

Central PA Rail-Served Big Box Site
120 N Ash
Newmanstown, PA



McGowan
Corporate Real Estate Advisors

Rare Industrial Zoned Central PA Rail Served Parcel



As exclusive agents, we are pleased to offer the following land for sale:

+/- 140- Acres
Zoned Industrial
Water – Sewer – Rail



See attached for Sample Building Layouts of 1.2M to 1.7M SF

LOCATION: 120 North Ash Road, Millcreek Township, Lebanon County, Newmanstown, PA 17073

SITE ACCESS: Site is located at end of North Ash Road and along East Main Street (Route 419).

ZONING: I-1 - Heavy Industrial District - permitted uses include: manufacturing, fabricating, processing, packaging, compounding, or treatment nature, Warehousing and wholesale establishments and storage yards, Railroad, trucking, busing, and other transit facilities including storage, repair, and transfer operations, Private air fields, strips, or landing facilities and buildings accessory. Uses by Special Exception include: Junk yards used for storage, wrecking, and converting used or discarded materials, Sandpits, gravel pits, removal of topsoil and landfill and the excavation, extraction or removal of any natural resource from the land or ground for any purpose.

RAIL: Approximately 3,700 linear feet of rail frontage serviced by Norfolk Southern Railways

TAXES: \$10,872 Annually

ELECTRIC: Provided by PPL. Distribution feeder is located on North Ash Road.

PUBIC SEWER: Provided by Millcreek Richland Joint Authority. 8 inch line located at edge of farm with capacity. \$3,500/EDU

PUBLIC WATER: Provided by Newmanstown Water Authority. 12 inch line on Main Street with 6 inch line located at edge of farm with capacity. \$3,068/EDU

DATA LINES: Both Comcast and Verizon services available to this area.

GAS: Provided by UGI. Medium Pressure Main gas line located at intersection of South Ash Rd and East Main St

SALE PRICE: \$4,900,000 (\$35,000/Acre)

Joint Marketed By:

Kevin McGowan CCIM, SIOR
McGowan Corporate Real Estate Advisors
1275 Glenlivet Drive Suite 100
Allentown, PA 18106-3107

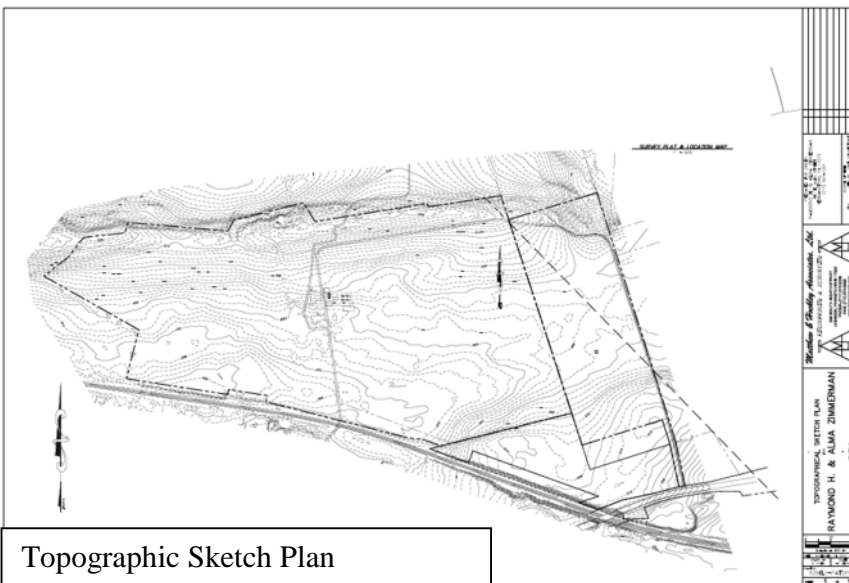
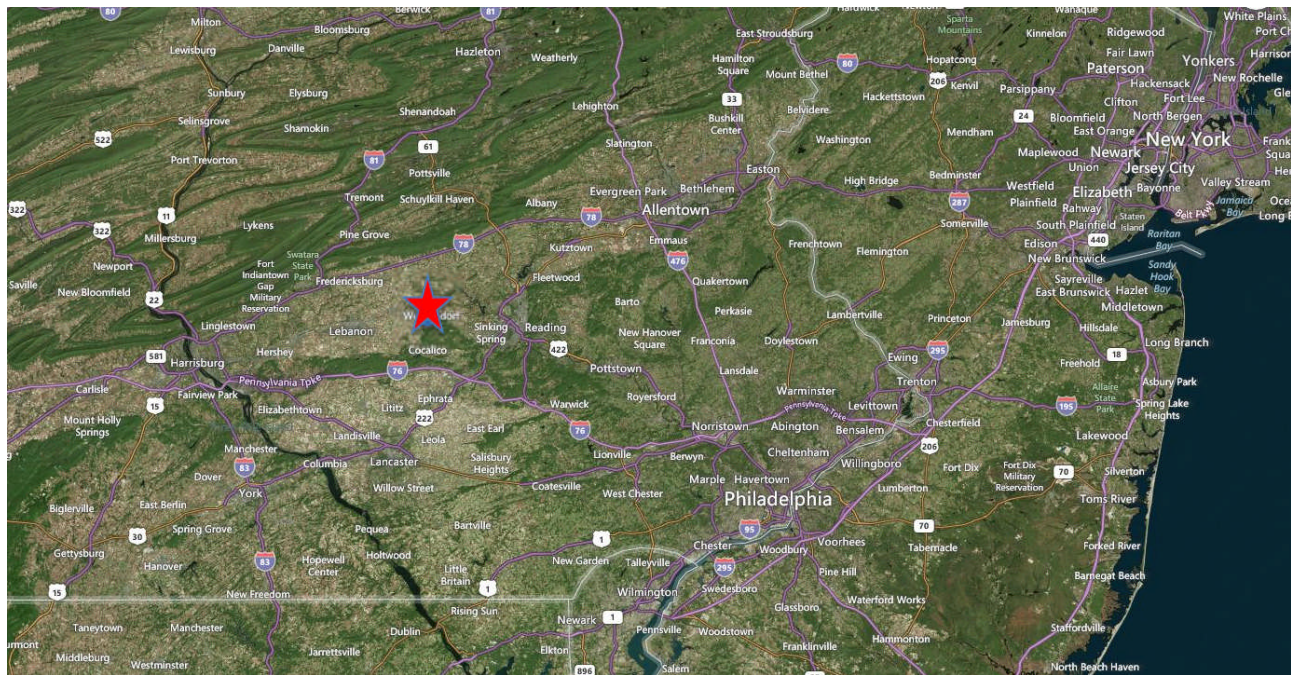
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John Jernigan
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Information concerning this offer is from sources deemed reliable, but no warranty is made as to the accuracy thereof and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice.

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Topographic Sketch Plan

Commercial airports and ports are conveniently located nearby:
 Reading Regional Airport 19 miles
 Philadelphia Airport 86 miles
 Lancaster Airport 21 miles
 Port of Philadelphia 81 miles
 Harrisburg International Airport 42 miles
 Port of Baltimore 111 miles
 Lehigh Valley International Airport 57 miles
 Port of Elizabeth, NJ 133 miles

TRAFFIC COUNT: Newmanstown Road / East Main Street 3,703 vehicles per day (both directions)

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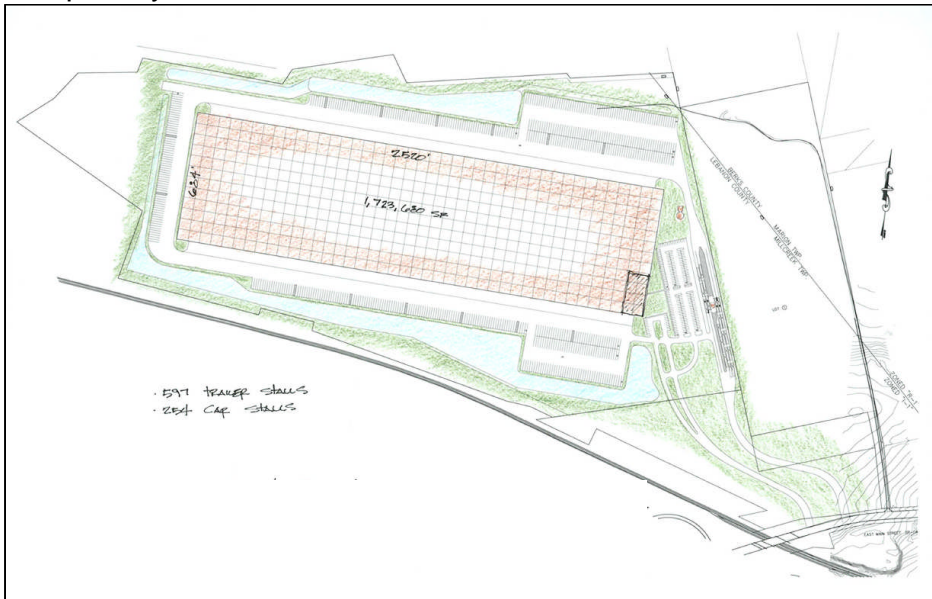
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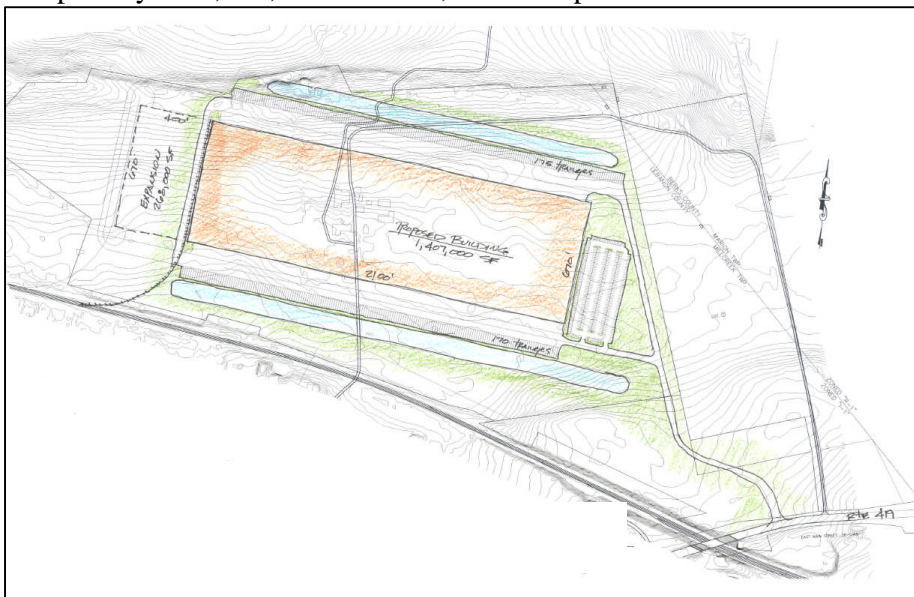
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Sample Layout 1,723,680 SF



Sample Layout 1,407,000 with 268,000 SF expansion

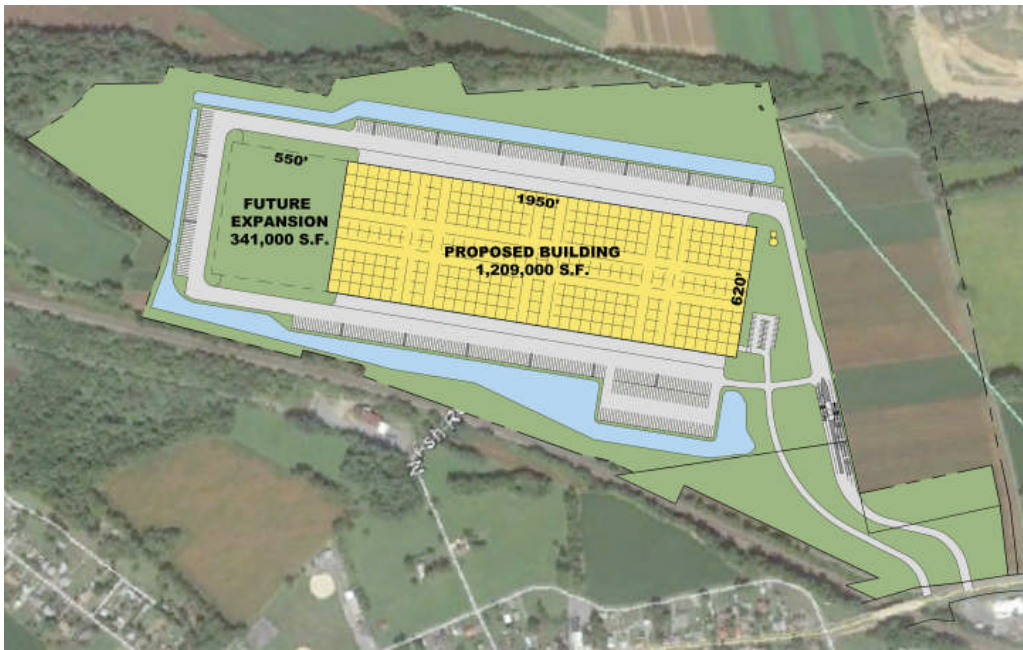


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Sample Layout 1,209,000 with 341,000 SF expansion

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