



KEY LOGISTICS PARK

POWER TO THE PEOPLE.

There's more to the three state-of-the-art buildings and 207-acre campus that make up Key Logistics Park. To the communities of Western Cumberland County, this 3,030,000 square-foot development represents growth and opportunity. Key worked with seven parties across three municipalities to successfully extend utilities four miles to our project site and close to a residential neighborhood with failing onsite systems and no public water or sewer. With the sewer and water extension also came job growth for a community in need.



KEY DEVELOPMENT GROUP

Project: Key Logistics Park

Location: SR 233 /
Centerville Road
Newville, PA

Size: 3,030,000 Square Feet
(three buildings)

Acreage: 207 Acres

Owner: Key Logistics Park, LP

Land Planner: Bernardon Haber
Holloway Architects PC

Engineer: Herbert, Rowland,
and Grubic, Inc.

Developer: Key Real Estate, LLC



CHALLENGES

- *Four miles, three townships, two municipal authorities, and more than 35 residences and farms stood in between the project site and the nearest public utility extension.*
- *The residential community neighboring the site had failing private sewer and water systems requiring upgrades to public utility connections per a directive from the Department of Environmental Protection.*
- *Penn Township faced an infrastructure challenge in supplying public water and sewer to the community and project site because of the lack of commercial businesses within the area.*

SOLUTIONS

- *Worked closely with the township as it enacted zoning for its community, which protected the productive farmland that makes up the area, enabling the select development of commercial and industrial sites to contribute tax income and infrastructure to the township.*
- *Facilitated the construction of the utility extensions, serving both our site, and the customers in Penn Township, through an inter-municipal agreement with three townships, two municipal authorities, and a school district.*
- *Aided the municipal authority in receiving \$5 million in state funding for both the extensions and the expansion of its existing water treatment plant. As a result, the municipal authority was able to serve a wider customer base, as well as anticipate the residential growth within neighboring townships.*

TIMELINE

ACQUISITION: NOVEMBER 2005

COMPLETION: MAY 2008

- **NOVEMBER 2005**
Agreement of Sale reached with Sellers
- **DECEMBER 2005**
Submitted Preliminary Subdivision and Land Development to Planning Commission
- **APRIL 2006**
Penn Township enacted revised zoning for subject property
- **AUGUST 2006**
Amended Sewer and Water Agreement for utility extensions by NWSA
- **SEPTEMBER 2006**
Closing with Seller for purchase of property
- **OCTOBER 2006**
Final Land Development Plan Approval received from Board of Supervisors
- **NOVEMBER 2007**
Commenced on-site construction and PennDOT HOP improvements
- **MAY 2008**
Completion of off-site utility extensions