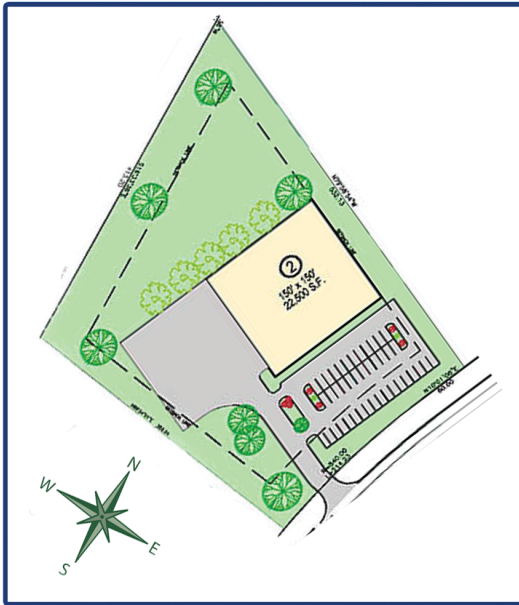


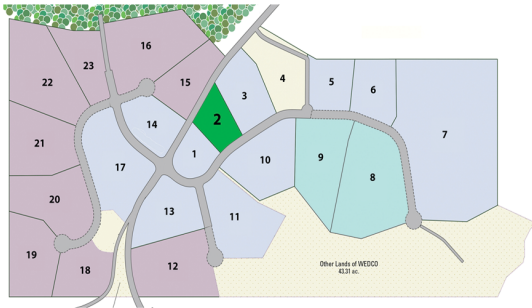
# Sterling Business & Technology Park

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

## Lot 2



Property Type:	Land
Useable Acres:	3.42
Easement Acres:	N/A
Total Acres:	3.42
Dimensions:	440' x 330'
Adjacent Land Available:	Yes
Access to Rail:	No
Zoning:	Industrial Flex
Building Size:	Up to a 22,500 SF
Sewer:	Central Sewer
Water:	Central Water
Electric:	Redundant Substations Three Phase - High Capacity
Nearest International Airport:	30 minutes

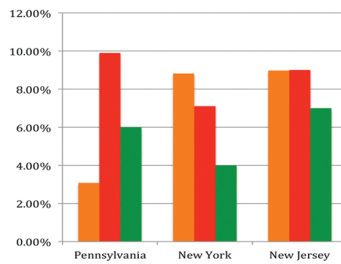


Lot 2 is 3.42 acres. Usable space is 3.42 acres. The lot is fairly flat with only a gradual grade toward lot 3. The lot has frontage along Route 191 and Innovation Drive, lot 2 offers great visibility just inside the entrance of the park. Perfect location for an office building and structure height can go to 45' with permission from the township. Lots may be combined for larger footprints. Sterling Business & Technology Park features the largest water reuse system in the Commonwealth. The water reuse system and the clustered development design of the property provides a great location for companies that promote sustainability in their operations.

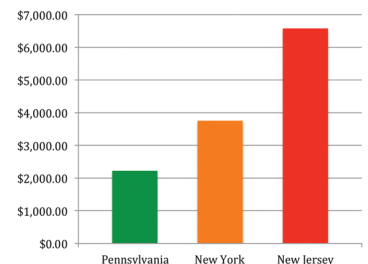
New York City: 110 minutes • Scranton: 20 minutes • Newark: 120 minutes • Philadelphia: 150 minutes



Average of All Tax Rates



Tax Rate Comparison



Property Tax Comparison



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