



Zoning:	None
Topography:	00.00
Adjacent Available Acres:	None
Setting:	Industrial Park
Within City Limits:	No
Sale Price:	\$139,500
Sale Price Note:	\$50,000/ acre
Last Updated:	Dec 14, 2023

Site Certification Information

Certified Site Status: Yes  
Certified Site: [Fully permitted](#)

Economic Development Contact

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Property and Area Description

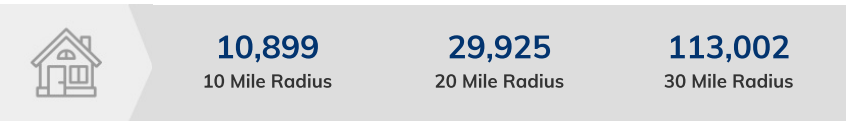
BCBP II Lot 2 is a 2.79-acre Keystone Opportunity Zone (KOZ) site offered for sale. <https://www.bcda.org/bedford-business-park-2/> Currently owned by the Bedford County Development Association (BCDA) and located approximately 2-miles from I-99 (Exit 3 Cessna Interchange), and less than 2-miles from the Pennsylvania Turnpike I-70/76 (I-99/Exit 1 to the Bedford Interchange). The site has current land development plan approval for 27,000 s. f. of building area, with parking areas (generally in alignment with the concept). Not intended to be the sites final design format, the plan included has been intentionally drawn to create maximum impervious areas in an effort to limit schedule delays due to any re-approvals required. As evidenced by the steps taken to date to complete preliminary land development plan, the NPDES approval, and the successful designation as a KOZ, the site benefits from overwhelming community support. Adjacent to Recreation Equipment, Inc.'s (REI) distribution warehouse (525,000 sq. ft.) and in close proximity to Walmart's award-winning Bedford food distribution center, the site offers a regional distribution pattern capable of reaching 40% of the US population within a 500-mile radius. Bedford's proximity to major population centers, including Washington DC (140 miles), Pittsburgh PA (100 miles), and Harrisburg PA (100 miles) further underscores its position as a true regional support location. Bedford County companies consistently rate local employees very highly as they're happy to note with strong testimonials. A commuting radius of 30-45 minutes enables businesses to draw employees from numerous surrounding counties in Pennsylvania and Maryland.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

**Nearest Highway:** I-99 (2.00 mi.)  
**Nearest Interstate:** I-70/76 (2.00 mi.)  
**Nearest Airport:** Bedford County Airport (1.50 mi.)  
**Nearest Commercial Airport:** Altoona-Blair County Airport (24.00 mi.)  
**Rail Served:** No  
**Rail Served By:** None  
**Rail Infrastructure in Place:** No

Utilities

**Electric:** FirstEnergy/Penelec  
**Natural Gas:** UGI / Central Penn Gas  
**Water:** Bedford Township Municipality Authority  
**Sewer:** Bedford Township Municipality Authority

