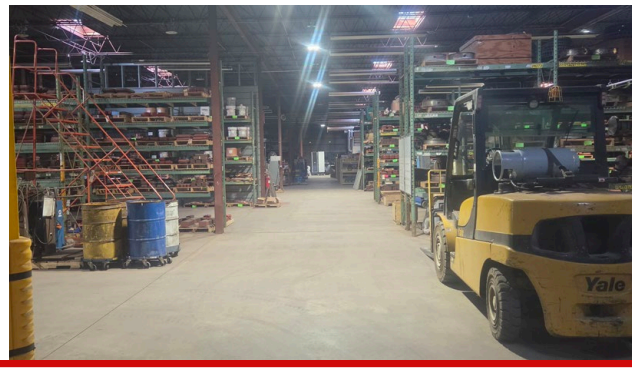
HOUSEHOLDS
5 MILE- 4,817
7 MILE- 6,527
10 MILE- 9,879

PROPERTY HIGHLIGHTS

- Investment opportunity with existing rental income
- 9.8-acre site with approximately 5.7 acres of buildable land
- Approximately 55,000 SF warehouse facility
- Existing tenant in place with approximately 5 years remaining on the lease
- Conveniently located just off U.S. Route 22 with easy access to I-99, U.S. Route 522, I-80, and I-76 (Pennsylvania Turnpike)
- Strategic location for warehouse, distribution, manufacturing, and industrial users
- Located in the Huntingdon County trade area, providing access to markets throughout Central Pennsylvania
- Additional buildable SF and laydown space







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MARKET OVERVIEW



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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
kweader@bennettwilliams.com



Derick Evans
devans@bennettwilliams.com



Klair Fausnaught
kfausnaught@bennettwilliams.com

CONTACT US
717.843.5555 | www.bennettwilliams.com

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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.

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