



Light Industrial and Manufacturing Multi Building Community in Poconos I-80 East Stroudsburg, PA

CrossFit Geronimo

Pocono Airstrip Park is a 107-acre rural industrial park, located off I-80. The Park is developing into a work-play community that currently includes, world class technical employers, talented employees, a health and fitness facility, as well as an award-winning craft distillery. We are looking to attract manufacturing and light industrial users who need manufacturing and office space.

Pocono Airstrip Park Vision

Pocono Airstrip Park, formerly known as Stroudsburg-Pocono Airport is being developed into a work-play location that will incorporate the development of an industrial park, and repositing of the existing industrial buildings to attract light manufacturing tenants that incorporate an entertainment attraction for the community.

The property has 15 existing buildings in which the majority are occupied by light manufacturing and recreational users. Some of these users include a cross fit facility, flavors and fragrance manufacture and an award-winning spirits distillery.

We have completed a 130,000 SF manufacturing facility for a large international manufacturing company. We will have three additional building plots in which we can develop with an estimated additional 500,000 SF. We can offer a land sale, build to suit (with good financials), or build to sell on these plots for light manufacturing users. We can accommodate facilities from 130,000 – 350,000 SF.

The property underwent a complete infrastructure upgrade including public sewer, industrial electric, public water, and natural gas services.

The road in the site, as well as too the main road (Rt. 209) have been completely refinished.



Property Layout Display for discussion purposes only, the property is zoned M-1 Light Industrial. All development plans will need to be approved by the appropriate authorities prior to development. Tenant size and specifications can be customized to fit the Tenants needs.



Options: Land Sale, Build to Sell, or Build to Lease

Three Buildable Plots with various sizes from 85k SF to 210 K SF

▶ Land Sale

- ▶ Up to +/- 50 Acres
 - ▶ Park infrastructure completed
 - ▶ All Utilities
 - ▶ New Road
 - ▶ Some sites have pre-development work in place
 - ▶ 131K SF building
 - ▶ Many development reports and studies have been completed and can be included in land sale
 - ▶ Broad Zoning (included in this presentation)
 - ▶ Established Industrial Park
- ▶ **\$190,000 / Gross Acre**

▶ Build to Sell

- ▶ Build your own custom turnkey facility managed by a world class developer
 - ▶ Customize your building to create efficiency for your business operation
 - ▶ No need to hire in-house real estate professionals to manage the process
 - ▶ Large tax incentives for beneficial owner including Cost Segregation, and 179D Energy Efficiency Deductions
 - ▶ Local bank lending 80-85% LTC
- ▶ **~ +/- \$200 SF** (The budget will be at the owner's specs)

▶ Build to Suit

- ▶ Build your own custom turnkey facility managed by a world class developer
 - ▶ Customize your building to create efficiency for your business operation
 - ▶ No need to hire inhouse real estate professionals to manage the process
 - ▶ Tenant will need to have strong track record and high credit quality financials
- ▶ **Pricing Upon Request and Specs**

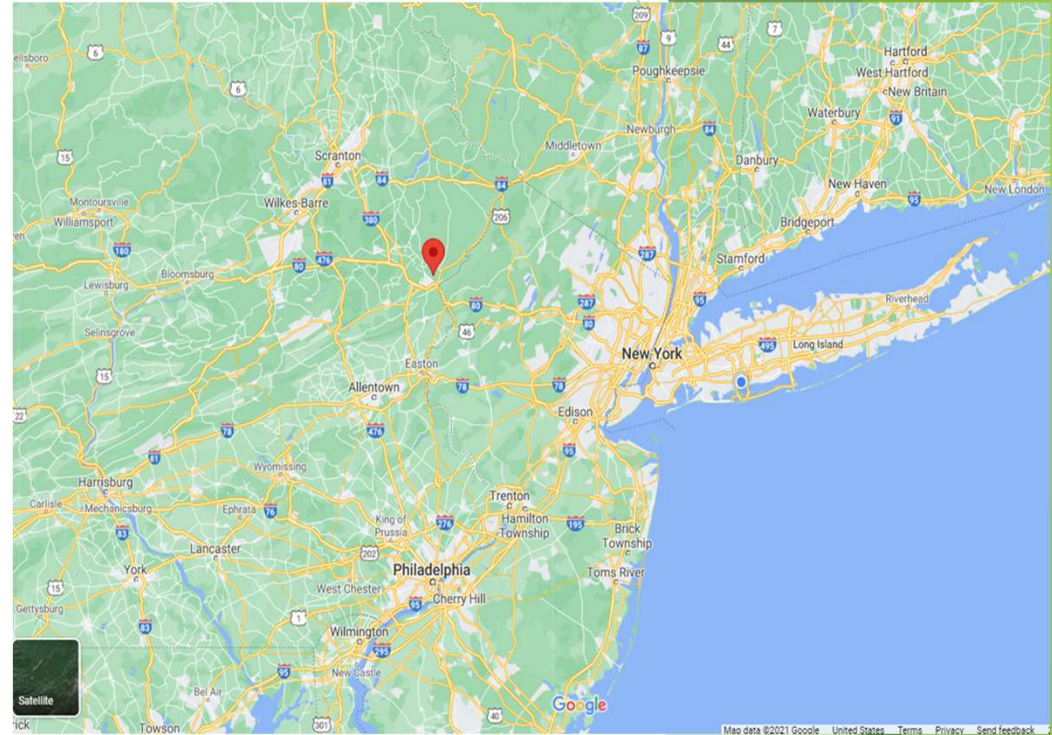


Overview: Pocono Airstrip Park Location

(GPS address 142 Airstrip Rd., East Stroudsburg, PA 18301)

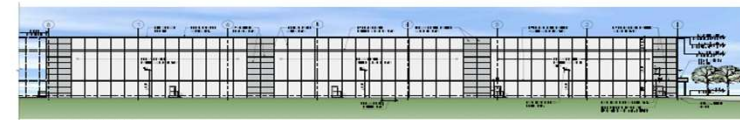
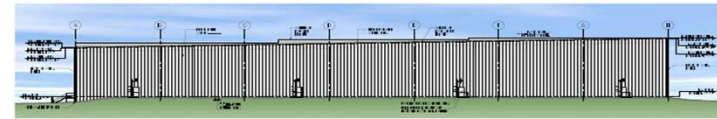
Formerly known as Stroudsburg-Pocono Airport
107 Acres with 14 Existing Buildings and 1 new
135k SF completing construction

Great Location 5 miles from the NJ/ PA border off
I-80, 1 hours to George Washington Bridge



From Rendering to Reality@ Pocono Airstrip Park, We Can Custom Build Your Facility

Azelis/ Vigon International 135,000 facility

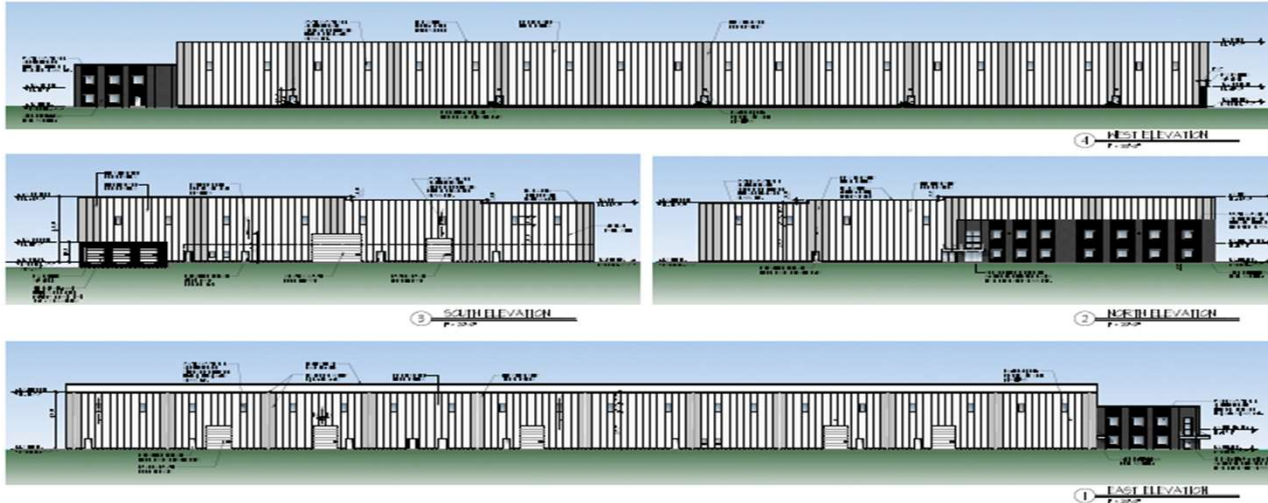


Development Finished @ Pocono Airstrip Park Azelis/ Vigon International 130,000 facility



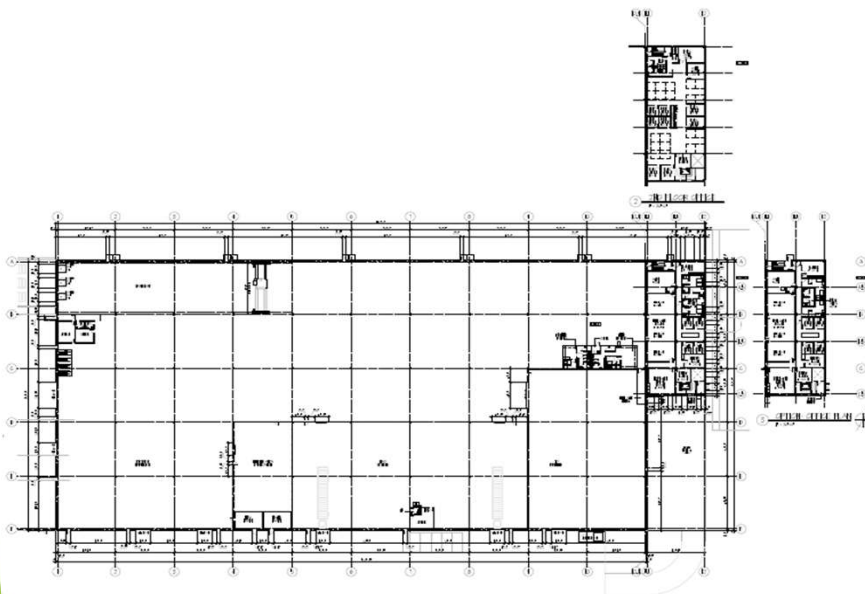
Planning / Design of ~ 150,000 SF Facility

Details and Layout can be altered to fit Tenants needs



We have begun preliminary planning, design, and layout on a light industrial facility of around 135,000 - 150,000 SF. Our development group is very familiar with construction prices in the area, we can design and price a facility to meet a user's specification. The Civil Engineer has begun planning with the Township and has received feedback on Civil Engineering matters. We have met with the Planning Department and have initiated some applications.

The end user will ultimately can size and layout the building to their specifications. Please reach out to use and we can start this process.



Property Zoning has a vast array of Permitted and Conditional Uses

Principal Permitted Uses	Conditional Uses
M-1 Industrial Districts:	
<p>All uses permitted in the ED District as a principal permitted use</p> <p>Accessory solar energy system</p>	<p>All uses permitted in the ED District as a conditional use</p> <p>Adult entertainment/business</p> <p>Airports</p> <p>Distribution plants</p> <p>Federal, state and county buildings and uses</p> <p>Fulfillment centers</p> <p>Laboratories</p> <p>Logistics distribution and/or depots</p> <p>Outdoor shooting ranges</p> <p>Outdoor storage facilities (see § 27-511, Subsection 18, of this Chapter)</p> <p>Paper mills</p> <p>Quarries and other extractive industries</p> <p>Railroad yards and freight stations</p> <p>Solar energy facilities - uses and structures</p> <p>Truck terminals</p> <p>Warehouse (whether over or under gross area of 50,000 square feet)</p> <p>Wholesale establishments</p> <p>Other similar uses</p> <p>Lawful uses not otherwise permitted</p>



Property Zoning Uses Continued...

Principal Permitted Uses	Conditional Uses
ED Economic Development District:	
Accessory solar energy system	Adventure lodging
Adult and/or child day care facilities	Automotive and vehicular sales and rentals
Assisted living facilities, continuing care facilities, nursing homes	Automotive services
Bank or financial institution	Indoor shooting range (§ 27-511, Subsection 26, of this Chapter)
Bar or tavern	Motel/hotel or inn without an indoor lobby (an office does not qualify as an indoor lobby)
Building supply center, lumber yard and contractor's business	Moving vehicle rental and supply establishments
Business or professional offices and/or services	Solar energy facilities - uses and structures
Campgrounds	Tower-based or a non-tower-based wireless communications facility (WCF)
Club or fraternal organization	
Commercial indoor recreation and entertainment	
Communications centers/towers	
Concentrated commercial mall	
Convenience stores, with or without fuel pumps	
Data centers and disaster recovery facilities	
Emergency service facilities	
Farmer's market	
Forestry and forest reserves, wildlife refuges	
Funeral home or mortuary	
Hospital or medical center	
Incentivized development	
Indoor flea markets	
Light manufacturing, wholesale and warehouses (warehouse only up to a maximum gross floor area of 50,000 square feet)	
Major mixed use development	
Medical offices	
Mixed use building	
Motel/hotel or inn	
Municipal uses	
Nursery, garden center, or greenhouse	



Property Zoning Uses Continued...

Principal Permitted Uses	Conditional Uses
ED Economic Development District:	
<p>Open space and low intensity outdoor recreational uses</p> <p>Outdoor recreation and entertainment facilities</p> <p>Personal services</p> <p>Place of worship</p> <p>Planned unit developments</p> <p>Post office</p> <p>Public transportation facilities</p> <p>Public utility</p> <p>Rehabilitation facility</p> <p>Repair services, other than automotive</p> <p>Restaurant</p> <p>Resorts</p> <p>Retail stores</p> <p>Retirement housing community</p> <p>Schools, colleges and education facilities</p> <p>Shopping center</p> <p>Short stay medical center</p> <p>Small wireless communications facilities (SWCF)</p> <p>Stables</p> <p>Studio for dance, art, music, photography, or exercise</p> <p>Technical schools and training centers</p> <p>Telecommunication facilities</p> <p>Tool and equipment rental</p> <p>Transient business</p> <p>Veterinarian offices/animal hospital or commercial kennel</p>	



For inquiries, please contact below:

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