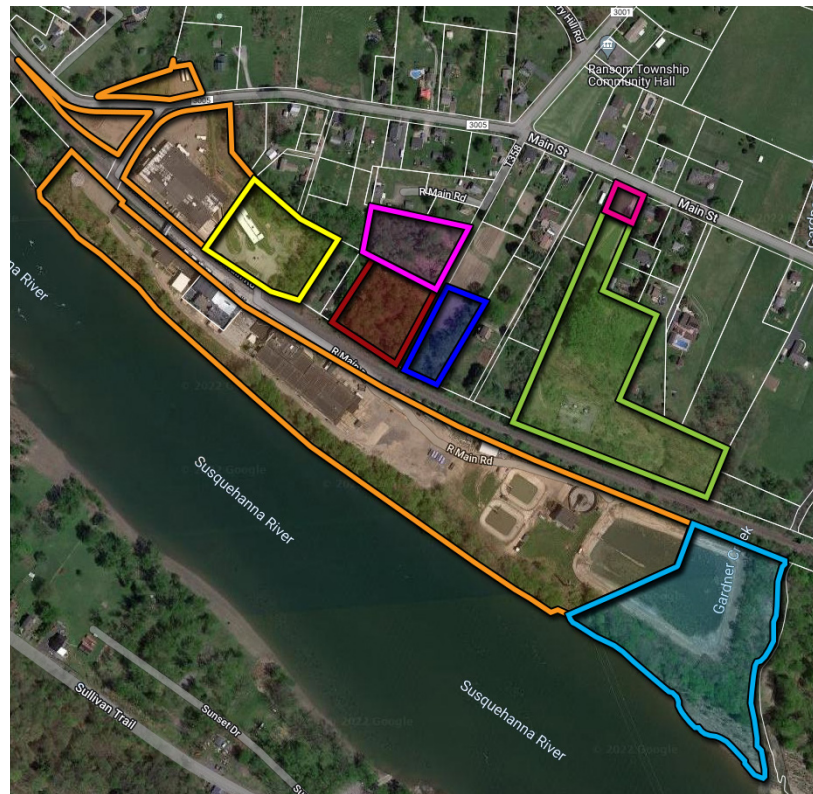




## 38± Acres Heavy Industrial/Manufacturing Site Ransom, Pennsylvania

- 38± Acre Industrial Campus for SALE (8 parcels under one deed)
- Zoned M-1 General Manufacturing/Commercial & R-2
- 150,000± SF manufacturing/warehouse in 3 main buildings
- Rail served site with existing siding(s) Reading Blue Mountain and Northern Line
- Waterfront on Susquehanna River with potential for water intensive uses
- Heavy power services (2 separate transformer banks)
- Settling pond and attendant gear
- Sprinklered main building with water pump and tank
- Within 10 miles of Scranton and Wilkes Barre PA population centers
- Former Cascades paper plant
- Suitable for adaptive reuse for industry
- Owner will consider subdivision and sale of parcels.



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