

CRYSTAL WINDOWS INDUSTRIAL PARK

204 Franklin Valley Road, Benton Township, PA 18414



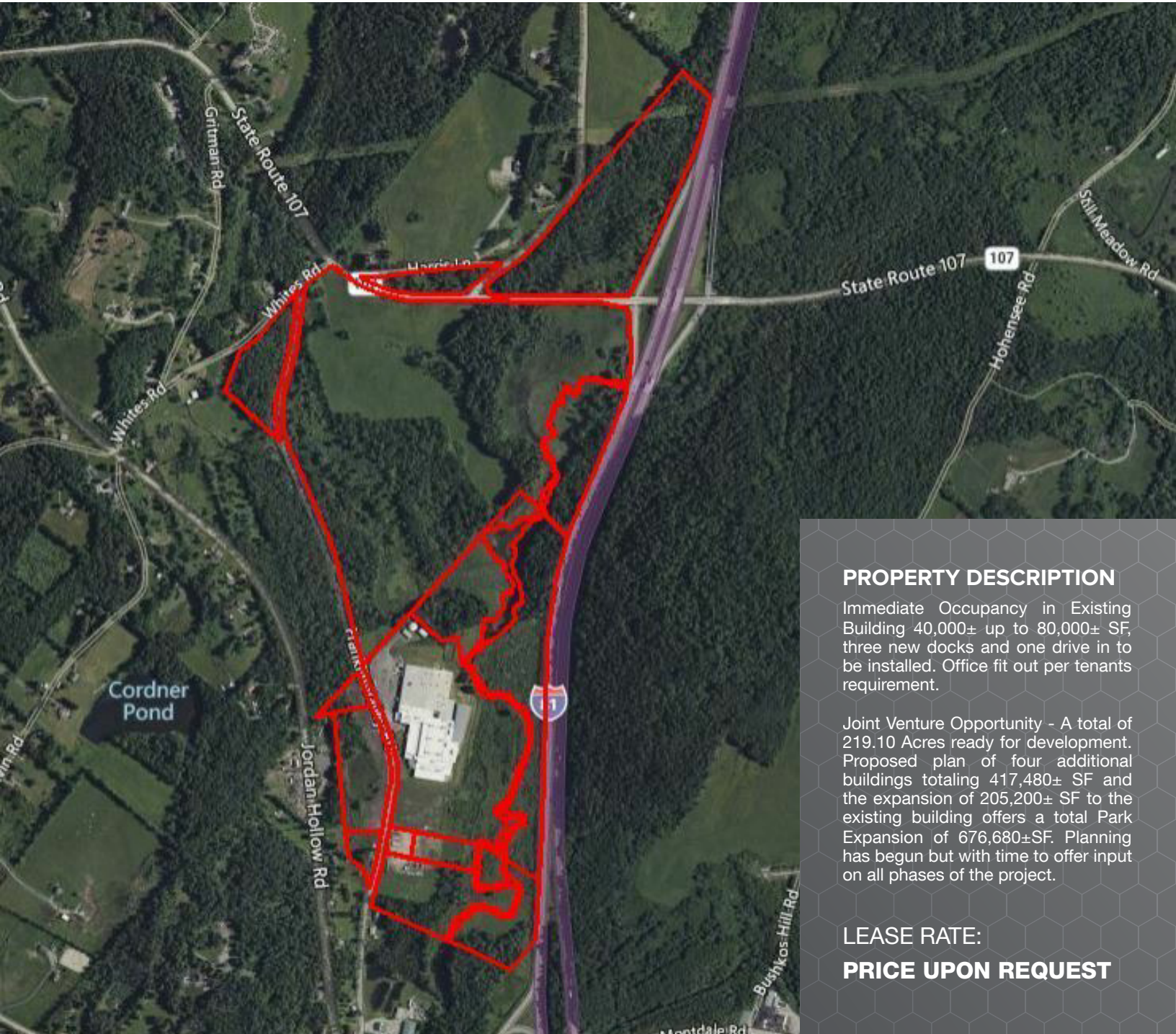
LEASE



INDUSTRIAL



UP TO 80,000± SF



PROPERTY DESCRIPTION

Immediate Occupancy in Existing Building 40,000± up to 80,000± SF, three new docks and one drive in to be installed. Office fit out per tenants requirement.

Joint Venture Opportunity - A total of 219.10 Acres ready for development. Proposed plan of four additional buildings totaling 417,480± SF and the expansion of 205,200± SF to the existing building offers a total Park Expansion of 676,680±SF. Planning has begun but with time to offer input on all phases of the project.

LEASE RATE:

PRICE UPON REQUEST

FOR MORE INFORMATION

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David Weaver, SIOR

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NAIMertz

📍 **NAI Mertz** | 350 Laird Street, Suite 110
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CURRENT UTILITIES DESCRIPTION

Water

On site well with 225 gpm capacity and 310,000 gallon storage tank

Sanitary

Various sanitary piping combinations into 2-6" gravity mains to a wastewater pump station

Waste Water

On site 24,000 gpd sequential batch reactor wastewater treatment system

Power

12.5 kV primary service from PPL feeds one 3000/4000kVA, 480V, 3 phase, 4W secondary substations

Natural Gas

6", 50 psi service from PG Energy Company

HVAC

2,616 ton chilled water system designed, 1,308 installed, 12,920 MBH heating system designed, 4,845 installed

Fire Protection

310,000 gallon storage tank with 2 diesel powered pumps.

BUILDING INFORMATION

Building Size	336,500± SF
Tenancy	Multi-Tenant
Ceiling Height	22.8 ft
Minimum Ceiling Height	17 ft
Column Space	50 ft
Office Space	23,000± SF
Number of Floors	1
Parking Spaces	361
Year Built	1986
Year Last Renovated	2001
Number of Lots	9
Construction Status	Existing
Condition	Good
Best Use	Warehouse

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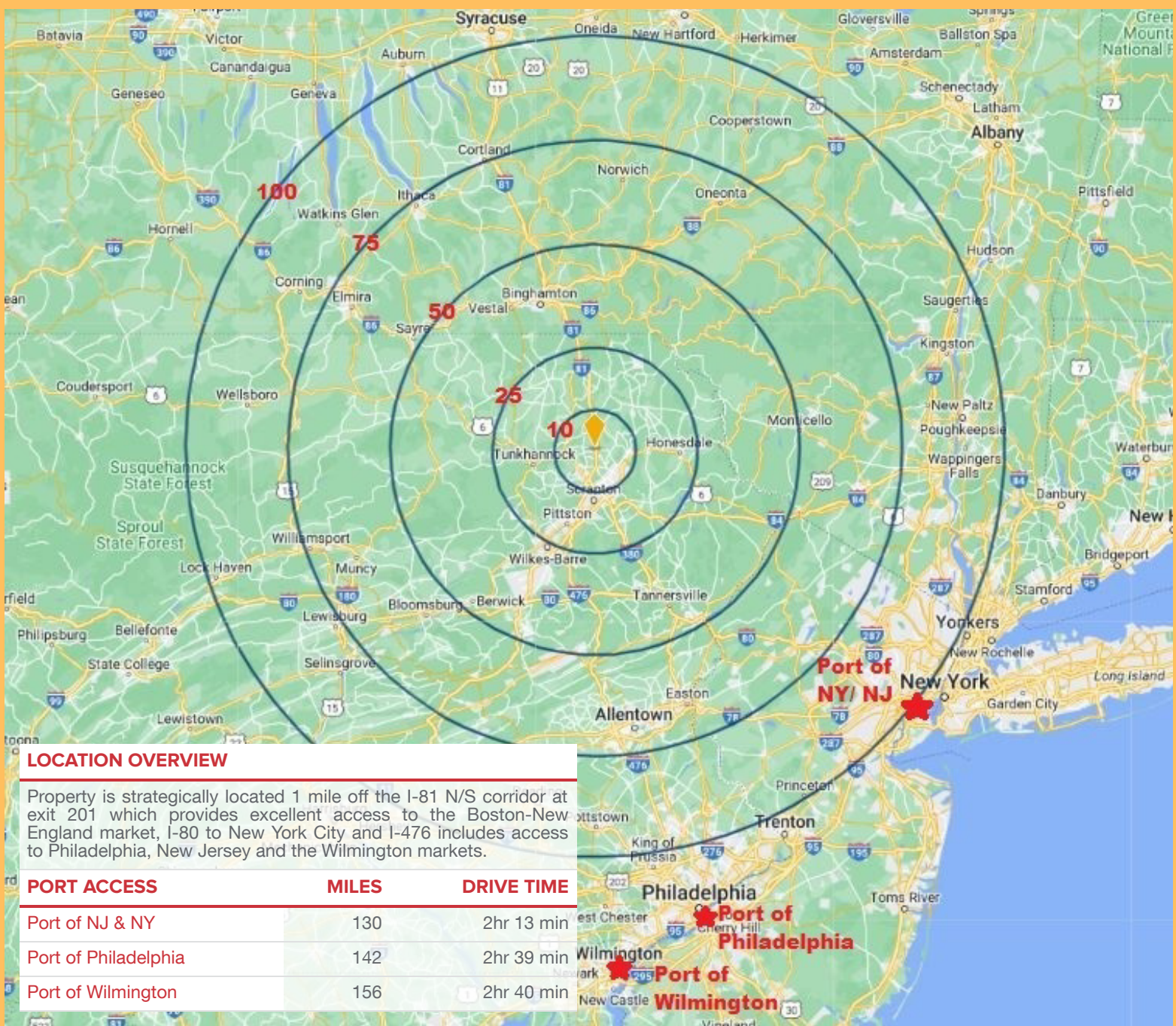
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LOCATION OVERVIEW

Property is strategically located 1 mile off the I-81 N/S corridor at exit 201 which provides excellent access to the Boston-New England market, I-80 to New York City and I-476 includes access to Philadelphia, New Jersey and the Wilmington markets.

PORT ACCESS	MILES	DRIVE TIME
Port of NJ & NY	130	2hr 13 min
Port of Philadelphia	142	2hr 39 min
Port of Wilmington	156	2hr 40 min

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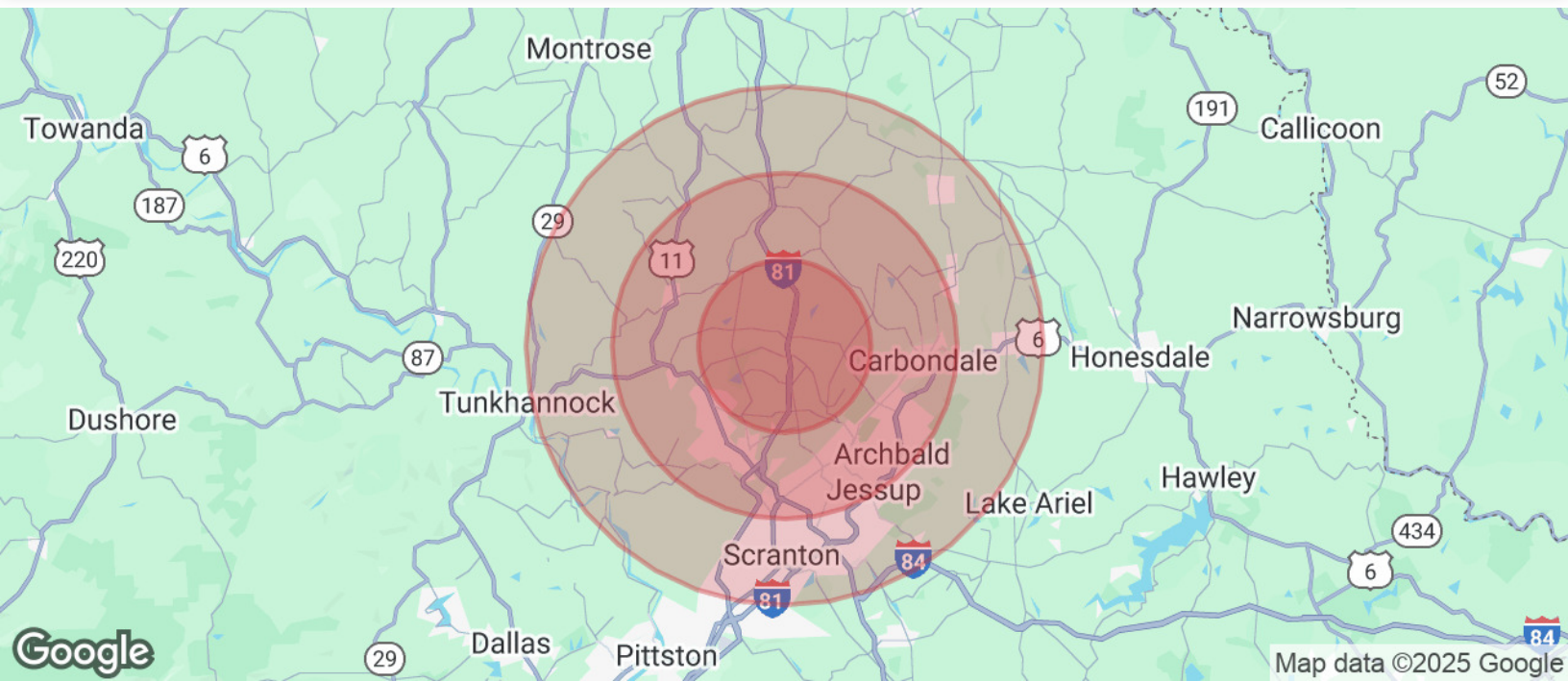
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	10,703	90,243	214,001
Average Age	47.0	44.5	42.5
Average Age (Male)	44.1	42.6	40.9
Average Age (Female)	48.4	45.8	44.1

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	4,971	43,243	102,212
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$86,037	\$69,126	\$61,517
Average House Value	\$247,988	\$173,203	\$154,243

2020 American Community Survey (ACS)

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