

FOR SALE

(717) 697-2422



An Affiliate of High Real Estate Group LLC
Industrial/Commercial Realtors

For Sale 35+ Acres I-C Land
Ft. Motel Drive, Frystown, PA 17067
Bethel Twp.



CONTACT:
Virginia Barr
(717) 697-2422 ext. 247
vx barr@high.net
or
Judy Pierce
(717) 697-2422 ext. 208
jpierce@high.net

5000 Ritter Road, Suite 201
Mechanicsburg, PA 17055
www.highassociates.com

Description: 35.404 Acres of commercial-industrial land suitable for warehouse or flex building.

Available Acreage 35.404 Acres (Tax Parcel #30-3491-00-56-7046)
Price \$38,000/Acre (\$1,345,352)

Building Information:

Municipality	Bethel Township
County	Berks
Zoning	I-C Industrial - Commercial
Road Access	Ft. Motel Drive
Frontage Feet On	1,715' on I-78
Topography	Slight rolling
Visibility	Excellent from I-78
Traffic Count	ADT 35,689 @ I-78 both directions
Railroad	No

Information furnished regarding property for sale or rent is from sources deemed reliable, but is not guaranteed. No warranty or representation is made as to accuracy thereof, and is submitted subject to errors, omissions, change of price, or other conditions, prior to sale or lease or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Parking N/A
Soils Unknown
Environmental Unknown - farmland
Present Use Agriculture
Surrounding Uses Motel, truck stop
Possible Uses Distribution, flex warehouse
Restrictions/Associations None

Utilities:

Water Private
Sewer Available
Gas Not Available
Electric Available Met Ed

General Information

Location Exit 10 I-78 near Pilot Truck Stop

Demographics

	3 Mile	5 Miles	10 Miles
Population	3,535	10,424	87,033
Households	1,175	3,606	33,285
Avg. HH Income	\$77,167	\$69,225	\$59,525

Local Amenities Truck Service Plaza, restaurant & motel

Distance Highway Access .4 mi.

Distance Airports 42 miles to Harrisburg International Airport
Middletown, PA

Comments Contiguous to proposed assembly of an additional 42 acres which are under agreement.

Map

