



PROPOSED DEVELOPMENT OPPORTUNITY

2130 Allentown Road is a unique and strategically located opportunity offering a future owner one of the most desirable large sites remaining along the I-476 Corridor for industrial development. Currently zoned Limited Industrial & Residential, the 74.4+/-acre site can accommodate large users and entrepreneurial owners seeking to satisfy their building requirements.

DRIVING DISTANCE	Philadelphia, PA	31 Miles
	New York, NY	109 Miles
	Harrisburg, PA	106 Miles
	Baltimore, MD	123 Miles
	Washington, DC	161 Miles
	Pittsburgh, PA	306 Miles
	Boston, MA	321 Miles
	Philadelphia International Airport	39 Miles
	Lehigh Valley International Airport	40 Miles

FOR SALE

Prime 74.4+/- Acre Development Opportunity

2130 ALLENTOWN ROAD, TOWAMENCIN TOWNSHIP, MONTGOMERY COUNTY, PA



HIGHLIGHTS

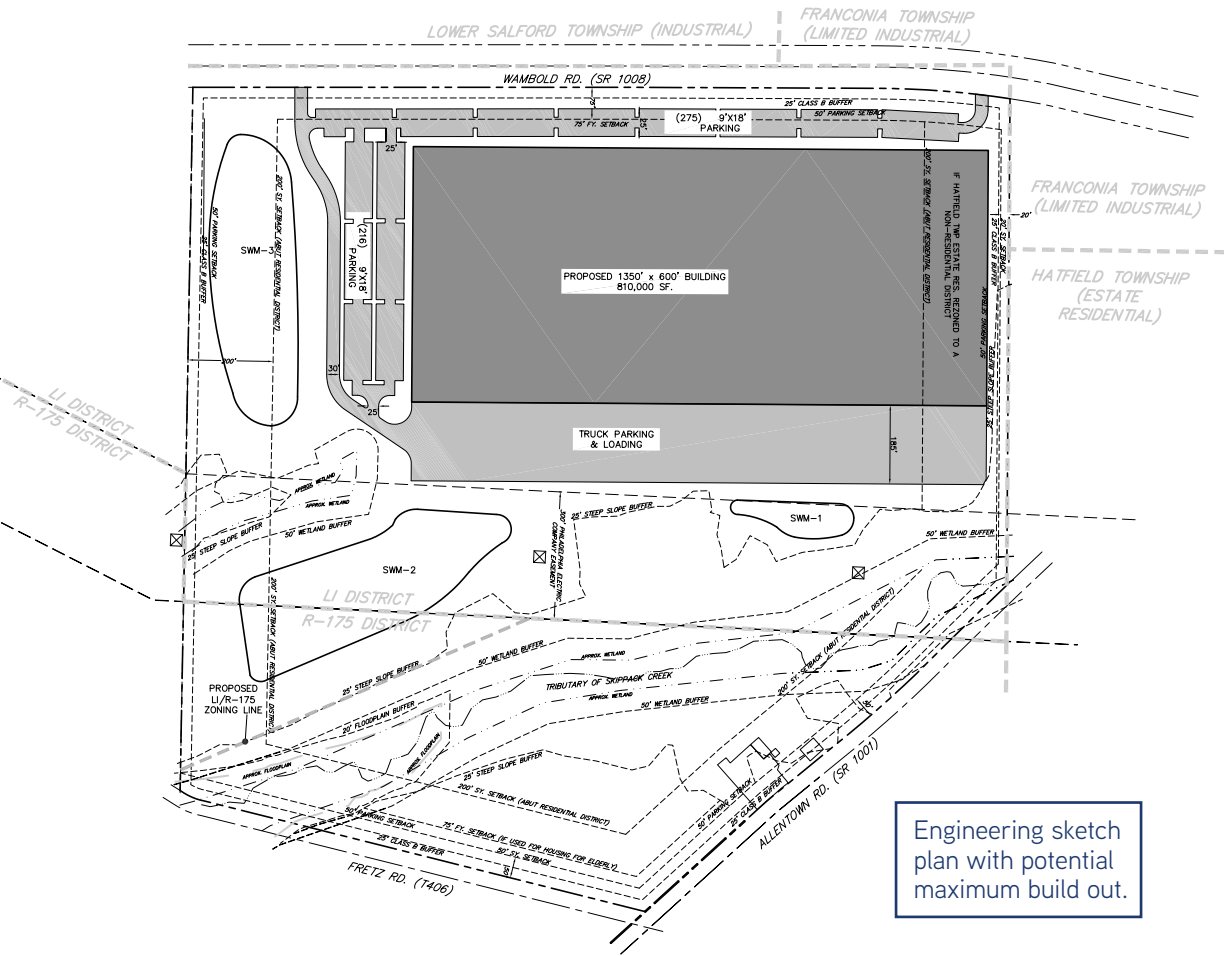
- One of the largest industrial sites available in Montgomery County
- Ideal development parcel amid strong activity for distribution, warehouse, flex, medical, healthcare, office, residential, and more
- Located in the heart of Philadelphia's technology and life science marketplace
- Additional acreage potentially available
- Convenient access within two miles of I-476 (NE Extension of the Pennsylvania Turnpike/I-276), Lehigh Valley and the I-78 corridor
- Uniquely positioned on the Route 309 Connector - a five-mile corridor to provide direct connection from Sumneytown Pike (S.R. 63) north of the PA Turnpike Lansdale Interchange to PA Route 309
- Potential LERTA Designation: Local Economic Revitalization Tax Assistance tax abatement program*
 - 10-year real estate abatement on improvements, beginning at 100% abatement in the first year and decreasing by 10% each subsequent year

**Subject to approval of local municipalities and school district.*

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2130 Allentown Road is extremely well-positioned with immediate access to I-476 and the 309 Connector. All utilities are present and the site dimensions lend itself to significant development.

Recent nearby projects — including a new Marriott Hotel, a residential development, and the Almac Pharmaceuticals Headquarters — have raised the profile of the site and future prospects for the tract will be attracted to this unmatched location.

SITE FEATURES

- Zoned: LI (Limited Industrial District) and R-175 (Residential District)
- Water: North Penn Water Authority
- Sewer: Towamencin Township Municipal Authority
- Electric: PECO Energy
- Gas: PECO Energy



BUSINESS SUMMARY

LABOR STATISTICS FOR BUSINESSES WITHIN 30 MILES:

Total Businesses: 203,032
Total Employees: 2,610,352

BUSINESS TYPES:

- Distribution & Warehousing
- Agriculture & Mining
- Construction
- Manufacturing
- Transportation
- Communication
- Utility
- Wholesale Trade
- Retail Trade
- Finance, Insurance, Real Estate
- Services
- Government

* Source: Infogroup, ERSI, US Census Bureau