

FOR SALE: ± 37 ACRES INDUSTRIAL | LAST INDUSTRIAL LOT

**LOT
16**

GREAT STREAM COMMONS

ALLENWOOD, PA

- 37 Acres +/- to Support 300,000 SF +/-
- Asking Price: Call for guidance
- Uses Include: Manufacturing, warehouse, distribution, business/professional offices, research and development



**RAIL
CAPABLE**



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**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

**LOT
16**

GREAT STREAM COMMONS

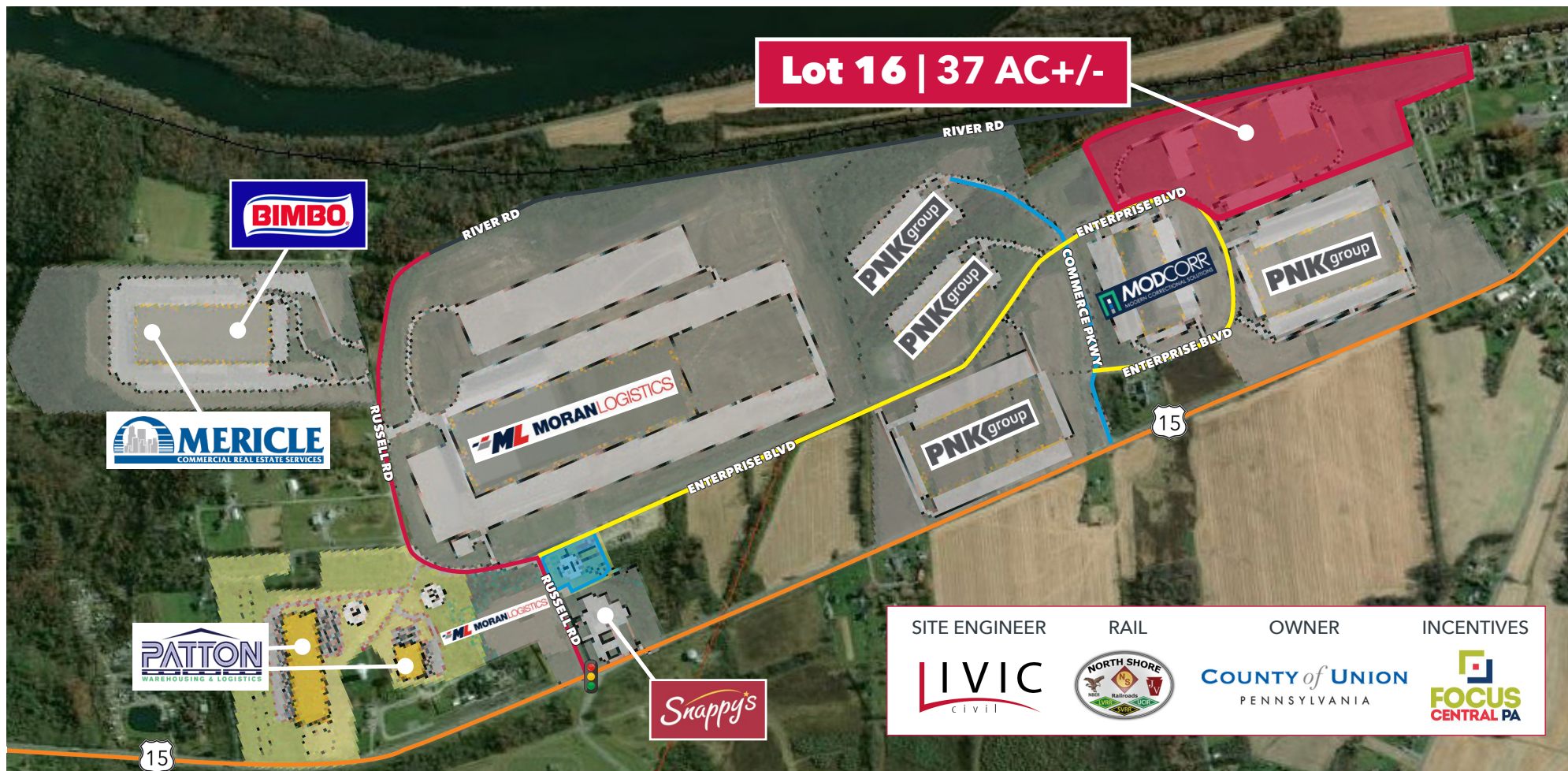
ALLENWOOD, PA

PROPERTY FEATURES

- > Phase 2 of Enterprise Blvd Complete
- > Connecting Northern & Southern Ends of the Park
- > Provides Signalized Access to Route 15
- > 6.1 Miles to/from I-80
- > KOZ - 2027 (See page 3)
- > Part of a Master Planned Industrial Park
- > Infrastructure in Place
- > Streamlined Entitlements

JOIN THESE OTHERS AT GREAT STREAM COMMONS

- > Mericle / Bimbo Bakeries
- > PNK Group (Spec Developers)
- > Moran Logistics
- > Snappy's Convenience Stores
- > Patton Warehousing and Logistics
- > ModCorr



SITE ENGINEER



RAIL



OWNER



INCENTIVES



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LOT 16 GREAT STREAM COMMONS

ALLENWOOD, PA

KEYSTONE OPPORTUNITY ZONE (KOZ)

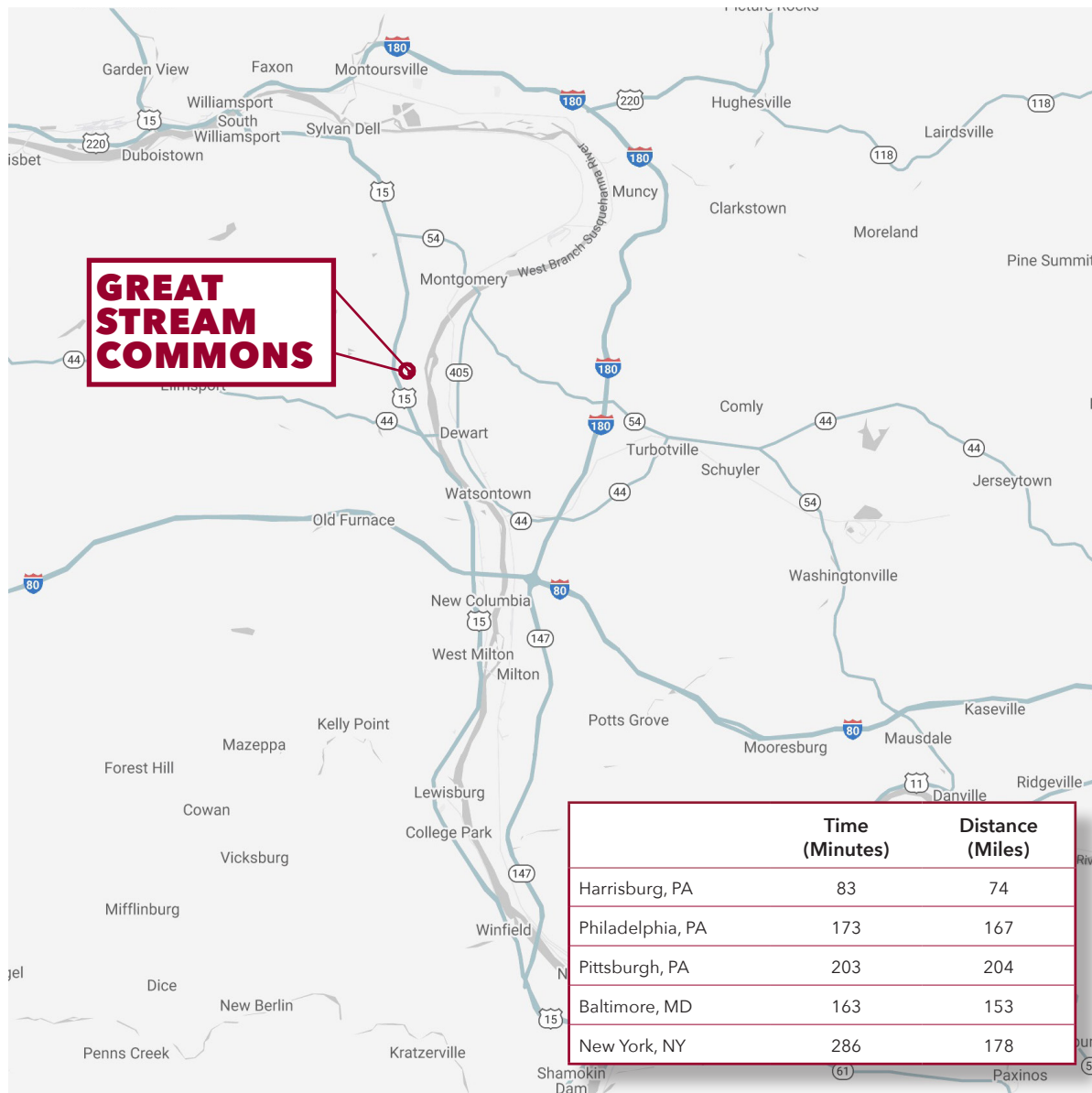
Binding ordinances and resolutions are passed granting the waiver, abatement or exemption of certain state and local taxes. Depending on the situation, the tax burden maybe reduced to zero through exemptions, deductions, abatements and credits for state and local taxes.

State Taxes Eligible for Waiver:

- Corporate / Personal Net Income
- Sales & Use Taxes
- Several Others

Local Taxes Eligible for Waiver:

- Earned Income / Profits Tax
- Property Taxes
- Gross Receipts / Business Privilege Taxes
- Sales & Use Taxes



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