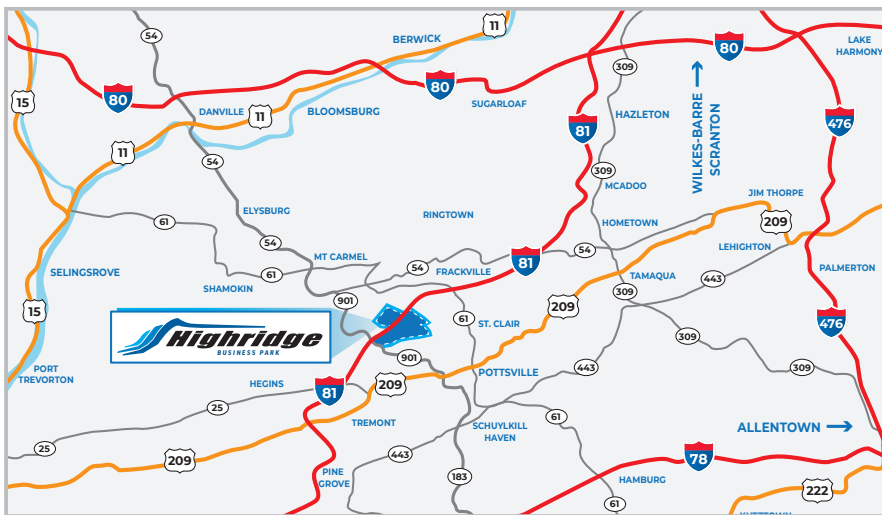




AVAILABLE FOR SALE OR LEASE

HIGHRIDGE LOT 12

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



BUILD-TO-SUIT
262,400 SF
26 ACRES

PROPERTY HIGHLIGHTS

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

FRANK ZUKAS
570.622.1943
FZUKAS@SED-CO.COM

MARK MINNIG
570.622.1943
MMINNIG@SED-CO.COM

SEDCO
SCHUYLKILL ECONOMIC DEVELOPMENT CORPORATION

WWW.SED-CO.COM

HIGHRIDGE LOT 12

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±262,400 SQUARE
FEET

±42 DOCK
DOORS

±96 TRAILER
PARKING

±134 CAR
PARKING

BUILDING AREA	100,000 SF - 262,400 SF
DIMENSIONS	400' X 656'
CLEAR HEIGHT	100' HEIGHT
LOADING DOCKS	42 DOCK DOORS
TRAILER PARKING	96 PARKING SPACES
CAR PARKING	134 PARKING SPACES

INTERNET	VERIZON (FIBER)
WATER	SCHUYLKILL COUNTY MUNICIPAL
SEWER	SCHUYLKILL COUNTY MUNICIPAL
ELECTRICITY	PPL ELECTRIC UTILITIES
NATURAL GAS	UGI UTILITIES



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

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