

# CRYSTAL WINDOWS PARK

JOINT VENTURE OR DEVELOPMENT OPPORTUNITY

FRANKLIN VALLEY ROAD, BENTON TWP, PA 18414



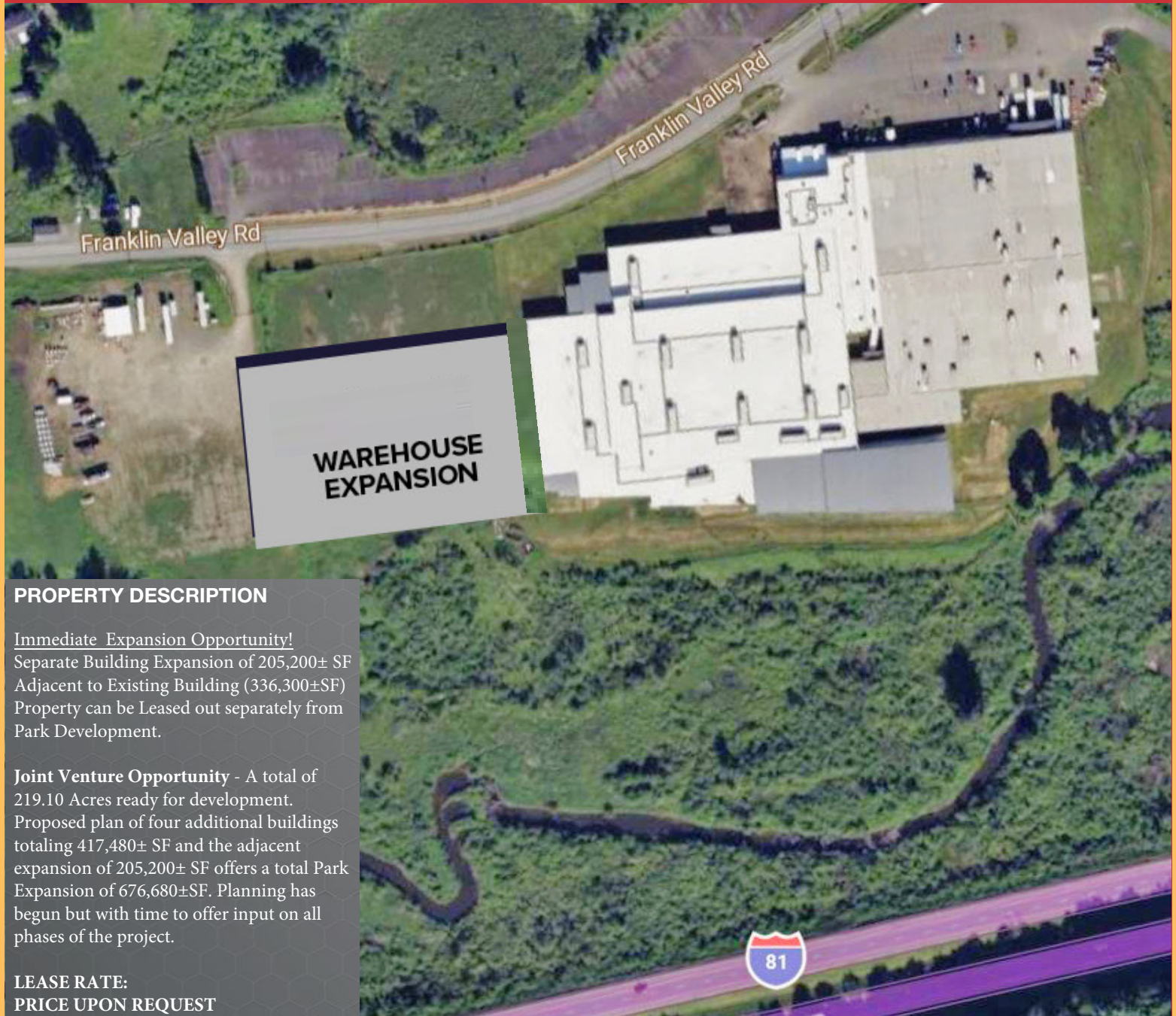
FOR SALE OR LEASE



219 ACRES



200,000± SF EXPANSION



## PROPERTY DESCRIPTION

### Immediate Expansion Opportunity!

Separate Building Expansion of 205,200± SF  
Adjacent to Existing Building (336,300±SF)  
Property can be Leased out separately from  
Park Development.

**Joint Venture Opportunity** - A total of  
219.10 Acres ready for development.  
Proposed plan of four additional buildings  
totaling 417,480± SF and the adjacent  
expansion of 205,200± SF 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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# 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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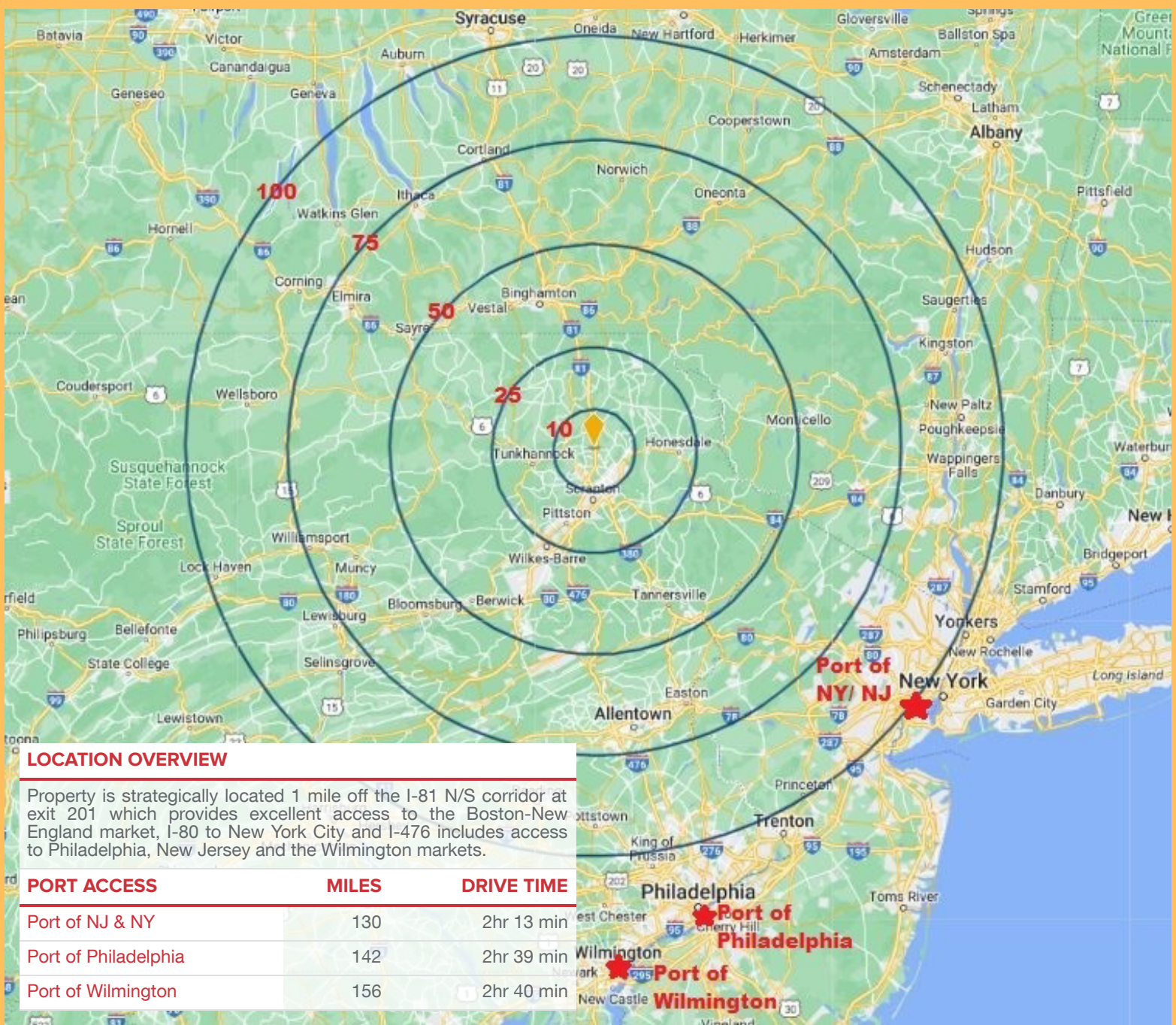
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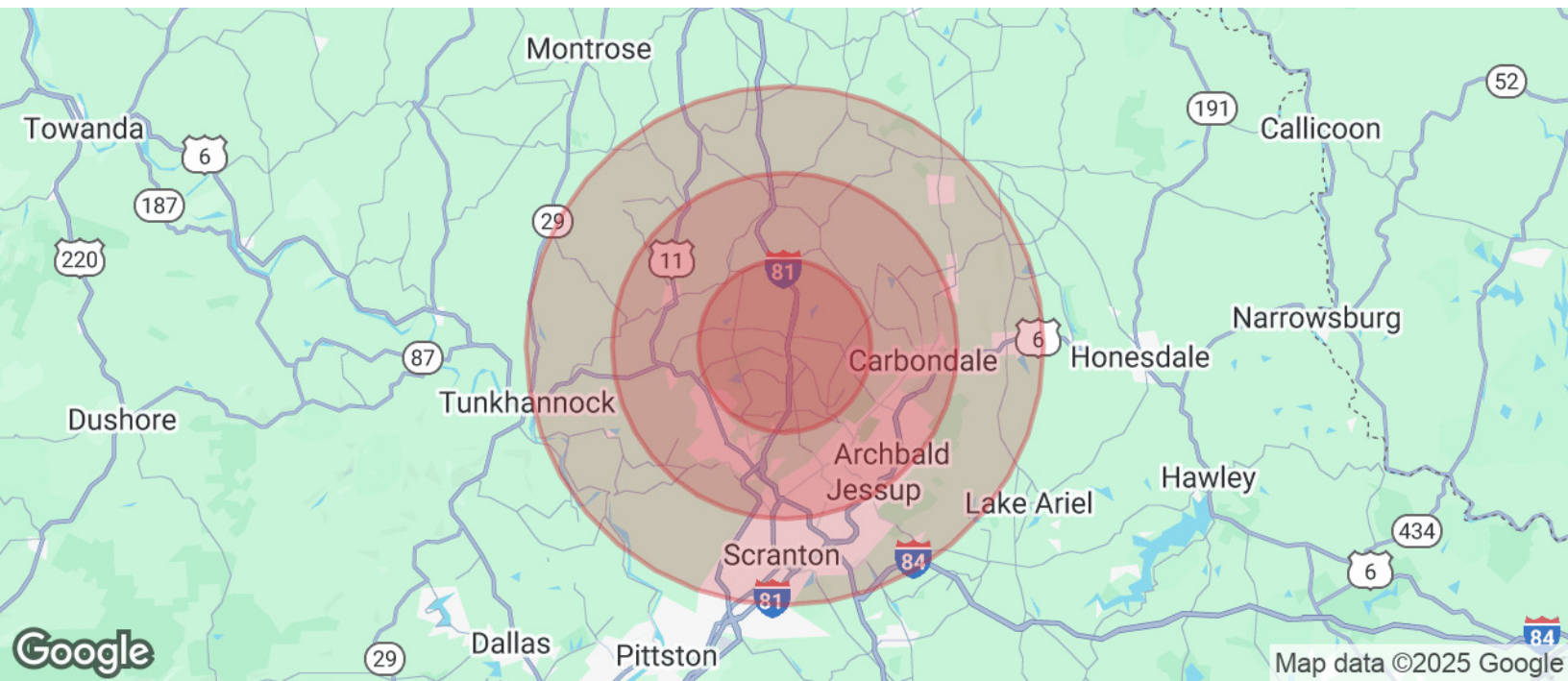
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### POPULATION

	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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