



75' CEILING HEIGHT

11.27 Acres

3135 Windsor Drive  
North Lebanon, PA

REPRESENTED BY  
NATIONAL LAND DEVELOPERS

**HAYLEY WHITER**

VP of Sales

Office: 610.565.6566

Direct: 610.655.5588

Email: Hayley@NationalLD.com

**JOSEPH MARLEY**

President

Office: 610.565.6566

Direct: 610.633.4504

Email: JMarley@NationalLD.com



**NATIONAL LAND DEVELOPERS**

609 East Baltimore Pike

Media, PA 19063

NationalLandDevelopers.com

**AVAILABLE FOR SALE**



+/- 11.27 ACRES OF LAND

**PROPERTY HIGHLIGHTS**



**Preliminary Approval** - 150,000 SF Warehouse w/75' Ceilings



Zoning: Industrial (Warehouse/Distribution Permitted)



Utilities: Public Water, Sewer & Electric available



Highways:



**National Land Developers, LLC**

NationalLandDevelopers.com | 609 E. Baltimore Pike, Media, PA 19063 | 610.565.6566

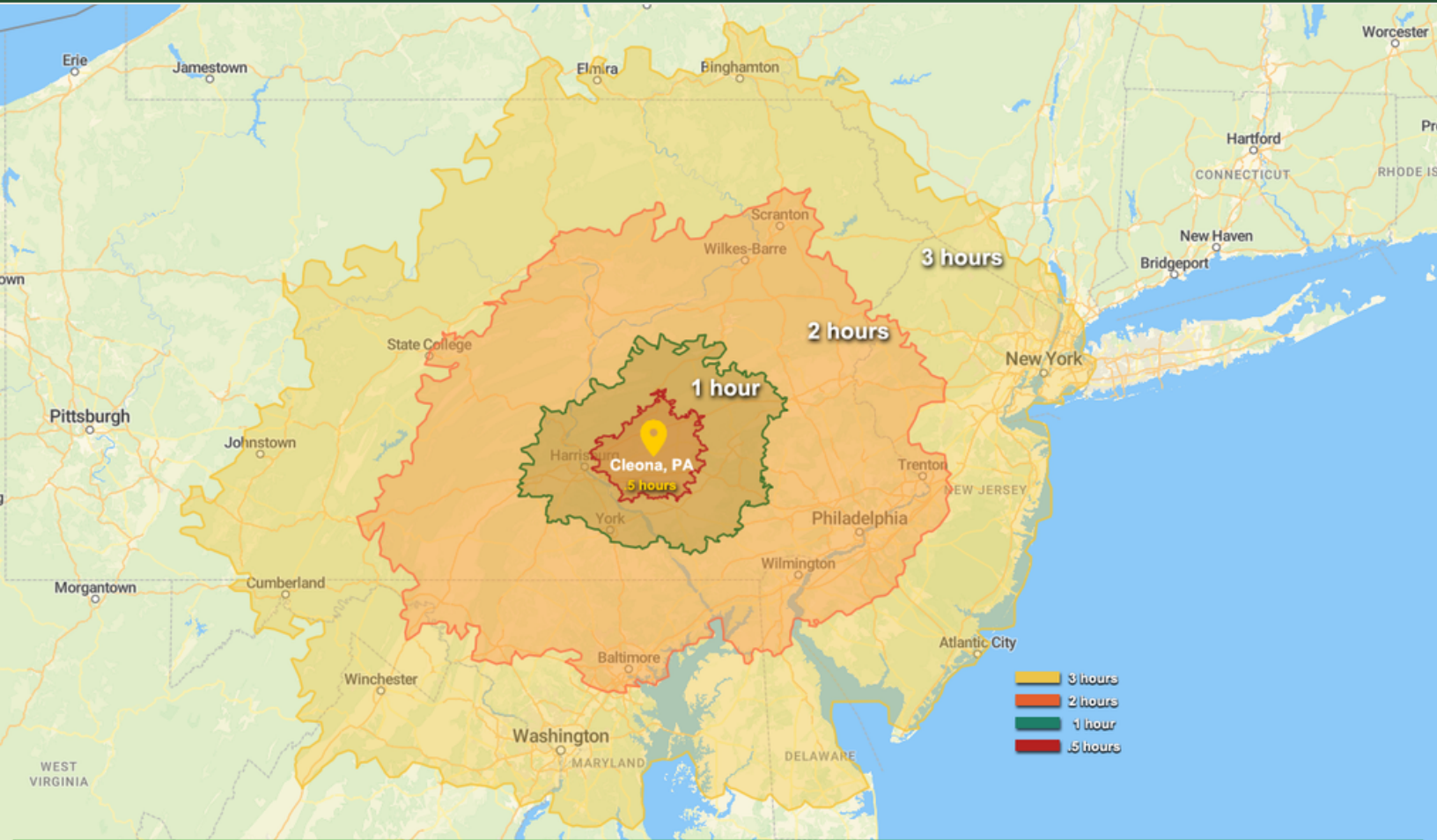


**CONCEPT PLAN:** Industrial Warehouses - 150,000 SF





**DEMOGRAPHICS & LOCATION:**



DEMOGRAPHICS	1/2 HOUR	1 HOUR	2 HOURS
TOTAL POPULATION	1,568,682	4,861,694	24,965,952
TOTAL HOUSEHOLDS	600,292	1,847,646	9,526,533
LABOR FORCE	795,140	2,538,864	13,063,252
AVG. ANNUAL WAGE (Warehouse)	\$48,277	\$47,024	\$45,021

SEA PORTS	MILES
PORT OF WILMINGTON, DE	86
PORT OF PHILADELPHIA	95
PORT OF BALTIMORE, MD	110
PORT OF NEWARK, NJ	142

INT'L AIRPORTS	MILES
HARRISBURG, PA (MDT)	24
W-B/SCRANTON (AVP)	96
PHILADELPHIA (PHL)	99
BALTIMORE (BWI)	122
NEWARK (EWR)	141

MAJOR CITIES	MILES
HARRISBURG, PA	30
ALLENTOWN, PA	66
PHILADELPHIA, PA	90
SCRANTON, PA	105
BALTIMORE, MD	110
NEW YORK, NY	153



# National Land DEVELOPERS

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Visit our website to submit a request to join our preferred pre-market first look list.

[www.NationalLandDevelopers.com](http://www.NationalLandDevelopers.com)

**67 ac Howe Twp PA**  
800,000+ SF Industrial

**27 ac Greene Twp PA**  
230,000+ SF Industrial

**39+ ac Scranton PA Area**  
350,000+ SF Industrial

**In Negotiations**

**11+ ac Cleona, PA**  
150,000+ SF Industrial

**34 ac Hellam PA**  
300,000+ SF Industrial

**96 ac Andover NJ**  
750,000+ SF Industrial

**In Negotiations**

**74 ac Kidder Twp PA**  
461,400+ SF Industrial

**In Negotiations**

**74 ac Lenhartsville PA**  
300,000+ SF Industrial

**100+ ac Carneys Point NJ**  
510,780 SF Industrial

**99 ac Mays Landing, NJ**  
1,300,000+ SF Industrial

**73+ ac Andover NJ**  
500,000+ SF Industrial

**In Negotiations**

**38+ ac Mantua NJ**  
401,500+ SF Industrial

**In Negotiations**

**20+ ac Hilltown PA**  
217,000 SF Industrial

**37+ ac Greenwich NJ**  
200,000 SF Industrial

**10.5+ ac Deptford NJ**  
150,000 SF Industrial

**153 + ac Archbald PA**  
1,016,000 SF Industrial

CALL NLD SALES: **(610) 565-6566**



# National Land

INDUSTRIAL • COMMERCIAL  
DEVELOPERS

## ABOUT US

National Land Developers (NLD) is a privately owned commercial real estate development and investment company specializing in the industrial sector. Our core focus lies in acquiring raw land for development and build-to-suit projects, with the primary goal of maximizing each property's utility to enhance its overall value. At NLD, **we are committed to selling projects at any stage of entitlement.**

Our comprehensive range of services encompasses land acquisitions, conceptual site planning featuring custom building layouts, final engineered plans, site and construction services, as well as optional credit tenant financing as needed. Through strategic partnerships, we boast access to acquire over 75,000 acres across Pennsylvania, New Jersey, and Delaware, granting NLD the unparalleled capability to address diverse geographic and logistical requirements.

NLD presents an exclusive portfolio of assets tailored for industrial, cold storage, warehouse distribution, fleet and truck parking, and manufacturing purposes. For a closer look at our offerings, please visit our website at [NationalLandDevelopers.com](http://NationalLandDevelopers.com).

## OUR PRIORITIES

- Locate strategically positioned premium parcels
- Maximize the value of land through entitlement
- Perform excellent due diligence to minimize capital risk
- Minimize time-to-market
- Match Industrial buyers to our inventory

## CONTACT US

**Joseph Marley, President**  
National Land Developers, LLC  
Media, Pennsylvania

Phone: (610) 565-6566 x102  
Direct: (610) 633-4504  
E-Mail: [jmarley@NationalLD.com](mailto:jmarley@NationalLD.com)

[NationalLandDevelopers.com](http://NationalLandDevelopers.com)

**Hayley Whiter, VP of Sales**  
National Land Developers, LLC  
Media, Pennsylvania

Phone: (610) 565-6566 x106  
Direct: (610) 655-5588  
E-Mail: [hayley@NationalLD.com](mailto:hayley@NationalLD.com)

[NationalLandDevelopers.com](http://NationalLandDevelopers.com)