



**For Sale**  
**Horse Farm / Development Site**  
**1404 Route 143**  
**Lenhartsville, PA**

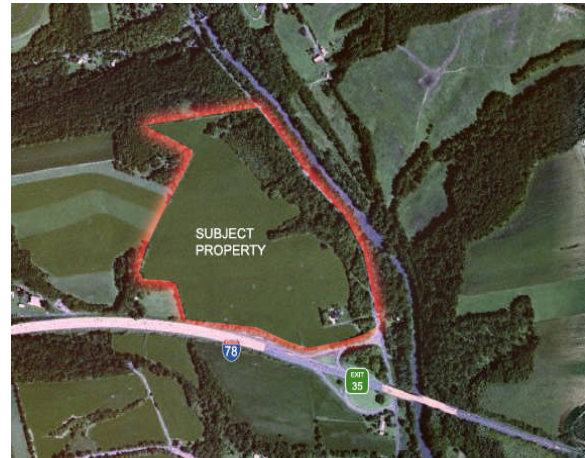
Keller Williams Realty  
Commercial Real Estate  
542 Lewis Rd  
Limerick PA 19468  
Cell 610-551-5830  
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**Location : Centrally located in Berks County PA at I-78 exit 35 and Route 143.**

**Lot Size : +/- 74.46 Acres**

**Current Zoning : Commercial District**

**Real Estate Taxes : \$1019 / 2007**



**Description : +/- 74.46 Acres in centrally located Berks County, PA. Property is located at on / off ramp at exit 35 on I-78 ( Route 143 Lenhartsville Exit). Property is currently used as farmland. Ideal for Horse Farm. With zoning variance, property would be perfect for Major Distribution Warehouse or Truck Related Use servicing Mid Atlantic and New England states. Drive times to major cities: ½ hour to Allentown, PA; 1 Hour to Philadelphia, PA; 2 hours to NYC and Baltimore, MD; 3 Hours to Washington, DC; 5 Hours to Richmond, VA. Close proximity to PA Turnpike Northeast Extension (I-476), I-80 and I-81. 25 miles to Lehigh Valley International Airport. Bring your own ideas to take advantage of easy accessible centrally located property.**

**Joe Leone**  
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**Asking Price : \$2,100,000**