



Acres: 74+ acres	Proposed Building Size: 300,000 + SF
Zoning: Commercial District (see attached zoning)	Available for a wide range of commercial uses.

OVERVIEW

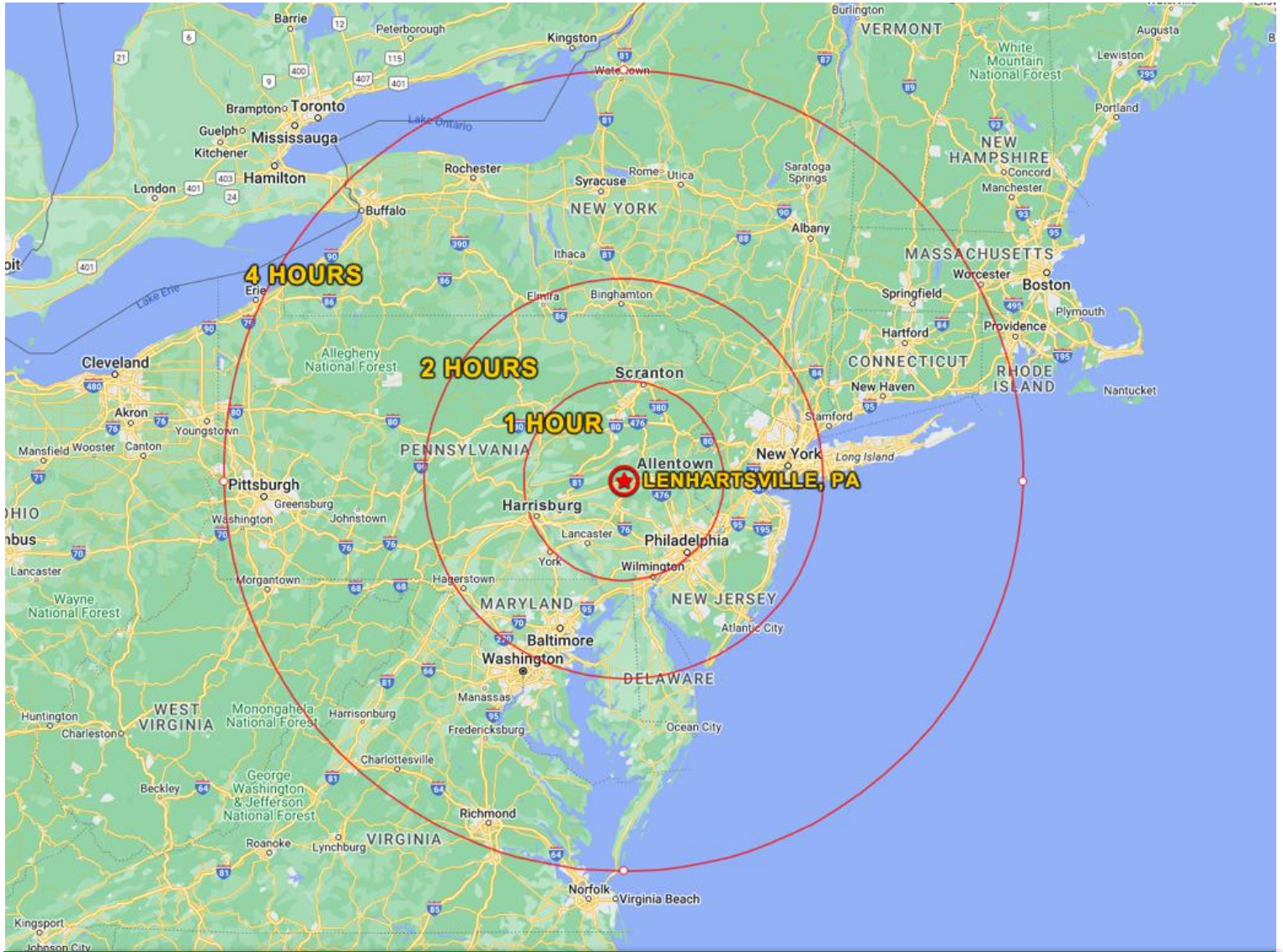
This 74 acre site sits adjacent to I-78 at Exit 35 in Greenwich Township, Berks County PA, just North of Lenhartsville. This location is 20 Miles west of Allentown, jut 6 mile east of Route 61 in Hamburg.



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LOCATION & DEMOGRAPHICS



DEMOGRAPHICS	1 HOUR	2 HOURS	4 HOURS	MAJOR CITIES	MILES
TOTAL POPULATION	7,428,716	33,011,263	57,387,233	ALLENTOWN, PA	32
25 TO 44 YEARS OLD	1,951,011	8,974,190	16,163,585	HARRISBURG, PA	63
TOTAL HOUSEHOLDS	2,867,249	12,501,977	23,286,016	SCRANTON, PA	87
				PHILADELPHIA, PA	92
				WILMINGTON, DE	116
				NEW YORK, NY	124
				BALTIMORE, MD	135
				PITTSBURGH, PA	240

SEA PORTS	MILES	AIRPORTS	MILES
PHILAPORT	88	W-B/SCRANTON (AVP)	78
CAMDEN, NJ (BALZANO)	89	PHILADELPHIA (PHL)	83
PORT OF WILMINGTON, DE	101	NEWARK (EWR)	101
PORT OF NEWARK, NJ	112	BALTIMORE (BWI)	133
PORT OF BALTIMORE, MD	139	JOHN F. KENNEDY (JFK)	135
		W-B/SCRANTON (AVP)	78



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NLD is actively pursuing entitlement for over 8 million square feet of Industrial building space. Let NLD custom design a site to your specific needs. Financing and build-to-suit options available for lease or purchase.

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

www.NationalLandDevelopers.com

CALL NLD SALES: (610) 565-6566

FEATURED INDUSTRIAL/MANUFACTURING

250 ac Frailey PA
3,000,000+ SF Industrial

153 ac Scranton PA Area
1,000,000+ SF Industrial

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

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

44 ac Milford PA
434,000+ SF Industrial

27 ac Greene Twp PA
230,000+ SF Industrial

74 ac Kidder Twp PA
500,000+ SF Industrial

UNDER CONTRACT

74 ac Lenhartsville PA
300,000+ SF Industrial

34 ac Hellam PA
300,000+ SF Industrial

96 ac Andover NJ
750,000+ SF Industrial

27+ ac Sewell NJ
254,700+ SF Industrial

UNDER CONTRACT

38+ ac Mantua NJ
401,500+ SF Industrial

100+ ac Carneys Point NJ
510,780 SF Industrial

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

Over 10,000,000 SF on 1400 acres
available in NJ & PA

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ABOUT US

National Land Developers (NLD) is a privately owned commercial real estate development and investment company operating primarily in the industrial sector. We acquire raw land to develop and build-to-suit, with the intent to maximize the property's use to ultimately increase its value. We will sell a project at any stage of entitlement!

Our services include land acquisitions, conceptual site planning with alternate building layouts, final engineered plans, site & construction services, and optional credit tenant financing as required. Through our partnerships we have access to acquire over 75,000 + acres in PA, NJ, DE giving NLD the unique ability to meet a variety of geographic and logistical needs.

NLD has an exclusive selection of assets for Industrial, Cold Storage, Warehouse Distribution, Fleet and Truck Parking and Manufacturing users which can be found by visiting 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

Call US at your earliest convenience to discuss future opportunities for collaboration.

CONTACT US

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