



Highridge

BUSINESS PARK



AVAILABLE FOR SALE OR LEASE

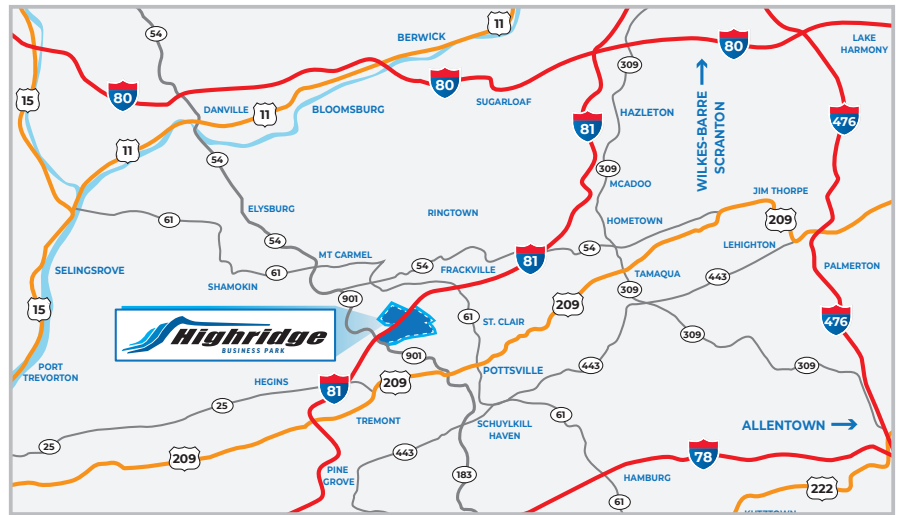
HIGHRIDGE LOT 6

KEYSTONE BLVD., CASS TWP., SCHUYLKILL COUNTY, PA

BUILD-TO-SUIT
75,000 SF
6.5 ACRES

PROPERTY HIGHLIGHTS

- PAD READY & FULLY ENTITLED
- LOCATED .5 MILES TO I-81
- LERTA TAX INCENTIVE



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SEDCO
 SCHUYLKILL ECONOMIC DEVELOPMENT CORPORATION

WWW.SED-CO.COM

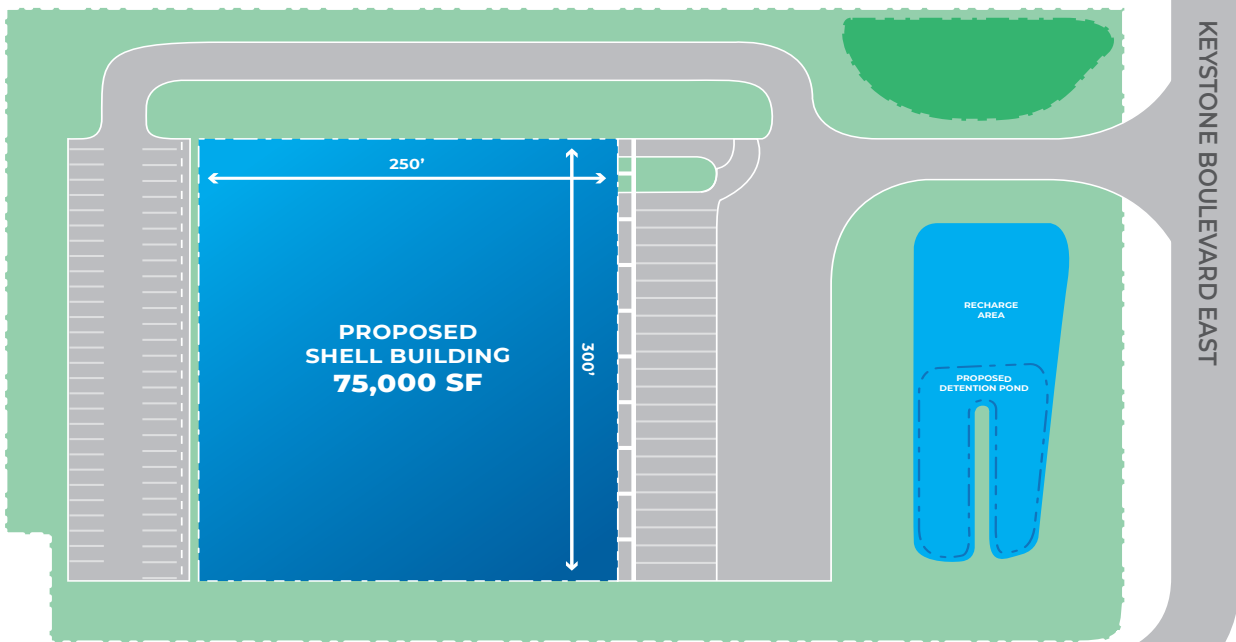
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±75,000 SQUARE FEET **±10** DOCK DOORS **±22** TRAILER PARKING **±59** CAR PARKING

BUILDING AREA	75,000 SF	INTERNET	VERIZON (FIBER)
DIMENSIONS	300' X 260'	WATER	SCHUYLKILL COUNTY MUNICIPAL
CLEAR HEIGHT	100' HEIGHT	SEWER	SCHUYLKILL COUNTY MUNICIPAL
LOADING DOCKS	10 DOCK DOORS	ELECTRICITY	PPL ELECTRIC UTILITIES
TRAILER PARKING	22 PARKING SPACES	NATURAL GAS	UGI UTILITIES
CAR PARKING	59 PARKING SPACES		



STRATEGICALLY LOCATED

DIRECTLY OFF EXIT 119 OF I-81
WITH IMMEDIATE ACCESS TO PA-901

INTERSTATE 81	1 MINUTE
INTERSTATE 80	45 MINUTES
INTERSTATE 78	35 MINUTES

LERTA TAX INCENTIVE

A 50% REAL ESTATE TAX
ABATEMENT FOR 10 YEARS

LOCATION ADVANTAGES

PHILADELPHIA, PA	106 MILES
BALTIMORE, MD	130 MILES
NEW YORK, NY	150 MILES
WASHINGTON, DC	170 MILES

PORT OF BALTIMORE	130 MILES
PORT OF NEW YORK	145 MILES

WILKES-BARRE/SCRANTON
INTERNATIONAL AIRPORT 62 MILES

NORTHEASTERN PA

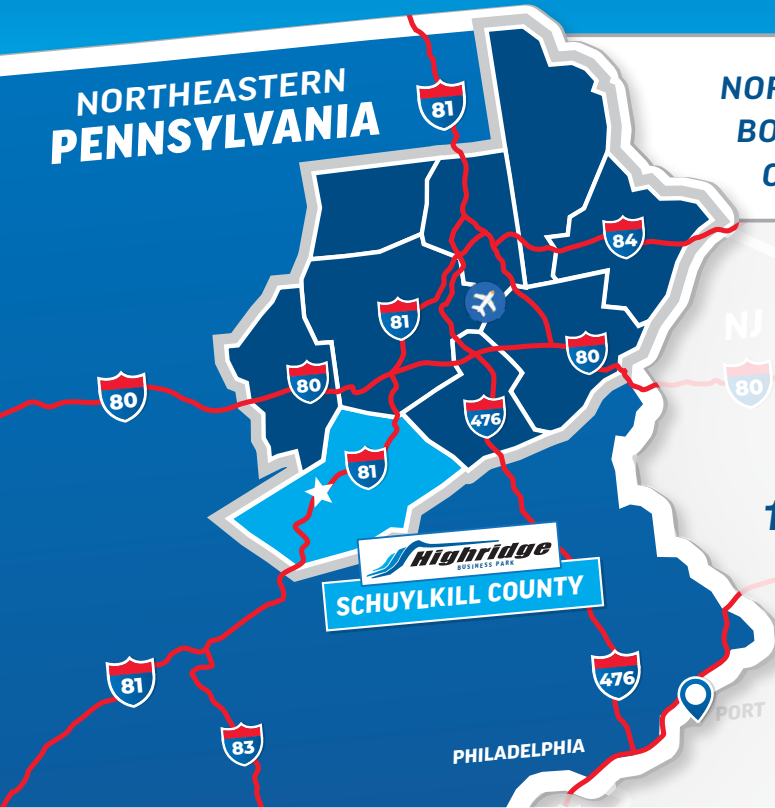
ONE OF THE MOST CENTRALLY LOCATED REGIONS IN THE U.S.

NORTHEASTERN PENNSYLVANIA

NORTHEASTERN PA IS IN THE CENTER OF THE BOSTON-WASHINGTON CORRIDOR & AT THE CONFLUENCE OF SIX MAJOR HIGHWAYS!

NEPA IS LOCATED WITHIN A **1 DAY'S DRIVE** TO 1/3 OF THE U.S. POPULATION & 1/2 OF THE CANADIAN POPULATION!

80% OF THE NATION'S BUYING POWER IS WITHIN 500 MILES OF NEPA!



INTERSTATE ACCESS

'THE NORTHEAST'S INTERSTATE HUB'
THE PLACE WHERE INTERSTATES
80, 81, 84, AND 476 MEET!



AIR ACCESS

THE WILKES-BARRE/SCRANTON
INTERNATIONAL AIRPORT
SERVES ALL OF NORTHEASTERN PA!



POPULATION

OVER 1 MILLION PEOPLE LIVE IN NEPA!
INCLUDES A LABOR FORCE OF
530,414



RAIL ACCESS

TWO CLASS I RAILROADS
NORFOLK SOUTHERN, CANADIAN PACIFIC
& SEVERAL SHORT LINES ALL SERVE NEPA!



PORT ACCESS

SOME OF THE LARGEST PORTS
ON THE EAST COAST
ARE ONLY 2 HOURS FROM NEPA!



EDUCATION

19+ COLLEGE, UNIVERSITIES,
AND TRADE SCHOOLS
WITH 40,000+ STUDENTS ENROLLED!

THE REGION'S ONE-STOP-SHOP FOR SITE SELECTION!

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