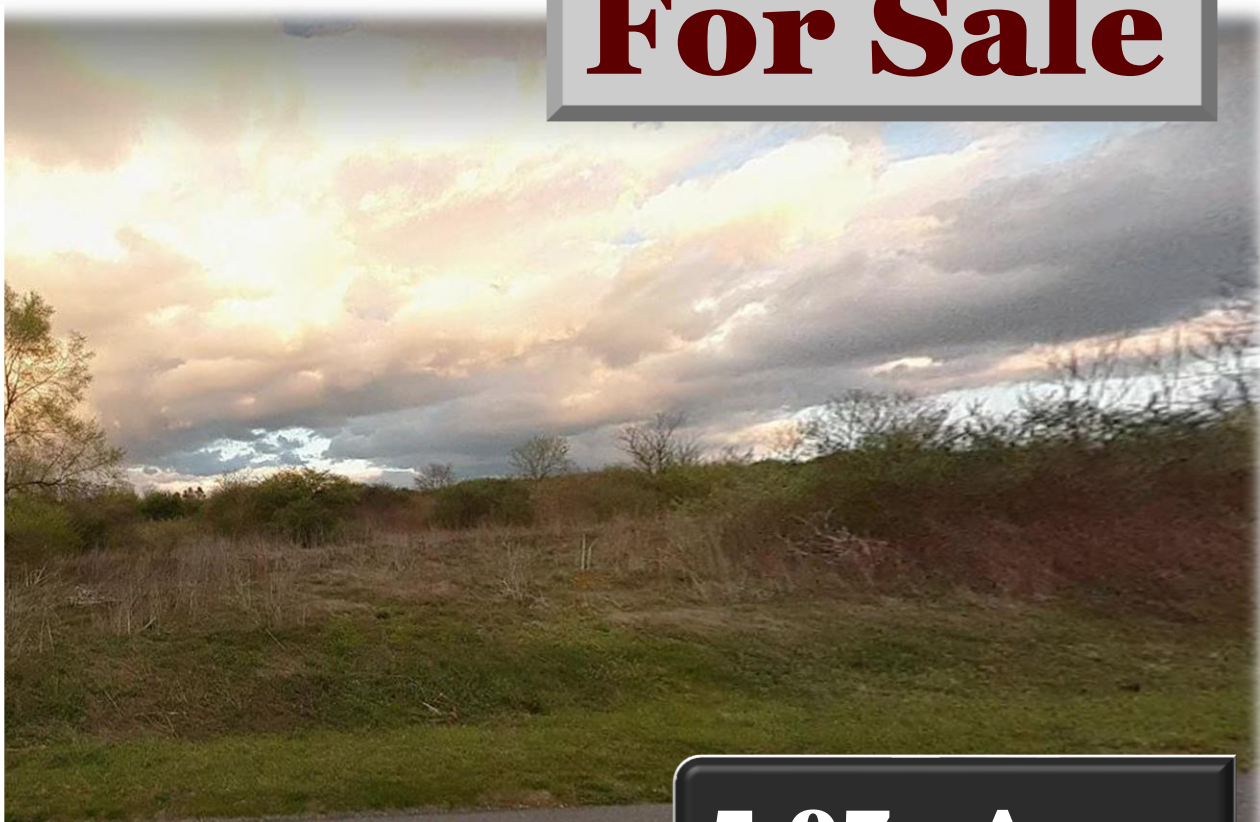


Crosswinds Drive Lot State College, PA

Close to University Park Airport

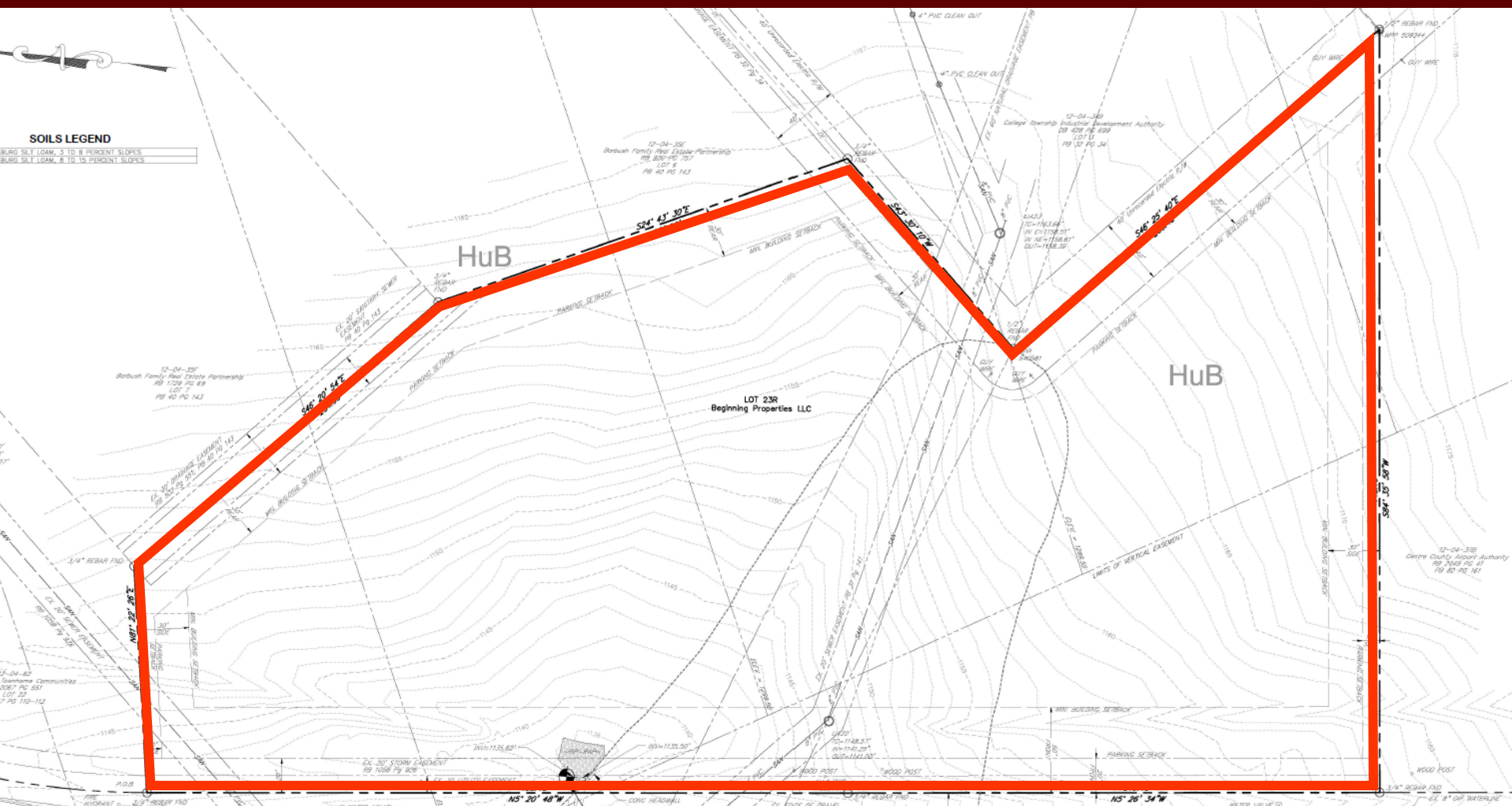
For Sale

- Zoned I – General industrial Use (many used allowed)
- Only .3 miles to University park airport
- Less than 5 miles to Penn State's Campus
- Valuable location within growing business/industrial area of State College
- Very limited land available near State College
- Benner Township



5.07_{+/-} Acres

5.07+/- Acres On Crosswinds Drive



Note: Stormwater and utility easements on the site.

Crosswinds Drive Lot

Close to University Park Airport
State College, PA

5.07+/- Acres



Great Location



Proximity -

.3 miles from University
Park Airport

3.9 miles from North End of
State College

4.3 miles from Beaver
Stadium

4.9 miles from Rt 322/I-99

Zoning

Zoned - General Industrial (I)

Key to Zoning Districts

- FC Forested Conservation
- A Agriculture
- RR Rural Residential
- R-2 Multi-Family Residential
- R-3 High Density Residential
- MHP Manufactured Home Park
- C Commercial
- I Industrial

* Zoning attached
– many uses
available



Zoning Options

General Industrial (I)

Accessory building or use	P	Dispensary	P	Machine shops	P
Administrative and support services	P	Drive-through for permitted uses	P	Machinery and equipment repair	P
Airports and aircraft facilities, flight training	C	Dry cleaners, laundry	P	Manufacturing	P
Ambulance/health care services	P	Emergency services	P	Manufacturing operations-small scale/light	P
Animal hospital and Kennels	P	Energy production (solar) – Accessory*	P	Medical and diagnostic laboratories	P
Artist studios and galleries	P	Energy production facilities (alternative energy)*	P	Mini-Storage Warehouse	P
Auction houses	P	Energy production- wind turbines (personal use)	P	Mobile Food Vendor	P
Automobile driving schools	P	Farmer/Flea Market	P	Motion picture production and distribution	P
Banks and financial institutions	P	Fitness and recreational sports complexes	P	Motor vehicle towing	P
Banquet/wedding hall facility	P	Fight Training	P	Municipal uses and buildings	P
Breweries, wineries, distilleries	P	Forestry	P	Parking lots and parking garages	P
Bus and other motor vehicle transit systems	P	Funeral Home	P	Personal and household goods repair	P
Business Park	P	Gas Station	C	Post Office	P
Churches and similar places of worship	P	General Commercial	P	Power Equipment Stores	P
Clubs, lodges and social halls	P	Governmental offices and other uses	P	Electric Power Generation (Also Wind)	P
Co-located communication antennas	P	Health Practicioners	P	Professional offices	C
Commerical, recreational, or entertainment facility	C	Heliport/Helistop	P	Professional, scientific and technical services	C
Communication transmitting and receiving facilities	P	Hospitals	P	Public	P
Community Center	P	Hotel/Motel facilities	P	Public Utilities Structures	P
Convenience store with or without fuel dispensing	C	Indoor reecreation facilities	P	Publishers, printers, bookbinding	P
Convention/conference centers	P	Information services and data processing	P	Radio station, television studios	P
Cultural facility	P	Internet based business*	P	Repair Garage	P
Dance, music, photography studios	P	Laundry and dry-cleaning establishments	P	RV, boat, motorcycle, ATV sales	P
				Self-storage units	P
				Service station	P
				Small scale/light manufacturing operations	P
				Solid waste processing or disposal facilities	C
				Taxi service	P
				Testing laboratories	P
				Transportation terminals/facilities	P
				Trucking and Motor Freight Terminal	P
				Uses of Benner Township	P
				Vehicle body shop	P
				Vehicle rental/repair/sales	P
				Vehicle washes	P
				Wholesale storage and warehousing	P

Extensive list of permissible uses by Benner Township

*This is an incomplete list of allowed industrial uses

P = Permitted Use

C = Conditional Use

Full List: [Benner-Township-Zoning-Ordinance7-15-21-1.pdf](https://www.bennertownship.org/Benner-Township-Zoning-Ordinance7-15-21-1.pdf) ([bennertownship.org](https://www.bennertownship.org))

Centre County – Local Information

Centre County Pa

www.centrecountypa.gov

Central PA Convention & Visitor's Bureau

www.visitpennstate.org

Chamber of Business & Industry of Centre County

www.cbicc.org

Penn State University

www.psu.edu

Centre Daily Times

www.centredaily.com



Did You Know?

- State College named one of the 10 best places for entrepreneurs
- State College was voted safer than 83% of the cities in the United States
- State College ranked #9 most cycle friendly city in the United States in 2015
- State College was listed as the 2nd smartest city in the country by Luminosity.com
- State College received an A+ grade by Niche in their 2017 best places to live study
- State College is one of the top places in the country that millennials are buying homes according to realtor.com
- Penn State was rated the 15th best college town in the United States in 2017
- Penn State University was ranked 14th for Top Public Schools & ranked 50th in National Universities

State College & Surrounding Area

- Nestled in Centre County, Pennsylvania. Home of Penn State University. Venues for sports, arts, and national entertainment shows.
- State College is a fantastic family town offering year round activities for all age groups.
- Within 4 hours traveling distance to NYC, Philadelphia, DC, Baltimore, and Pittsburgh.
 - Direct Mega bus trips to New York City, Pittsburgh, and Philadelphia
 - Passenger trains available from Huntingdon, Tyrone, Lewistown and Harrisburg
- Central Pennsylvania and State College celebrates year-round with festivals and other attractions.
 - Central PA "4th Fest" – One of the top rated fireworks displays in the nation.
 - Central Pennsylvania Festival of the Arts (Arts Fest) – Held annually in July.
 - People's Choice Festival -25 years of art, music and fun.
 - First Night State College (New Years Eve) – Ice sculpting, and other family friendly activities.
- Abundant hiking, biking and walking paths, fishing, camping, canoeing, challenging golf courses, as well as Frisbee golf, local ski slopes, horse back riding and a Go Cart track.
- Medical services offered by Mount Nittany Hospital, Geisinger, Hershey, and local physicians with walk-in care facilities
- University Park Airport - Direct flights to Chicago, Philadelphia, Detroit and Washington

Centre County Demographic & Facts

State College & Surrounding Areas



By: Data USA

- Best US City for Entrepreneurs to Live and Launch by Entrepreneur.com
- 25 major festivals, including one of the most well-known and largest art festivals in the U.S., the Central Pennsylvania Festival for the Arts. & Central Pa 4th Fest
- Penn State football Saturdays make State College become the third largest town in PA
- State College was ranked No. 1 as the least stressful city in the US by Psychology Today
- 1.5 to 2 million annual visitors to Happy Valley
- Abundant biking and hiking trail system

Census Info

➤ Population.....	157,527
➤ Area in Square Miles.....	1,109
➤ Female.....	47%
➤ Male.....	53%
➤ Median Household Income.....	\$61,921
➤ Median Home value	\$242,700
➤ Home ownership rate.....	62.5%
➤ Bachelor's degree or higher, pct. of persons age 25+, 2010.....	45.8%
➤ Total number of firms.....	12,182

- Source: United States Census Bureau
 - Census.gov population Estimates for 2020