



AVAILABLE FOR SALE OR LEASE

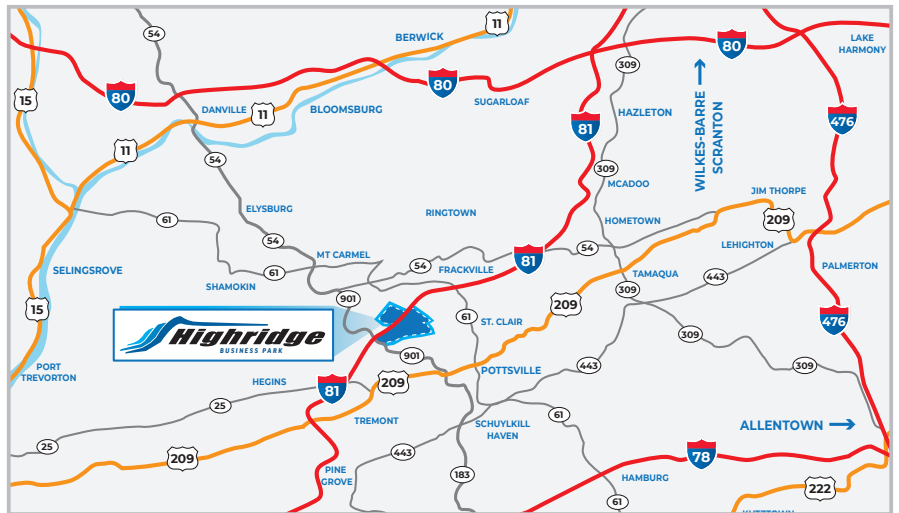
HIGHRIDGE LOT 6

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



FRANK ZUKAS
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MARK MINNIG
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SED CO
SCHUYLKILL ECONOMIC DEVELOPMENT CORPORATION

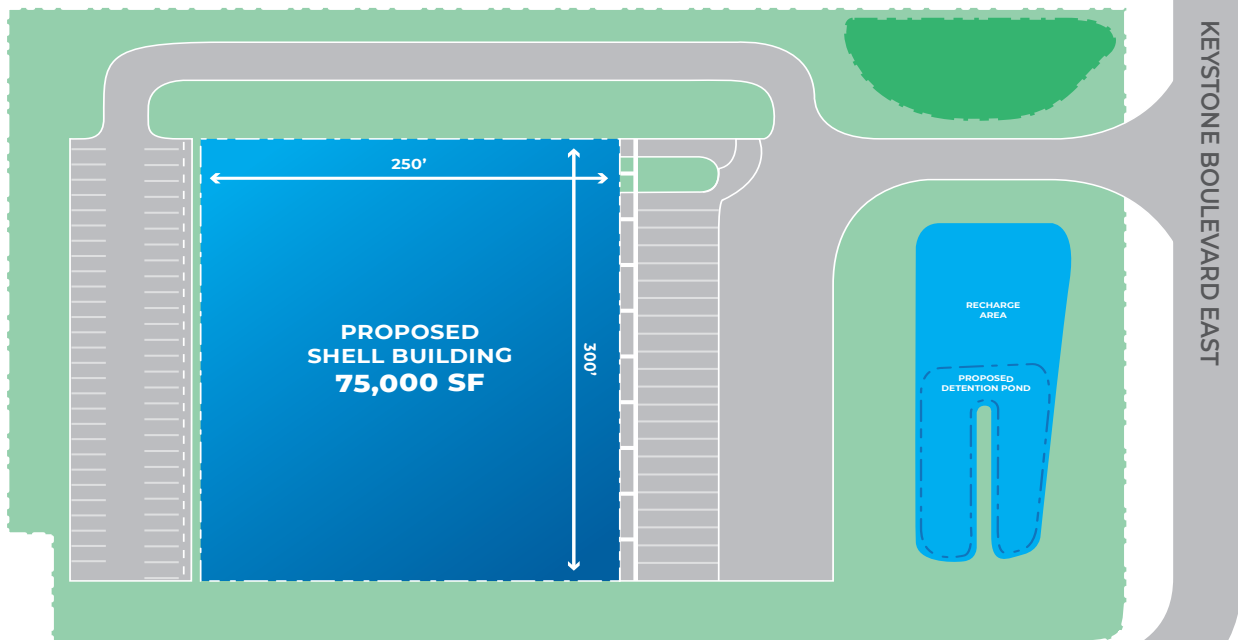
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±75,000 SQUARE FEET **±10** DOCK DOORS **±22** TRAILER PARKING **±59** CAR PARKING

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
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