



**Bethlehem Pike**  
Hilltown, Bucks County, PA

**JOSEPH MARLEY**  
President

Office: 610.565.6566

Direct: 610.633.4504

Email: JMarley@NationalLD.com

## AVAILABLE FOR SALE



~20 ACRES OF LAND

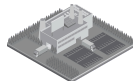
## PROPERTY HIGHLIGHTS



44 Dock Space, Additional Truck Parking



FULL APPROVALS in 2024



Concept: **217,000 SF** Industrial Warehouse Building



Utilities: Municipal Water / Municipal Sewer



Highways:



**NATIONAL LAND DEVELOPERS**

609 East Baltimore Pike

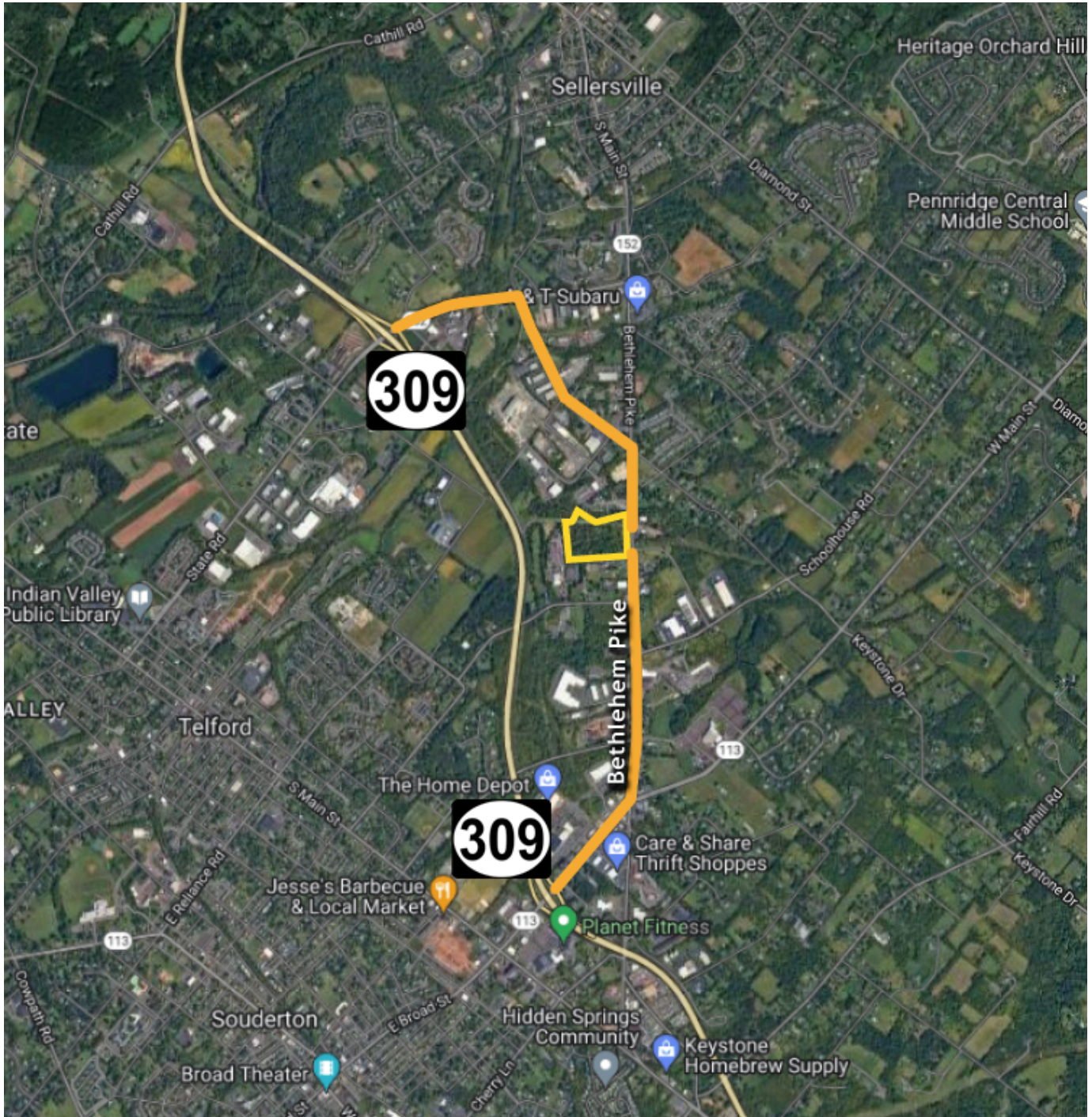
Media, PA 19063

NationalLandDevelopers.com

**National Land Developers, LLC**

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



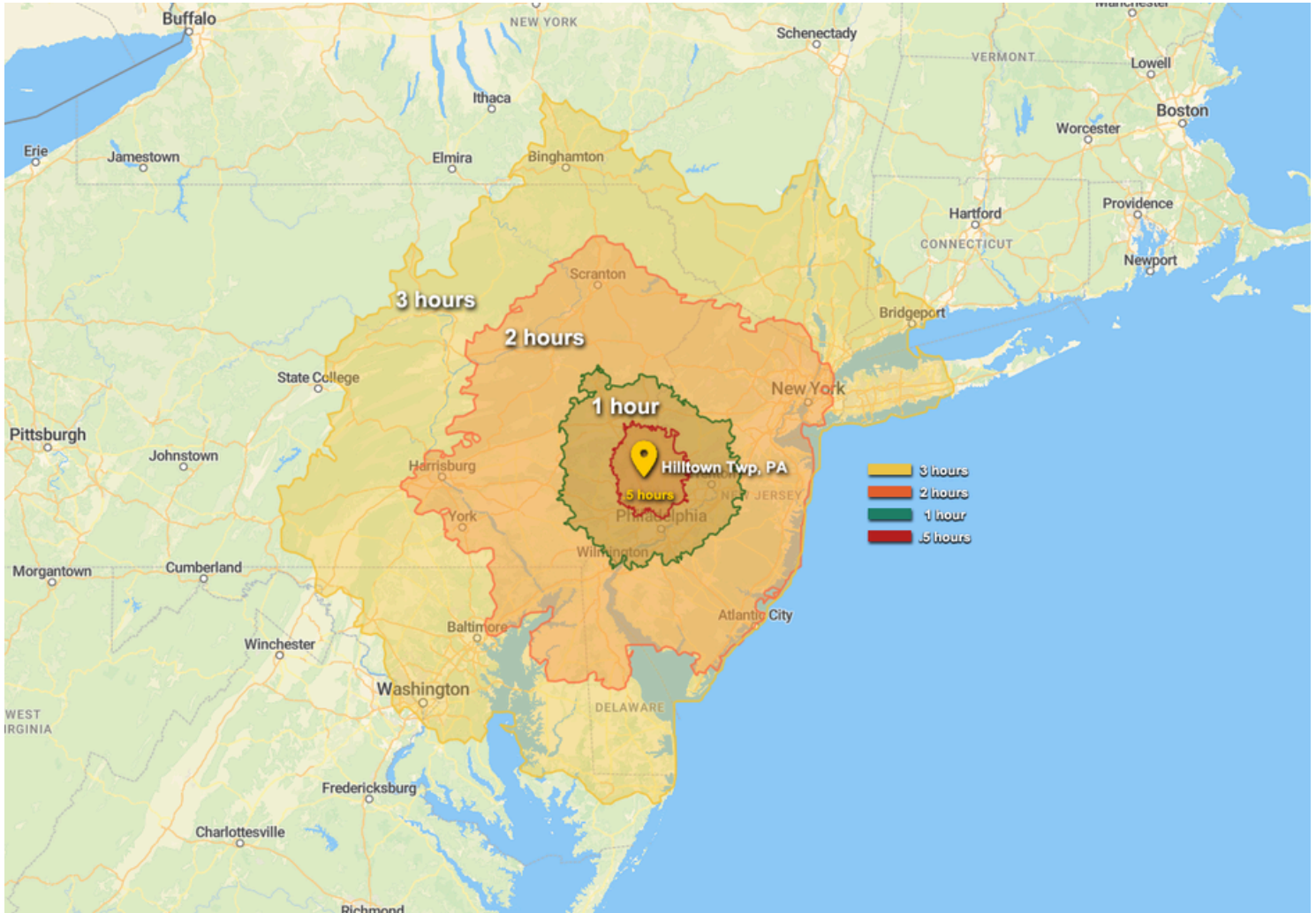




# National Land

INDUSTRIAL • COMMERCIAL  
DEVELOPERS

## LABOR & LOGISTICS



DEMOGRAPHICS	1/2 HOUR	1 HOUR	2 HOURS
TOTAL POPULATION	4,469,016	11,769,559	33,663,986
TOTAL HOUSEHOLDS	1,763,693	4,456,802	12,822,363
LABOR FORCE	2,334,119	6,196,948	17,746,165
AVG. ANNUAL WAGE (Warehouse)	\$45,026	\$45,015	\$44,666

SEA PORTS	MILES
PORT OF PHILADELPHIA	40
PORT OF WILMINGTON, DE	53
PORT OF NEWARK, NJ	78
PORT OF BALTIMORE, MD	122

INT'L AIRPORTS	MILES
PHILADELPHIA (PHL)	45
NEWARK (EWR)	76
W-B/SCRANTON (AVP)	87
HARRISBURG, PA (MDT)	110
BALTIMORE (BWI)	133

MAJOR CITIES	MILES
ALLENTOWN, PA	28
PHILADELPHIA, PA	37
SCRANTON, PA	95
HARRISBURG, PA	103
NEW YORK, NY	110
BALTIMORE, MD	123



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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

**42 ac Middletown DE**  
600,000+ SF Industrial  
**FULLY APPROVED**

**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

**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

**93 + ac East Hanover PA**  
1,000,000+ SF Industrial

**Coming Soon**

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



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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

Direct: (610) 633-4504  
Office: (610) 565-6566

E-Mail: [jmarley@NationalLD.com](mailto:jmarley@NationalLD.com)

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