

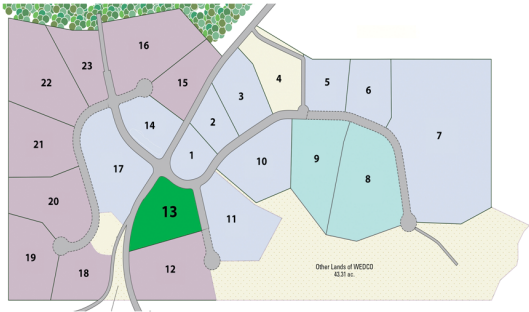
Sterling Business & Technology Park

20 Easton Turnpike, Lake Ariel, PA 18436 • GPS 41.36 -75.39

Lot 13

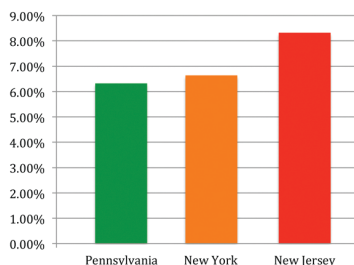


Property Type:	Land
Useable Acres:	6.5
Easement Acres:	N/A
Total Acres:	6.5
Dimensions:	600' x 470'
Adjacent Land Available:	Yes
Access to Rail:	No
Zoning:	Industrial Flex
Building Size:	Up to 46,875 SF (3 Stories)
Sewer:	Central Sewer
Water:	Central Water
Electric:	Redundant Substations Three Phase - High Capacity
Nearest International Airport:	30 minutes

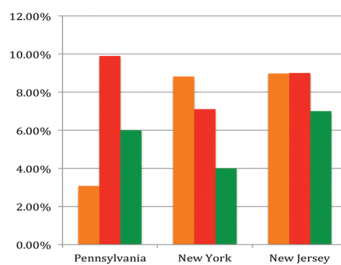


Lot 13 is 6.5 acres. The lot is fairly flat with only a gradual slope toward the back of the property. The lot has frontage along Innovation Drive. Lot 13 has frontage on Innovation Drive and considerable frontage along busy State Route 191. Perfect location for assembly, manufacturing, back office, or technology operations. Building heights can go to 45' with township approval. Lots may be combined for larger footprints. The Sterling Business & Technology Park features a water reuse system that recycles 30% of the wastewater for landscaping, sprinklers and other uses. The business park is located between two PPL power substations offering redundant power. Sewer, water, and power is located at the property line. High speed internet bandwidth is available with new high capacity fiber coming soon.

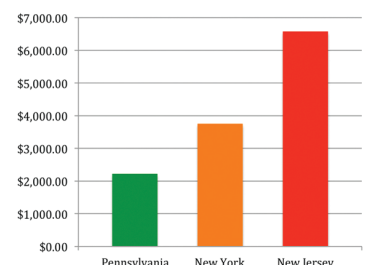
New York City: 110 minutes • Scranton: 20 minutes • Newark: 120 minutes • Philadelphia: 150 minutes



Average of All Tax Rates



Tax Rate Comparison



Property Tax Comparison



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