

# Highridge

BUSINESS PARK



AVAILABLE FOR SALE OR LEASE

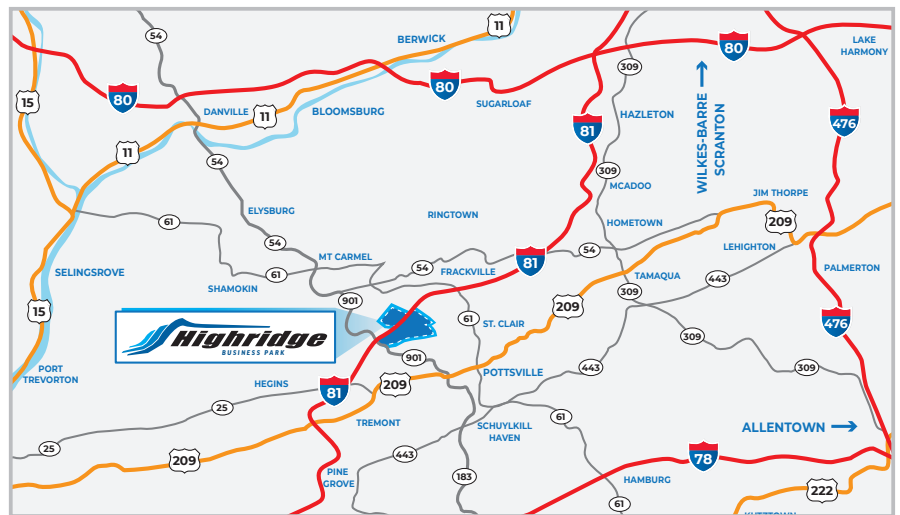
## HIGHRIDGE LOT 6

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

**75,000 SF**  
**6.5 ACRES**

### PROPERTY HIGHLIGHTS

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



FRANK ZUKAS  
570.622.1943  
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MARK MINNIG  
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**SED**CO  
SCHUYLKILL ECONOMIC DEVELOPMENT CORPORATION

[WWW.SED-CO.COM](http://WWW.SED-CO.COM)

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

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



## STRATEGICALLY LOCATED

DIRECTLY OFF EXIT 116 OF I-81  
WITH IMMEDIATE ACCESS TO PA-901

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

## LERTA TAX INCENTIVE

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