

LOT 16

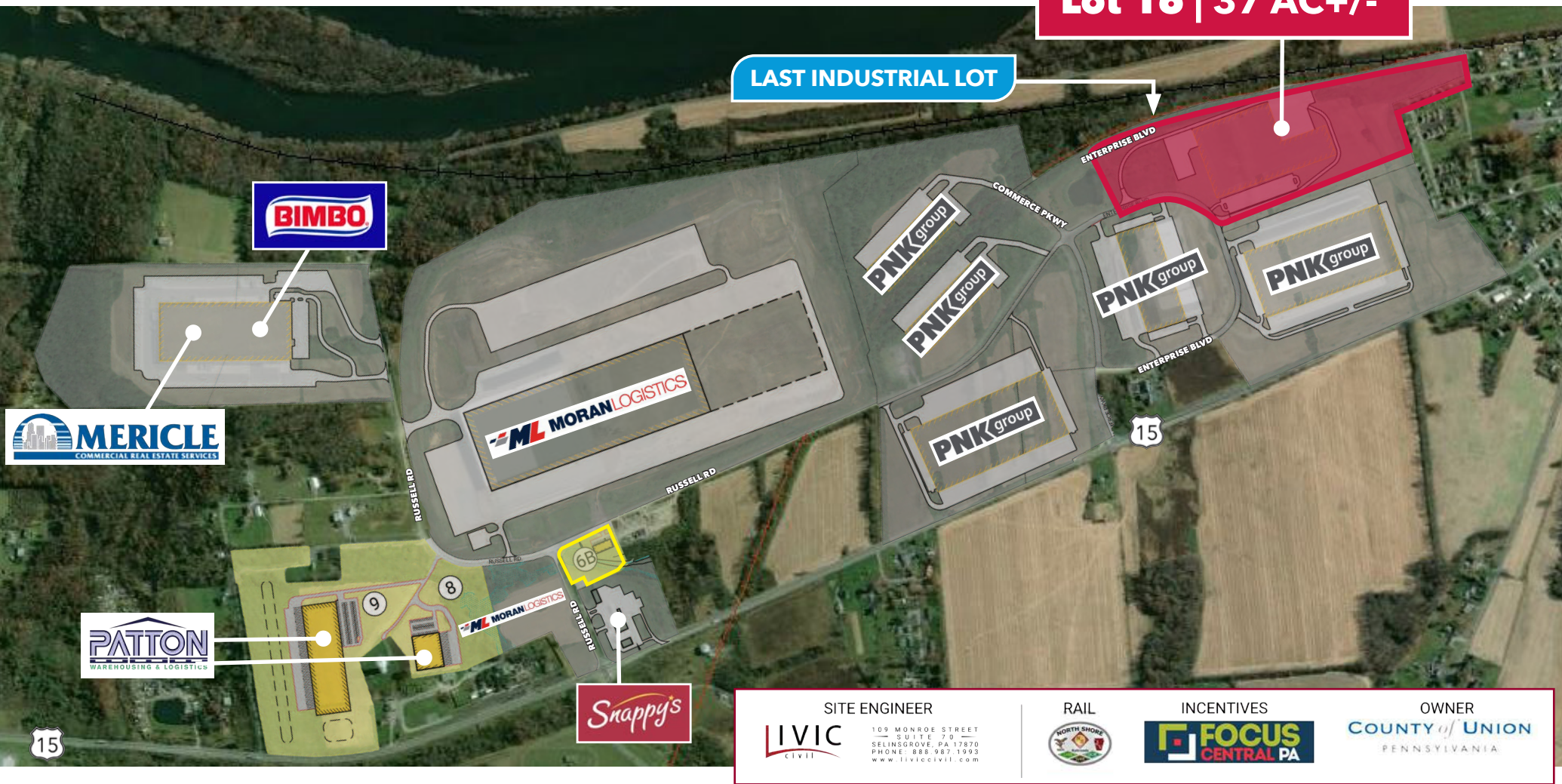
GREAT STREAM COMMONS

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

Lot 16 | 37 AC+/-

LAST INDUSTRIAL LOT



SITE ENGINEER
LIVIC CIVIL
 109 MONROE STREET
 SUITE 70
 SELINGROVE, PA 17870
 PHONE: 888.987.1993
 www.liviccivil.com



INCENTIVES
FOCUS CENTRAL PA

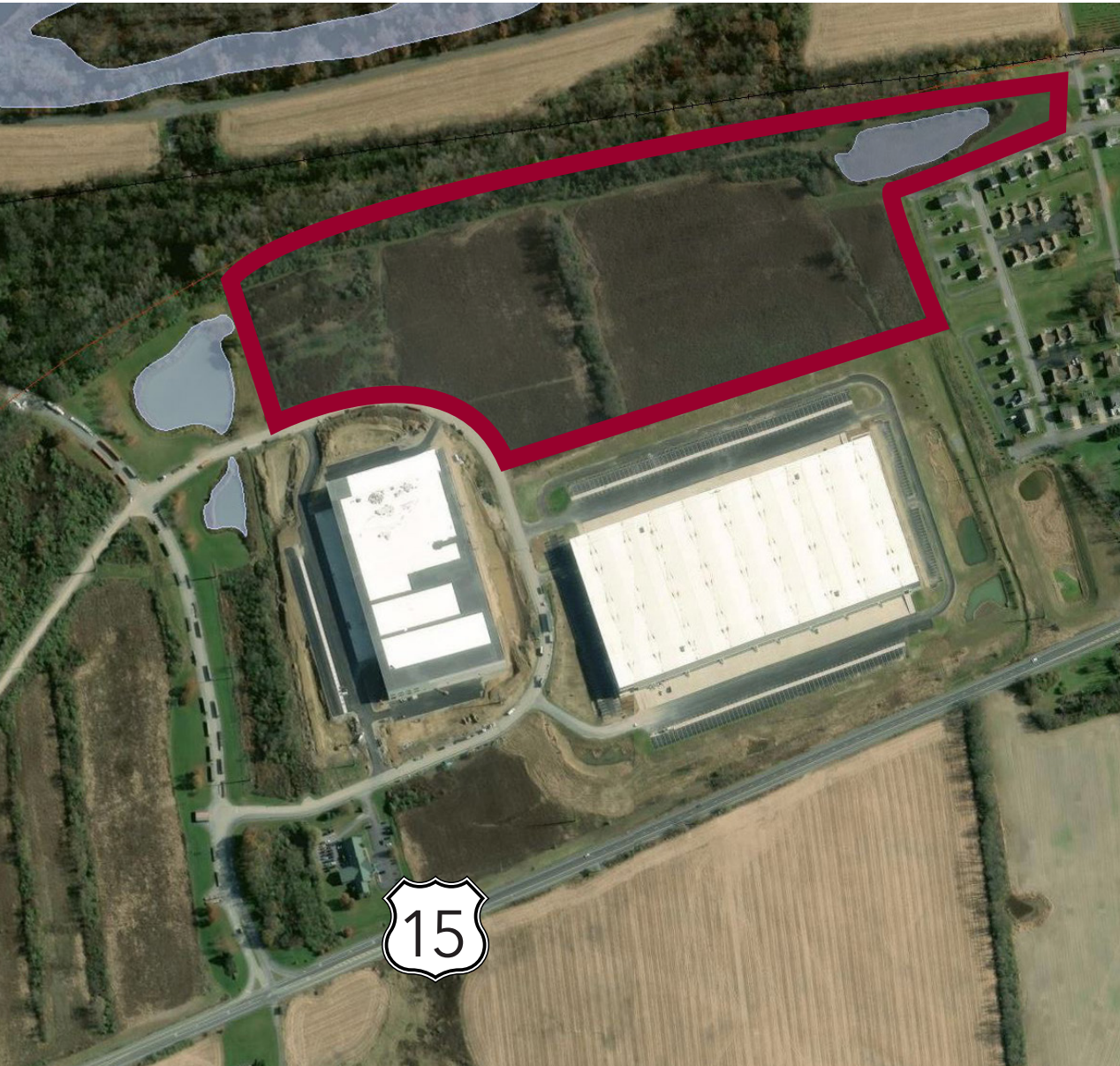
OWNER
COUNTY of UNION
 PENNSYLVANIA

BILL SHRADER
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 717.219.7742

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LEE & ASSOCIATES OF EASTERN PENNSYLVANIA LLC
 5053 Ritter Road, Suite 200, Mechanicsburg, PA 17055 USA
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ALLENWOOD, PA

PROPERTY FEATURES

- Phase 2 of Enterprise Blvd Under Construction
 - Connecting Northern & Southern Ends of the Park
 - Will Provide 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

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KEYSTONE OPPORTUNITY ZONE (KOZ)

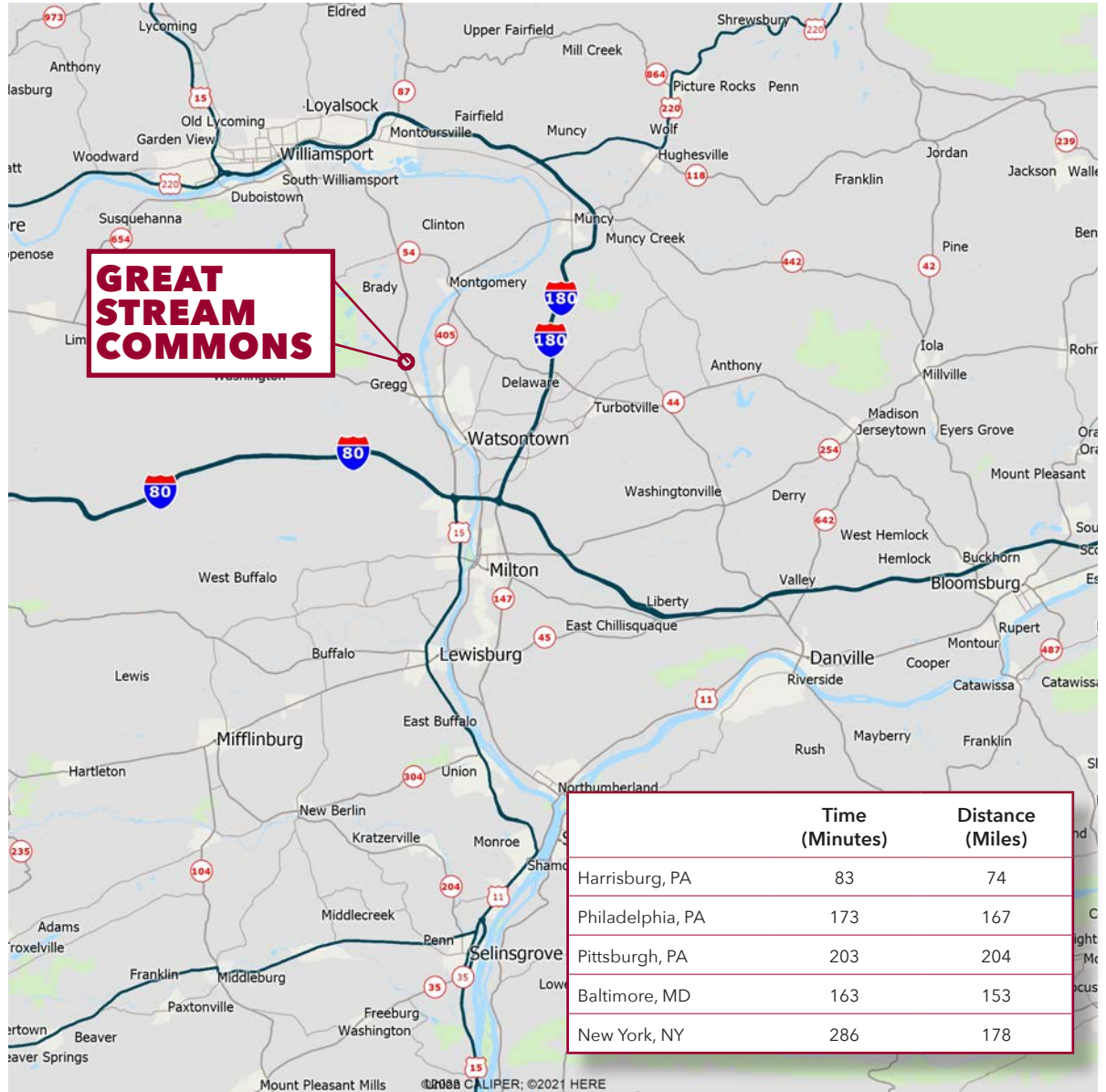
Binding ordinances and resolutions are passed granting the waiver, abatement or exemption of certain state and local taxes. Depending on the situation, the tax burden maybe reduced to zero through exemptions, deductions, abatements and credits for state and local taxes.

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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