

Name: Welch Estate

Available: Immediate Sale
\$399,000

Address: Molly Pitcher Highway North

County: Franklin

Municipality: Antrim Township

Zoning: Industrial

Sq. Footage: 485,312 SF (excluding ROW, 377,408)
11.141 acres (excluding ROW, 8.664)

Description: Industrial zoned property with significant frontage on US Route 11. Norfolk Southern rail line borders rear of property. Generally flat topography

Electricity: Allegheny Energy

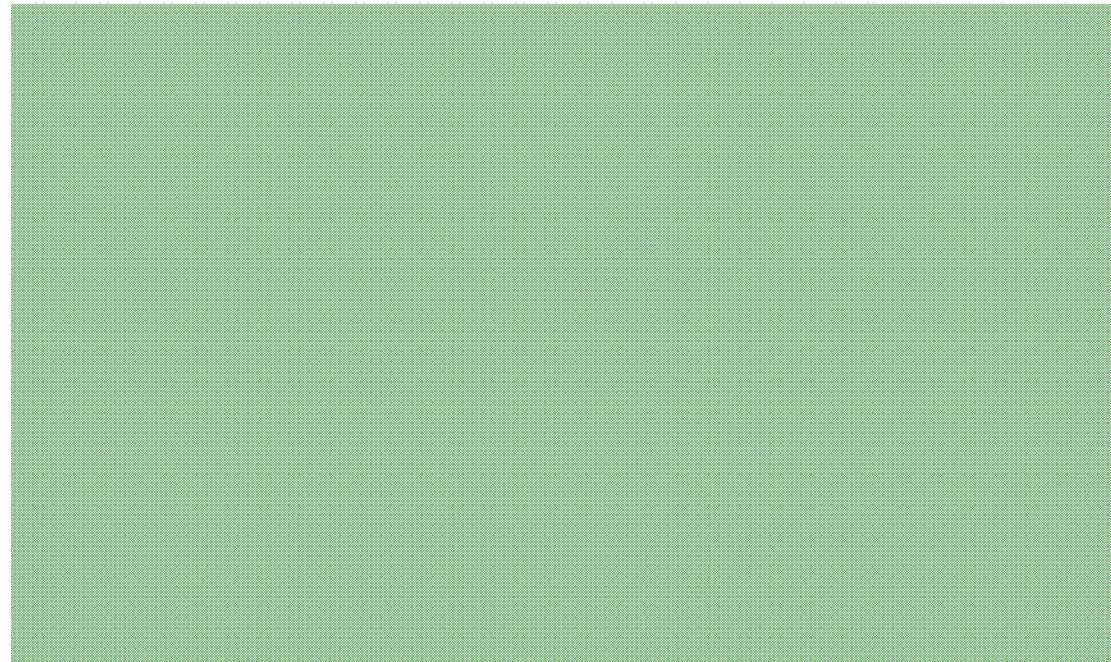
Water: Can be brought to site

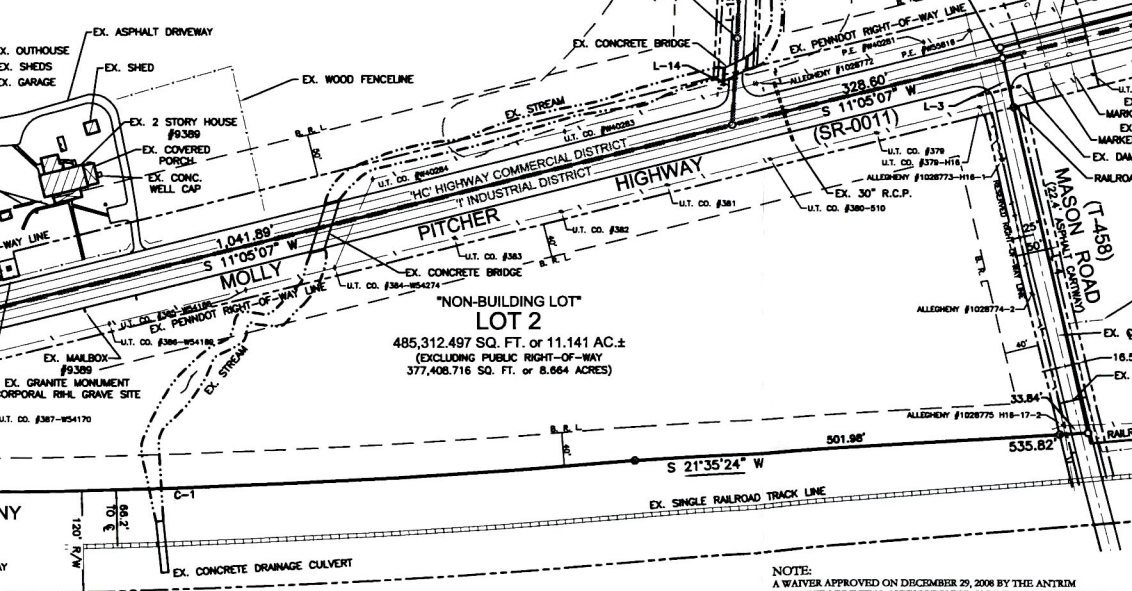
Sewer: Can be brought to site

Gas: Can be brought to site

Highways: Within 4 miles of Interstate 81, Exit 5.
US Route 11 frontage

Contact: Anthony D'Anna, Associate Broker
Jack Gaughen Realtor
717-597-3111 Ext. 203
Anthony.danna@jgr.com





"NON-BUILDING LOT"
LOT 2
 485,312.497 SQ. FT. or 11.141 AC.±
 (EXCLUDING PUBLIC RIGHT-OF-WAY
 377,408.716 SQ. FT. or 8.664 ACRES)

CURVE DATA

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C-1	11403.61'	1089.97'	05°28'35"	S 23°07'59" W	1089.55'	545.40'

NOTE:
 A WAIVER APPROVED ON DECEMBER 29, 2006 BY THE ANTRIM TOWNSHIP MUNICIPAL AUTHORITY FOR ANTRIM TOWNSHIP CODE OF ORDINANCES ARTICLE 1-CHAPTER 110-SECTION 9-B(1)(b) AND (c) FOR LOT 3, WITH THE REQUIREMENT THAT IF THE EXISTING SYSTEM FAILS, PRIOR TO A LAND DEVELOPMENT PLAN BEING SUBMITTED, THE PROPERTY MUST BE CONNECTED TO PUBLIC SEWER.