

65' CEILING HEIGHT



45 W. SHORTCUT ROAD
Howe Township, Perry County, PA





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

AVAILABLE FOR SALE
 ~68+ACRES OF LAND

PROPERTY HIGHLIGHTS

-  65' Building Height
-  Zoning: Commercial District - Warehouse Allowed
-  Concept: **1,000,000 SF** Industrial Warehouse Building
-  Utilities: Municipal Water / Municipal Sewer
-  Highways: RT 22, I-81



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PROPOSED CONCEPT
1,000,000 S.F.

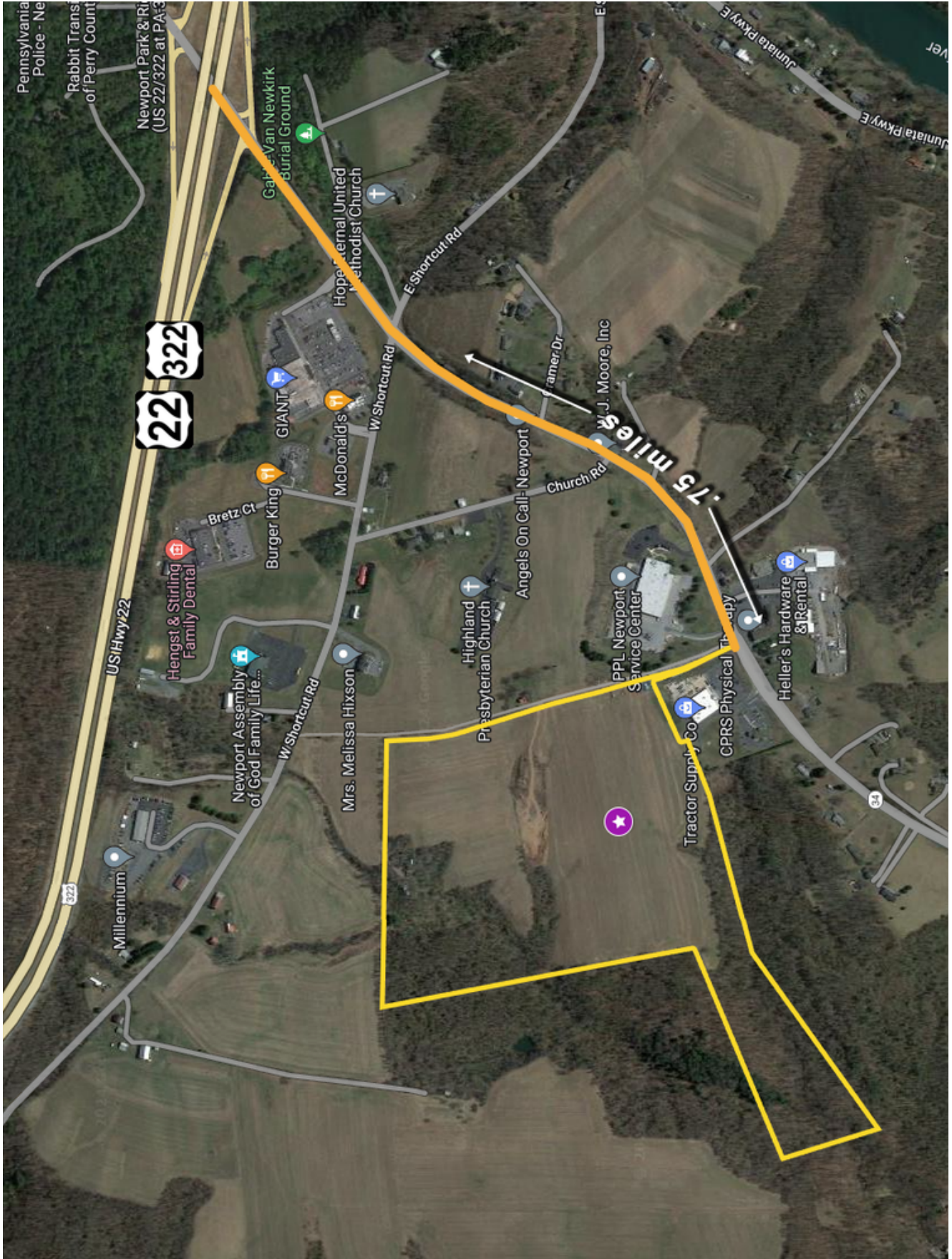


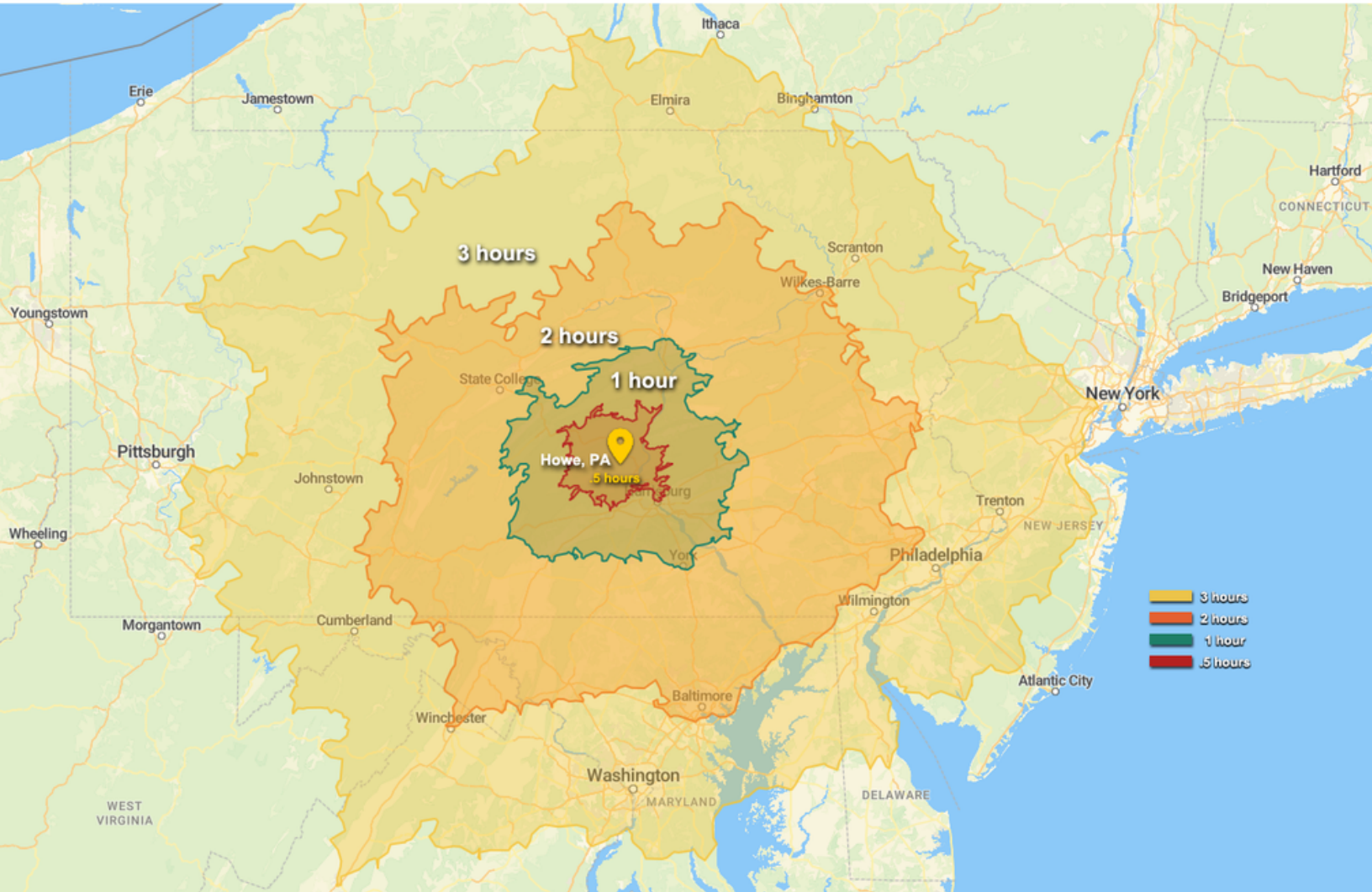


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Highway Access





DEMOGRAPHICS	1/2 HOUR	1 HOUR	2 HOURS	MAJOR CITIES	MILES
TOTAL POPULATION	714,937	2,857,907	19,619,400	HARRISBURG, PA	24
TOTAL HOUSEHOLDS	104,053	1,104,352	7,581,295	BALTIMORE, MD	103
LABOR FORCE	360,699	1,438,049	10,213,606	ALLENTOWN, PA	103
AVG. ANNUAL WAGE (Warehouse)	\$49,943	\$47,799	\$44,766	WILMINGTON, DE	113
SEA PORTS	MILES	INT'L AIRPORTS	MILES	PHILADELPHIA, PA	130
PORT OF BALTIMORE, MD	112	HARRISBURG, PA (MDT)	35	NEW YORK, NY	189
PORT OF WILMINGTON, DE	114	W-B/SCRANTON (AVP)	113	RICHMOND, VA	273
PORT OF PHILADELPHIA	135	BALTIMORE (BWI)	115		
PORT OF NEWARK, NJ	180	PHILADELPHIA (PHL)	137		



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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

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

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

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