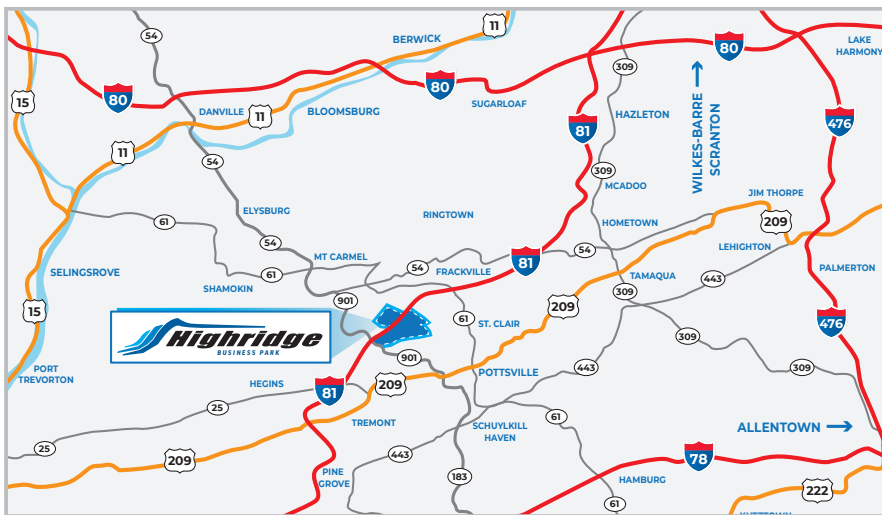




AVAILABLE FOR SALE OR LEASE

# 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

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

**SED**CO  
SCHUYLKILL ECONOMIC DEVELOPMENT CORPORATION

# HIGHRIDGE LOT 12

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**±262,400** SQUARE  
FEET

**±42** DOCK  
DOORS

**±96** TRAILER  
PARKING

**±134** CAR  
PARKING

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

<b>INTERNET</b>	VERIZON (FIBER)
<b>WATER</b>	SCHUYLKILL COUNTY MUNICIPAL
<b>SEWER</b>	SCHUYLKILL COUNTY MUNICIPAL
<b>ELECTRICITY</b>	PPL ELECTRIC UTILITIES
<b>NATURAL GAS</b>	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

# 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!



## RAIL ACCESS

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



## AIR ACCESS

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



## PORT ACCESS

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



## POPULATION

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



## 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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