

READY FOR IMMEDIATE DEVELOPMENT



2.79 ACRE SITE BEDFORD COUNTY BUSINESS PARK II

*Country Ridge Road | Bedford Township, PA
KOZ | Pad-Ready | Prime Transportation Access*

Prime 2.79-acre pad-ready site in Bedford County Business Park II, strategically located near major transportation corridors including I-99, the Pennsylvania Turnpike (I-76), and U.S. Route 30. The site supports up to a 27,000 sq. ft. building footprint and is located within a Keystone Opportunity Zone (KOZ), offering significant tax advantages and long-term investment value.

PROPERTY OVERVIEW

Size: 2.79 Acres

Site Status: Pad-ready

Supports: Up to 27,000 sq. ft. building

Located in: KOZ

Adjacent to: REI Distribution Center

TRANSPORTATION ACCESS

- 📍 Immediate access to I-99
- 📍 2 miles to PA Turnpike (I-76)
- 📍 Direct access to U.S. Route 30
- 📍 50% of the U.S. population reachable within a one-day drive

- 💧 **WATER** – 10" MAIN LINE
- 🚰 **SEWER** – 8" LINE
- 🔥 **NATURAL GAS** – 6" MAIN LINE
- ⚡ **ELECTRIC** – 23 KV | BEDFORD RURAL ELECTRIC COOPERATIVE, INC.

FOR MORE INFORMATION

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