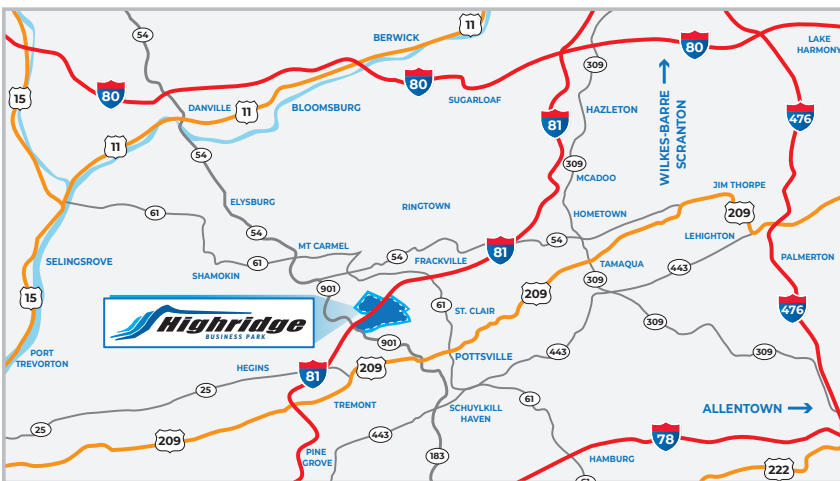




HIGHRIDGE LOT 12

KEYSTONE BLVD., FOSTER TWP., SCHUYLKILL COUNTY, PA
40.715983, -76.340856



262,400 SF
26 ACRES

PROPERTY HIGHLIGHTS

- 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

SEDCO
SCHUYLKILL ECONOMIC DEVELOPMENT CORPORATION

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

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