



Bethlehem Pike
Hilltown, Bucks County, PA

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

AVAILABLE FOR SALE

 ~20 ACRES OF LAND

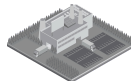
PROPERTY HIGHLIGHTS



44 Dock Space, Additional Truck Parking



FULL APPROVALS in 2024



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



Utilities: Municipal Water / Municipal Sewer



Highways:  



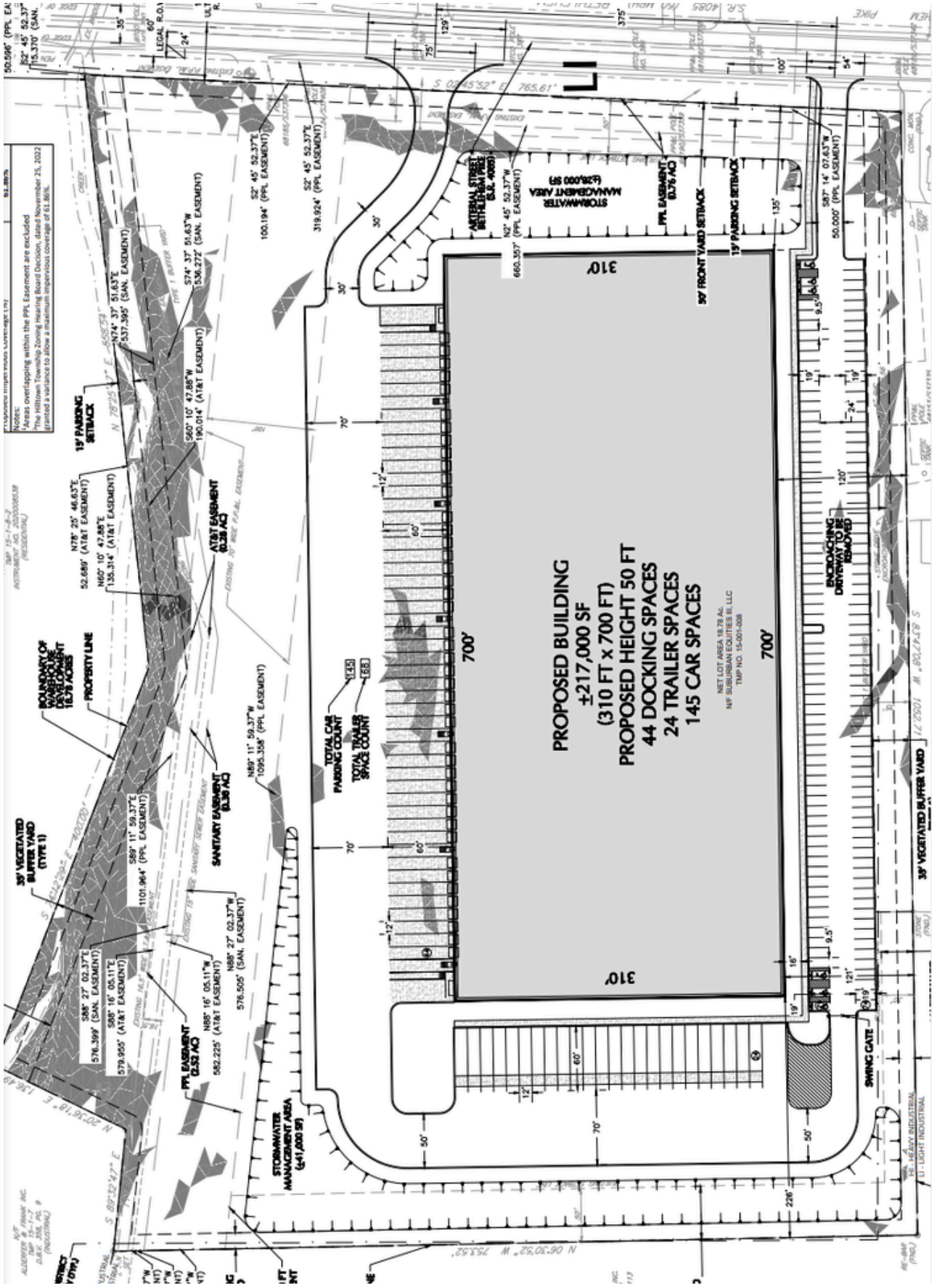
NATIONAL LAND DEVELOPERS
609 East Baltimore Pike
Media, PA 19063
NationalLandDevelopers.com

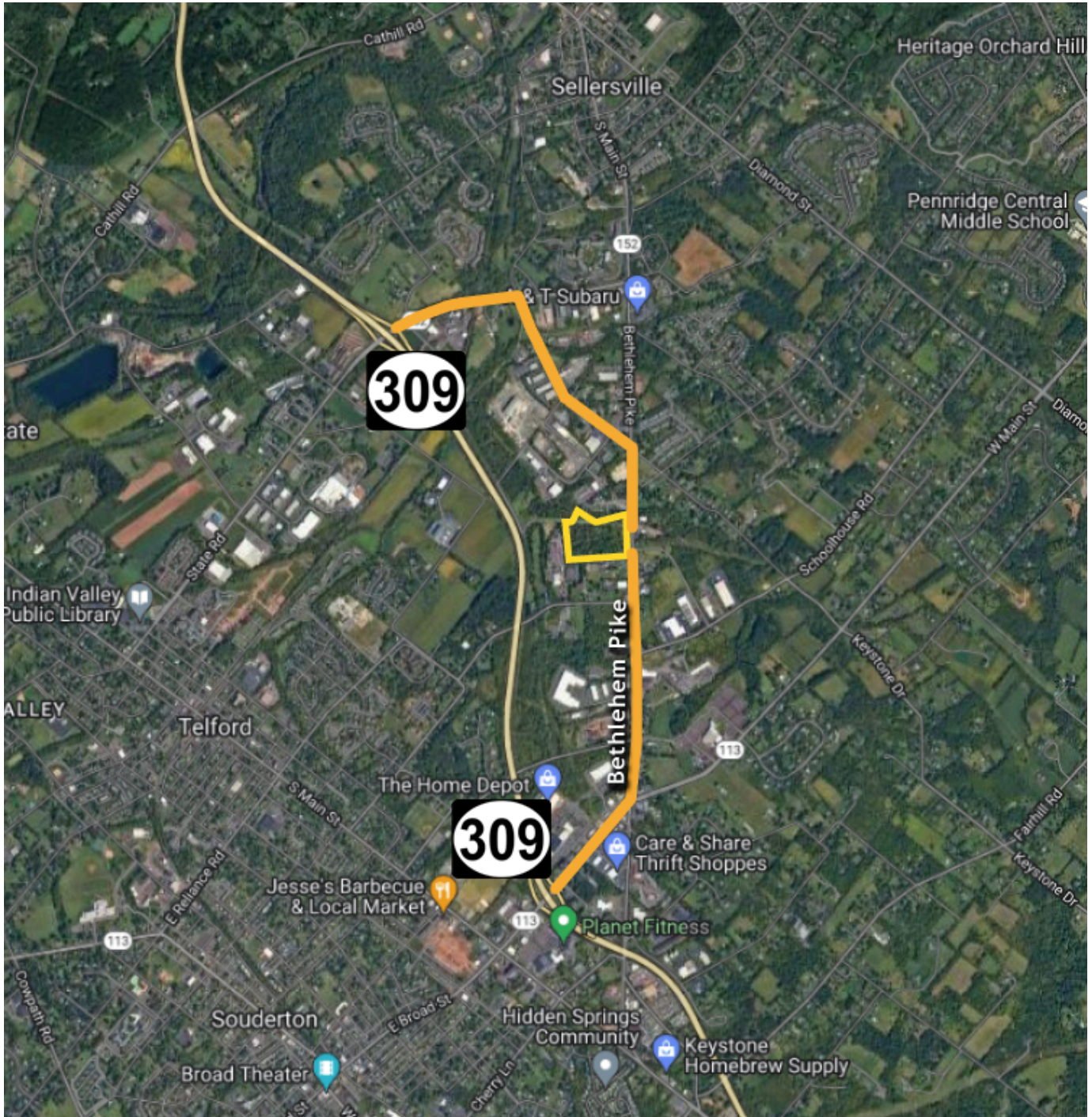


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PROPOSED CONCEPT
217,000 SF



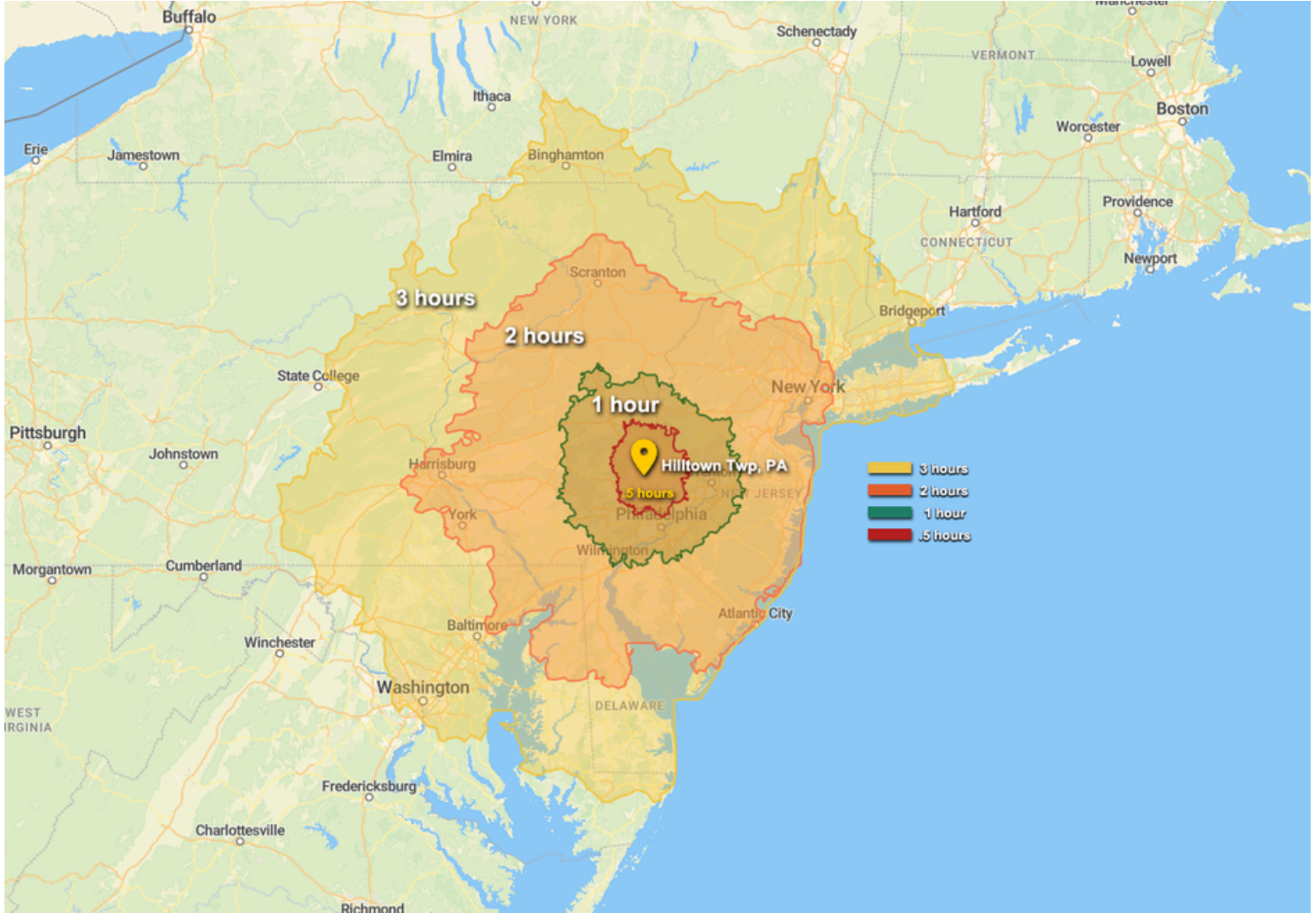




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LABOR & LOGISTICS



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

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

11.27 Acres

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

74+ acres

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

12+ ac Wallkill NY
101,000 SF Industrial

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



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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

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

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

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

NationalLandDevelopers.com