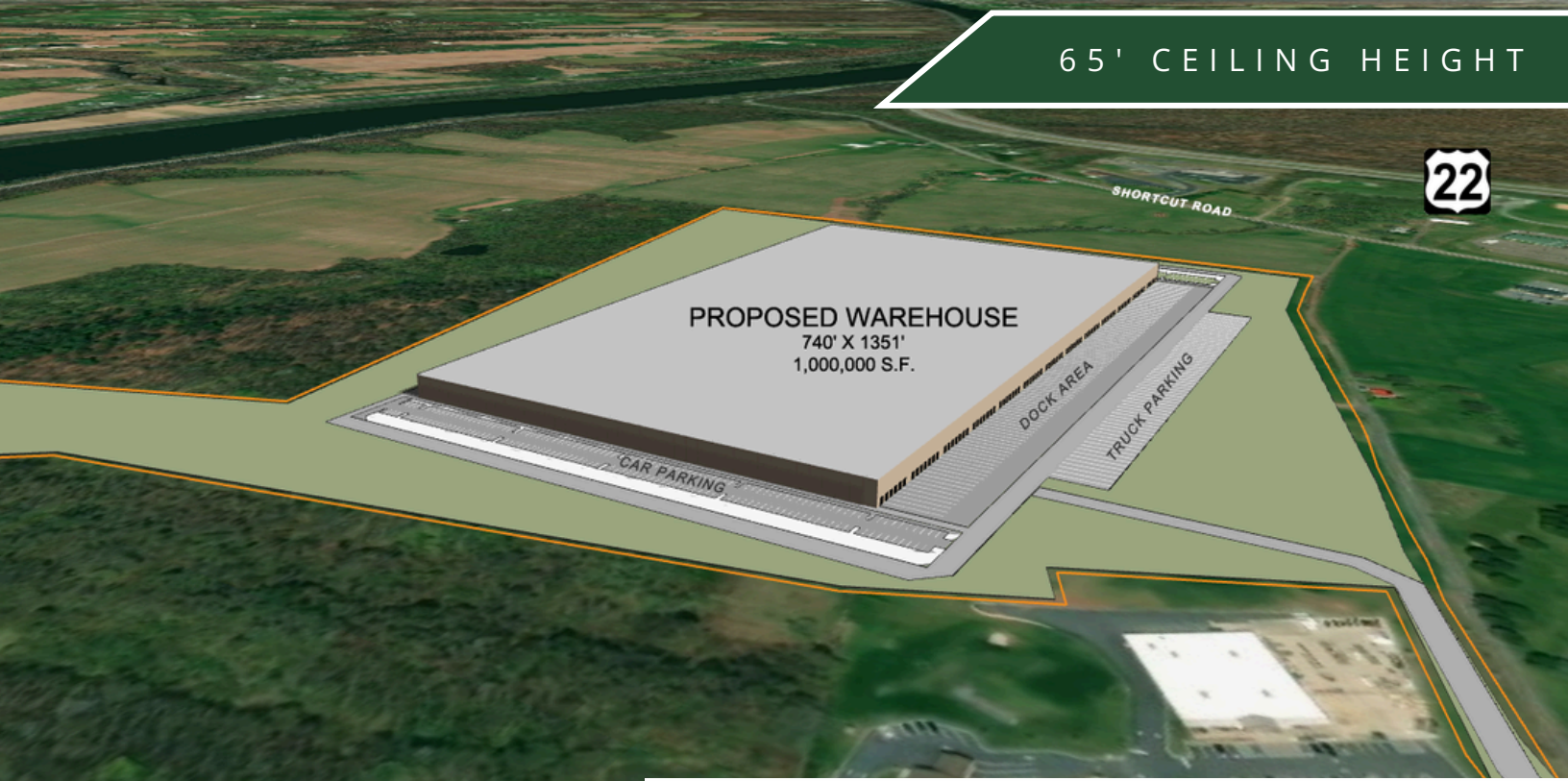


65' CEILING HEIGHT



**42 W. SHORTCUT ROAD**  
Howe Township, Perry County, PA

**HAYLEY WHITER**  
VP of Sales  
Office: 610.565.6566  
Direct: 610.655.5588  
Email: Hayley@NationalLD.com

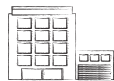
**JOSEPH MARLEY**  
President  
Office: 610.565.6566  
Direct: 610.633.4504  
Email: JMarley@NationalLD.com

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

## AVAILABLE FOR SALE

 ~68+ACRES OF LAND

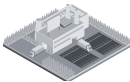
### PROPERTY HIGHLIGHTS



65' Building Height



Zoning: Commercial District - Warehouse Allowed



Concept: **1,000,000 SF** Industrial Warehouse Building



Utilities: Municipal Water / Municipal Sewer



Highways:    

**National Land Developers, LLC**

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



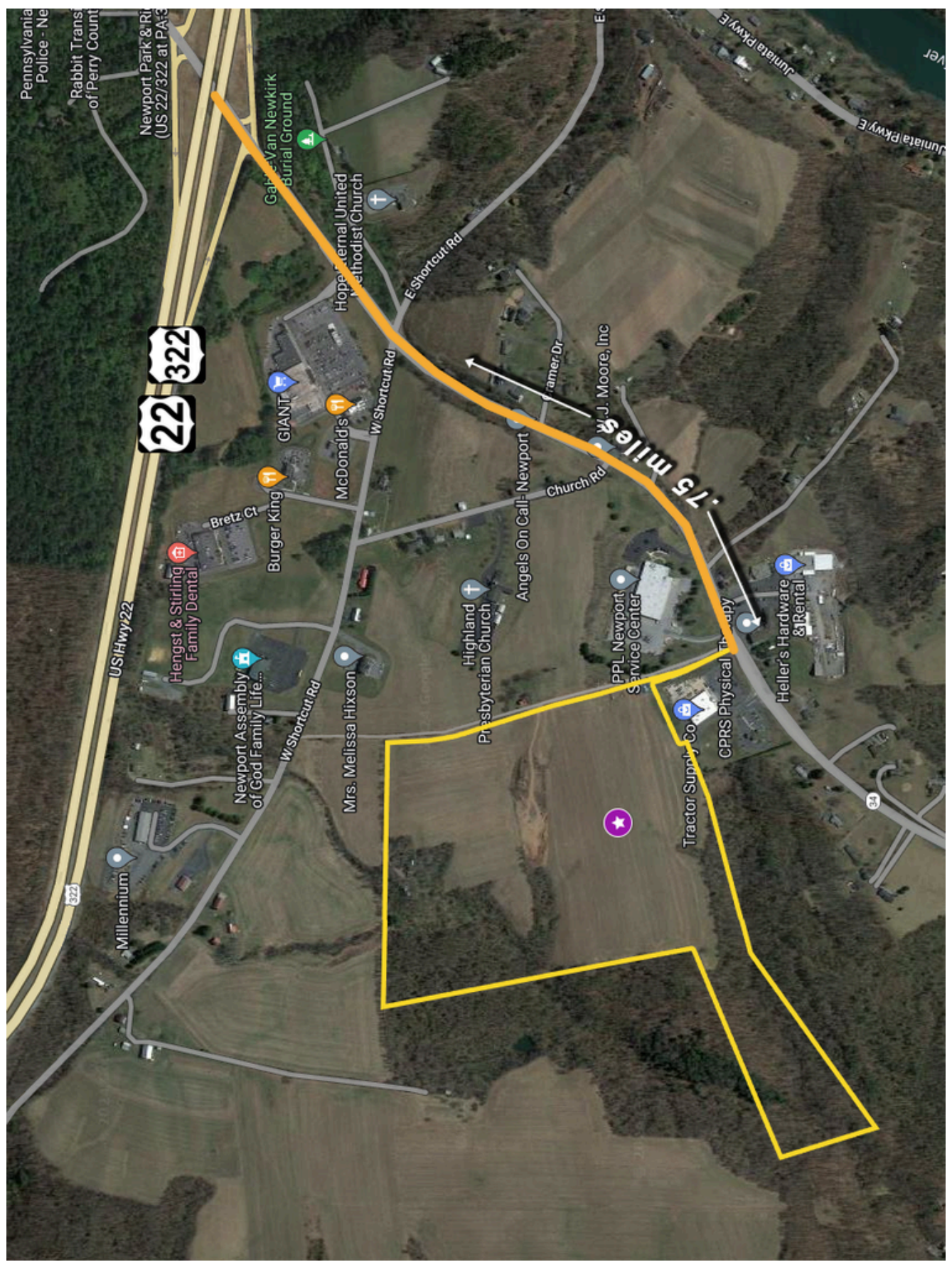
# National Land

INDUSTRIAL • COMMERCIAL  
DEVELOPERS

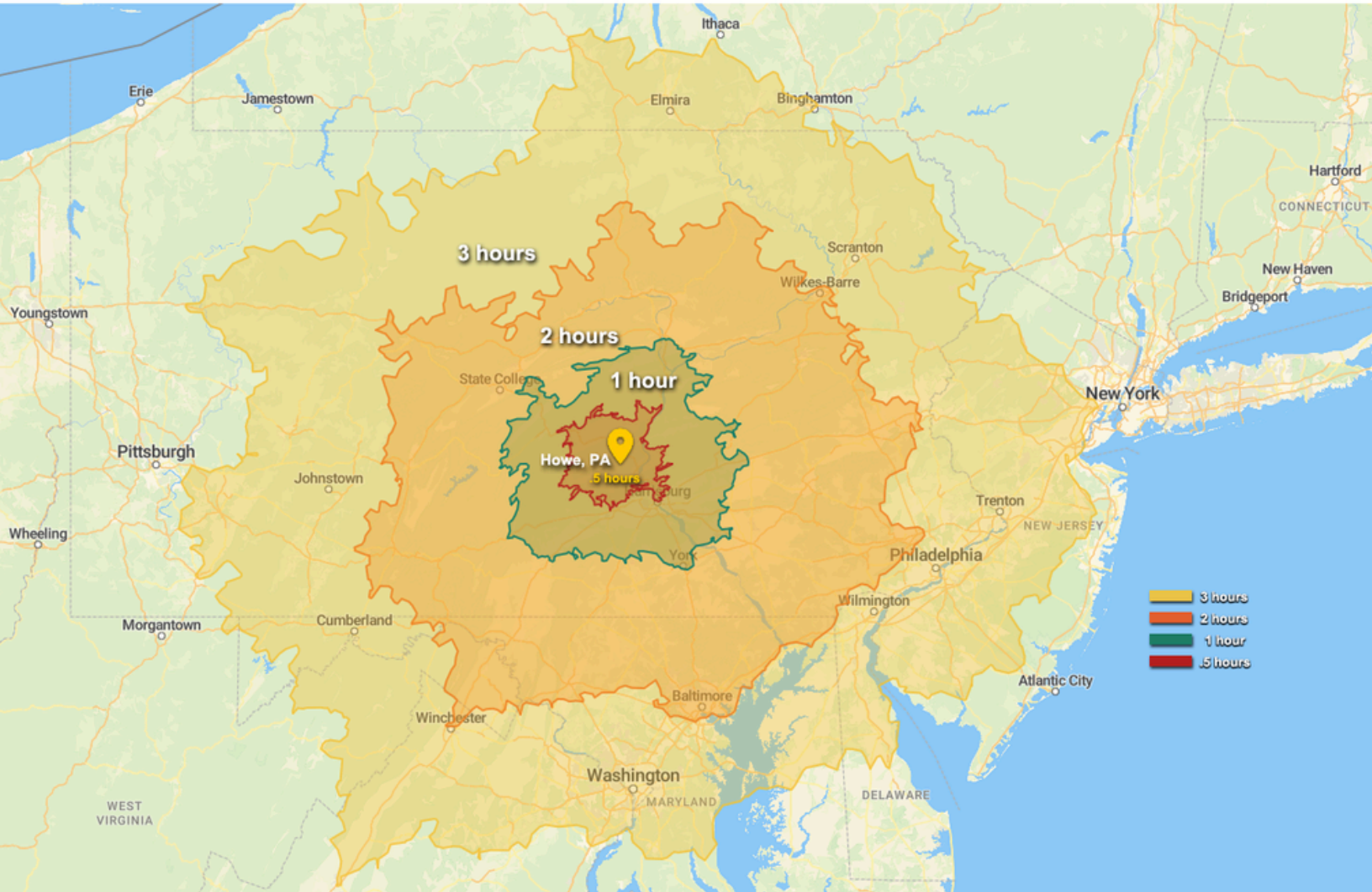
PROPOSED CONCEPT  
1,000,000 S.F.











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		



# National Land

INDUSTRIAL • COMMERCIAL  
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

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

[NationalLandDevelopers.com](http://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](mailto:hayley@NationalLD.com)

[NationalLandDevelopers.com](http://NationalLandDevelopers.com)