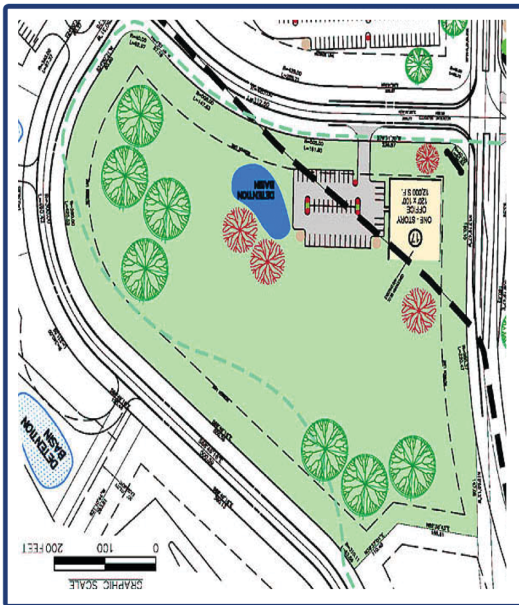


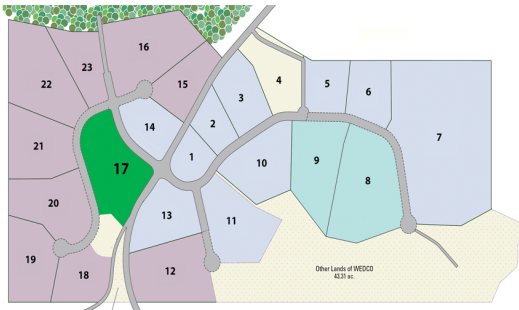
# Sterling Business & Technology Park

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

## Lot 17

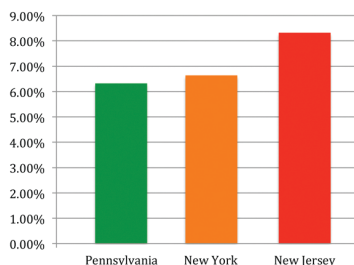


Property Type:	Land
Useable Acres:	3.93
Easement Acres:	N/A
Total Acres:	3.93
Dimensions:	838' x 165'
Adjacent Land Available:	Yes
Access to Rail:	No
Zoning:	Industrial Flex
Building Size:	Up to 12,000 SF
Sewer:	Central Sewer
Water:	Central Water
Electric:	Redundant Substations Three Phase - High Capacity
Nearest International Airport:	30 minutes

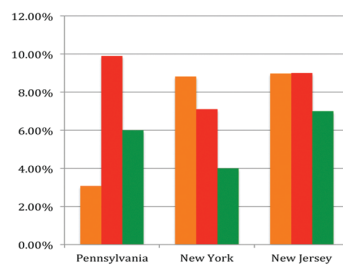


Lot 17 is 3.93 acres. The lot is flat and has great visibility. The lot has frontage along State Route 191 and Moon Road. Lot 17 offers visibility and is the perfect location for a restaurant or multi use facility like a deli, bank, or fast food business. Also, a good location for assembly, manufacturing, 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.

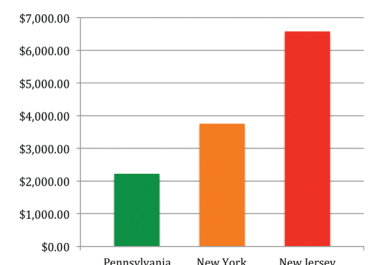
New York City: 110 minutes • Scranton: 20 minutes • Newark: 120 minutes • Philadelphia: 150 minutes



Average of All Tax Rates



Tax Rate Comparison



Property Tax Comparison



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