

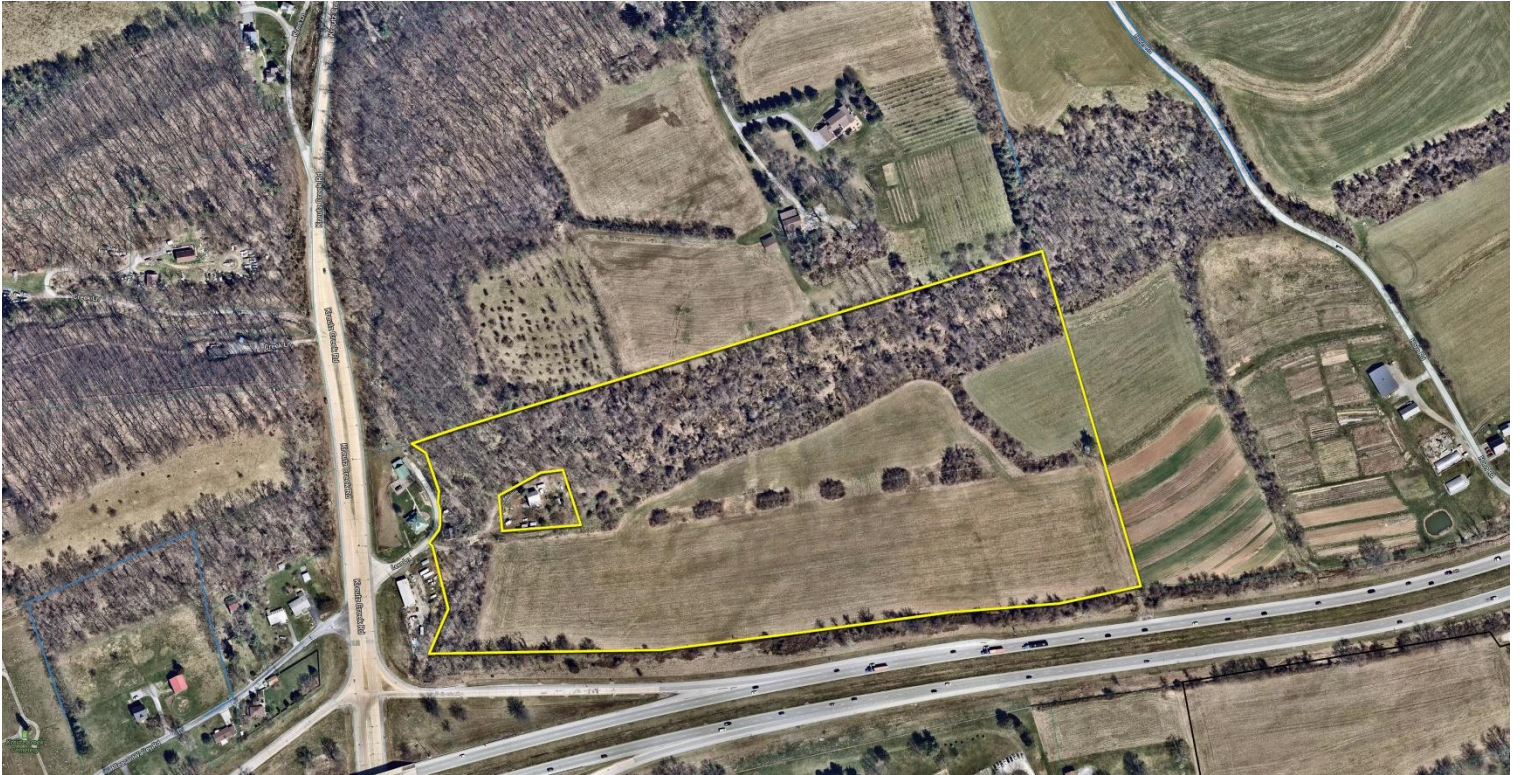


National Land

INDUSTRIAL • COMMERCIAL
DEVELOPERS

4974 Lees Lane
Hellam, York Co., PA

34+ Acres



Acres: 34+/- acres

Proposed Building: 223,000 SF

Int'l Airport: 28 miles to Harrisburg
Int'l Airport: 70 miles to Baltimore/Washington

Highways: on Route 30 just 4 miles east of I-83

International Seaport: 60 miles to Port of Baltimore

STILL TIME TO CUSTOMIZE BUILDING AND SITE LAYOUT.

Located along Route 30 in Hellam, York County, PA, just 4 miles to the east of I-83 and 50 miles north of Baltimore, Maryland

ALL NLD PROJECTS ARE COMMISSIONABLE

National Land Developers, LLC
Media Pennsylvania

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www.NationalLandDevelopers.com



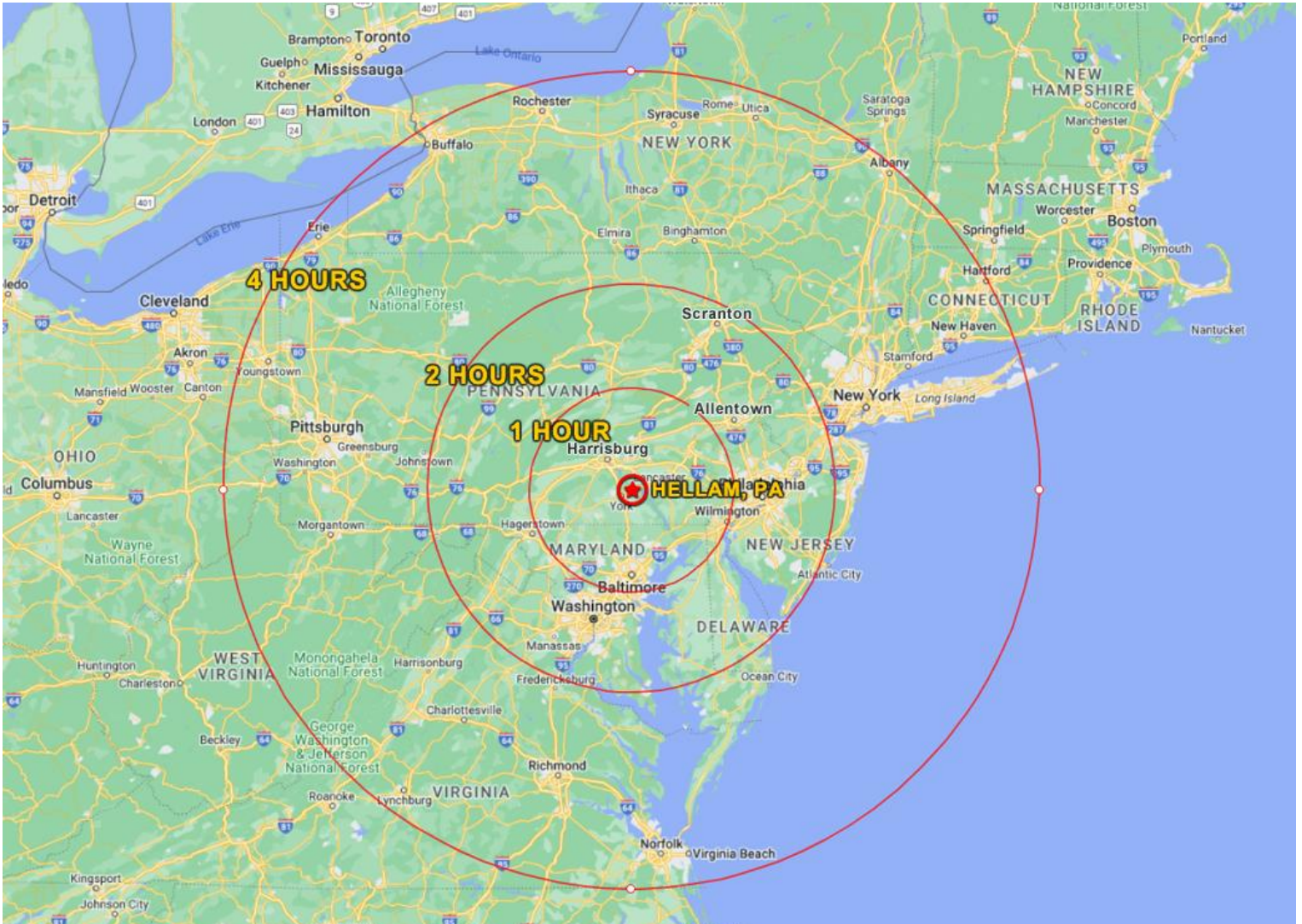
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CONCEPTUAL PLAN

223,000 SF





DEMOGRAPHICS	1 HOUR	2 HOURS	4 HOURS
TOTAL POPULATION	458,810	23,807,090	57,544,841
25 TO 44 YEARS OLD	1,668,939	6,353,269	16,121,885
TOTAL HOUSEHOLDS	2,456,308	8,979,012	23,119,421

MAJOR CITIES	MILES
HARRISBURG, PA	31
BALTIMORE, MD	59
WILMINGTON, DE	70
ALLENTOWN, PA	85
PHILADELPHIA, PA	95
SCRANTON, PA	153
NEW YORK, NY	179

SEA PORTS	MILES
PORT OF BALTIMORE, MD	59
PORT OF WILMINGTON, DE	71
PHILAPORT	99
CAMDEN, NJ (BALZANO)	101
PORT OF NEWARK, NJ	172

INT'L AIRPORTS	MILES
WILMINGTON (ILG)	70
BALTIMORE (BWI)	72
PHILADELPHIA (PHL)	105
SCRANTON (AVP)	145
NEWARK (EWR)	168
JOHN F. KENNEDY (JFK)	191



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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.

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

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