

CENTRAL PENNSYLVANIA

By Bette Slayton, Bedford County Development Association

Permitted site and available workforce attract interest in Bedford County

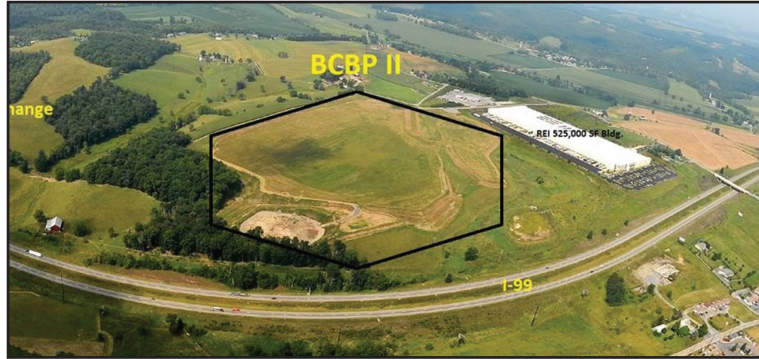
An 82-acre pad-ready site in Bedford County's Business Park II is attracting interest from eastern Pennsylvania and the Mid-Atlantic states.



Bette Slayton

The fully permitted site, designed to accommodate a 780,000 s/f facility, is designated as a Keystone Opportunity Zone. The KOZ program offers meaningful tax savings through 2025. Ample water, sewer, gas and electric utilities are available.

Adjacent to three interstates (I-70/76 and I-99) the site offers prime access to the Mid-Atlantic Region. Distances to



Bedford County's Business Park II Lot 4

cities include: Washington DC/ Baltimore – 140 miles; Philadelphia – 200 miles; NYC -270 miles; Pittsburgh – 100 miles.

Equally attractive is the availability of a skilled and dependable workforce. With over 50% of the workforce

labeled as “out-commuters” – people who leave the county for jobs – new employers will enjoy a loyal labor force eager to secure employment closer to home.

Bedford County is home to an 850,000 s/f Walmart Food Distribution Center and REI's 525,000 s/f East Coast Distribution Center.

The county is also home to an impressive array of manufacturers including Kenametal, JLG, LB Foster, Rockland Manufacturing, Bedford Reinforced Plastics, CaptiveAire and others. Ad-

ditionally, agriculture and tourism are major industries. The beautiful Omni Bedford Springs Resort and Spa offers world-class amenities including a Donald Ross golf course, award-winning spa, hiking and biking trails and delectable dining options.

For more information, including a drone video of the Bedford County Business Park site, go to Bedford County Development Association website.

Bette Slayton is president of Bedford County Development Association. ■

Kranz of NAI CIR arranges multi-family investment property sale in Derry Township



2815 Penbrook Ave.

LEMOYNE, PA — The multi-family investment property located at 2815 Penbrook Ave. in Dauphin County, was recently purchased by N&R Group, LLC from CPENN Patriot Properties – Midtown, LLC.



Nathan Kranz

Nathan Kranz of NAI CIR represented the seller. This is Kranz's fifth multi-family unit transaction since November.

Also in Lemoyne, 4,320 s/f retail investment property located at 1744 Lincoln Way East, was recently purchased by Dimitrios Hronis Jr. from Jefferey and Judy Pearson. **Nik Sgagias** of NAI CIR represented the buyer. ■

Your success is our highest priority.



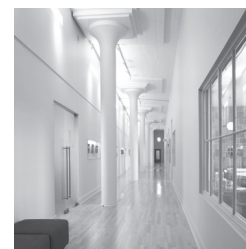
Oaks Shopping Center
Norristown, PA



SpringHill Suites
Mt. Laurel, NJ



Messiah College
Mechanicsburg, PA



Hersey Entertainment & Resorts
Hersey, PA



Hilton Garden Inn Valley Forge/Oaks
Phoenixville, PA



Elizabethtown College
Elizabethtown, PA



Chesapeake Energy
Athens, PA



The Crossings at Conestoga Creek
Lancaster, PA



Quality Bicycle Products
Lancaster, PA



Courtyard by Marriott
Hersey, PA



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