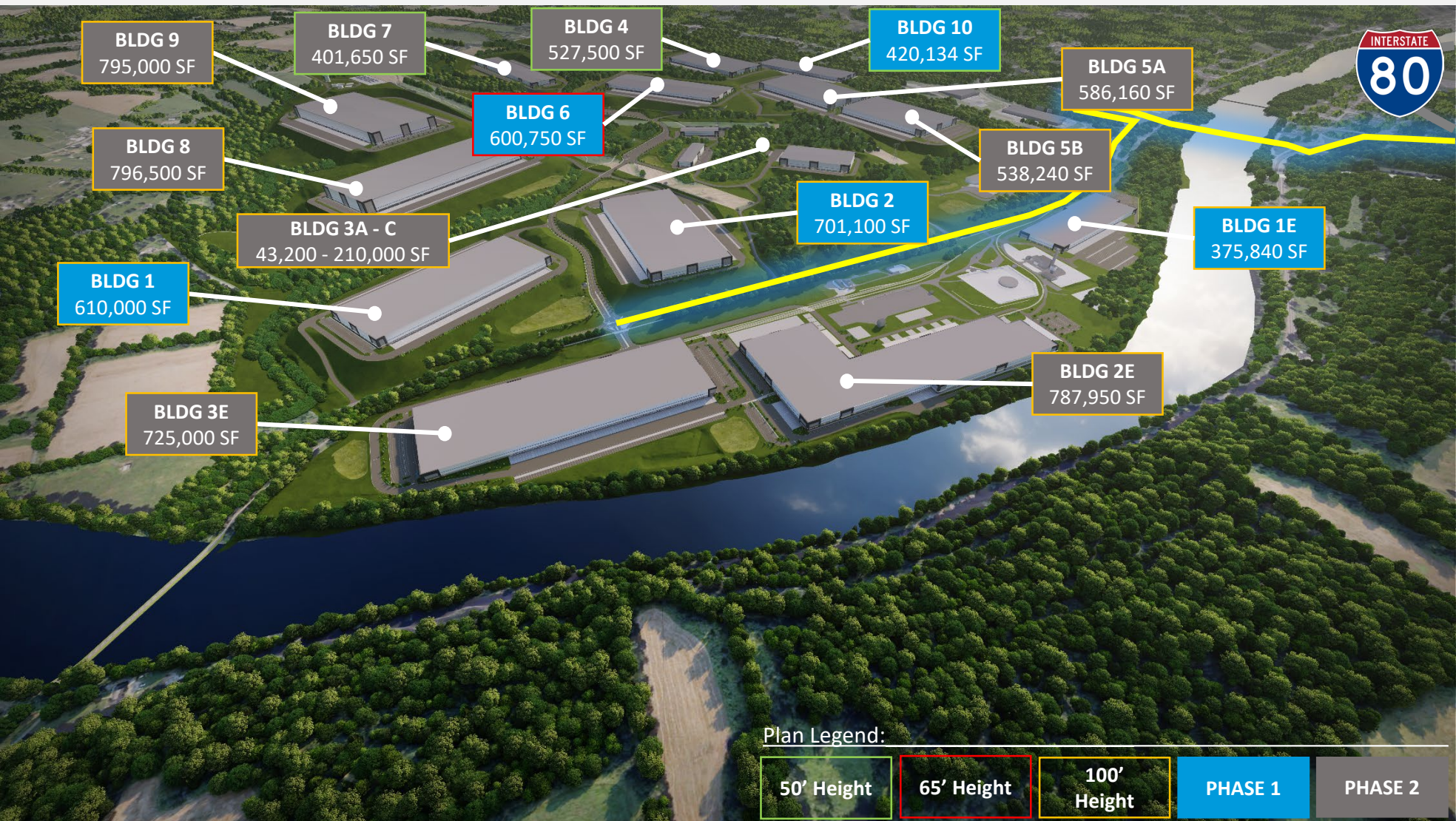




# RIVER POINTE COMMERCE PARK

LEASE, Sale OR BTS | 67 Miles to NYC | 100' Height | 400 Gig Fiber | Heavy Power | Low Taxes | FTZ



**LERTA TAX  
ABATEMENT**  
50% Savings



**65 MILES TO PORT  
NEWARK**  
1 MILE TO I-80



**HEAVY UTILITIES  
IDEAL FOR  
MANUFACTURING**



**NORFOLK  
SOUTHERN RAIL  
SERVICE ON SITE**



**BUILDING  
HEIGHTS UP TO  
100' BY RIGHT**



**EXPANSIONS UP  
TO 1.5 MILLION SF  
UNDER 1 ROOF**

River Pointe Commerce Park is a 700+ acre master planned park located along Interstate 80 at the PA/NJ border with 13 proposed building sites ranging from 43,200 – 1.508 million square feet.

River Pointe Commerce Park East is an adjacent 150+ acres located along the Delaware River with Norfolk Southern rail access, and 3 proposed building sites ranging from 375,840 – 787,950 sf.



For More Info, Contact:  
Eric Fishkin – Development  
(O) 610.332.3300 | (C) 301.302.6648 | [efishkin@greystonecap.net](mailto:efishkin@greystonecap.net)



EXIT  
4



Map Legend:



Norfolk  
Southern



River Road



Portland - Columbia  
Toll Bridge



Interstate  
80





# Drive Times & Distances

New York City: 67 miles | 75 min  
Philadelphia: 87 Miles | 100 min  
Baltimore: 176 Miles | 3 hours  
Boston: 279 miles | 4 hours 20 min

Port of NY/NJ: 65 miles | 70 min  
Port of Philadelphia: 83 miles | 100 min  
Port of Baltimore: 182 miles | 3 hours

Lehigh Valley Int: 30 miles | 45 min  
Newark Liberty Int: 65 miles | 60 min  
JFK Int: 89 miles | 90 min

I-80: 1 mile | 2 min

# Incentives

## LERTA

The property is designated for Local Economic Revitalization Tax Assistance (LERTA). Under this program, real estate taxes are abated over a 10 year period. Taxes escalate 10% per year based on the assessed value over the term. The net effective abatement is a 50% savings over the taxes that would have been due over the 10 year period.

## FTZ

This property is eligible for Foreign Trade Zone designation (FTZ). This tariff and tax relief program is designed to lower the costs of US-based businesses engaged in international trade and thereby create and retain the employment and capital investment opportunities that result from those operations.

## JCTC

The Job Creation Tax Credit Program is available to eligible businesses who, within three years from a negotiated start date, create 25 or more jobs or increase employment by 20%. Every new full-time job, up to a set maximum which meets certain minimum wage standards, will result in a \$1,000 tax credit that the business can use to pay a number of state business taxes

## PA CODE 32.32

PA Code 32.32 allows businesses engaged in manufacturing and processing to take advantage of a sales tax exemption on purchases of tangible personal property, including machinery and equipment, predominantly used directly in manufacturing or processing operations. This exemption also applies to repair parts for machinery and equipment, as well as supplies that are directly used or consumed in the manufacturing or processing operation.



# OPEX & NID

## LERTA Schedule

*Based on Northampton County, PA industrial comps*

Year	Portion	Estimated Taxes PSF
First Year	100%	\$0.10
Second Year	90%	\$0.12
Third Year	80%	\$0.24
Fourth Year	70%	\$0.36
Fifth Year	60%	\$0.48
Sixth Year	50%	\$0.60
Seventh Year	40%	\$0.72
Eighth Year	30%	\$0.84
Ninth Year	20%	\$0.96
Tenth Year	10%	\$1.08
After Tenth Year	Exemption Terminates	\$1.20

## **NID** (Neighborhood Improvement District)

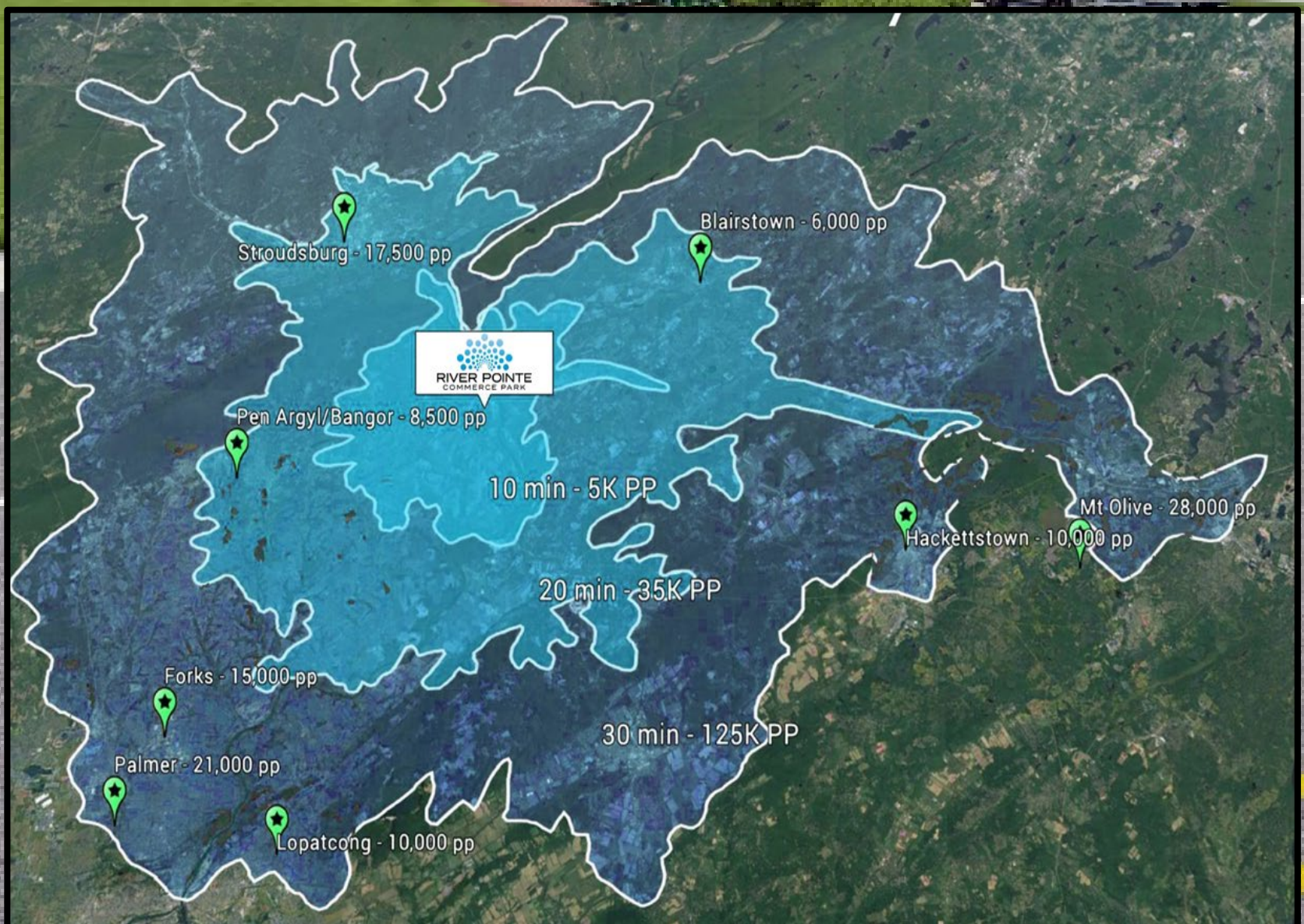
The NID is designed to act as an owners association with funds given to the township for road maintenance, fire and life safety. An Annual Assessment of \$0.15 SF will be assessed for health, safety, infrastructure and road maintenance services as well as to provide funds for improvements at the Township Community Park, and philanthropic support to community programs. This assessment expires after the 10<sup>th</sup> year of LERTA. Additionally, property owners will pay \$0.50 SF at the recording of an approved land development plan for municipal improvements and \$0.75 SF at construction permit issuance for capital expenditure for fire and life safety services.



# Labor

- 47,000 + employed in manufacturing related occupations within a 30 minute drive
- 35,000+ employed in transportation, warehouse & logistics related occupations within a 30 minute drive
- 9,000+ combined industry employee labor pool available within the next 12 months

## 30 Minutes Drive









# Upper Mount Bethel, Pennsylvania

**Eric Fishkin** – Developer Representative

Greystone Capital

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## Ongoing Industrial Projects

