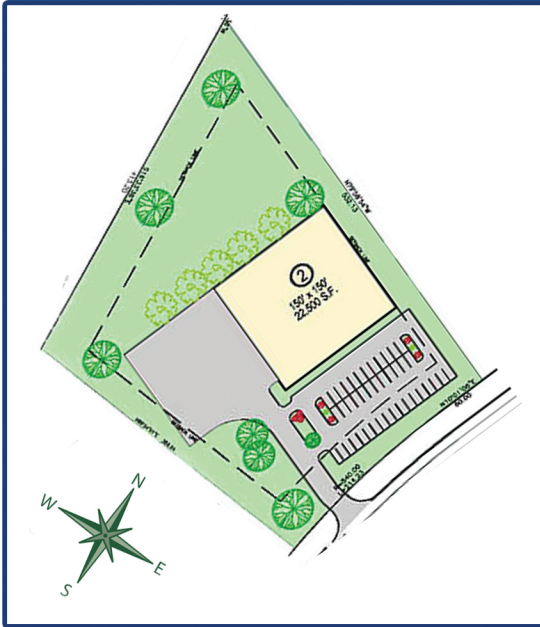


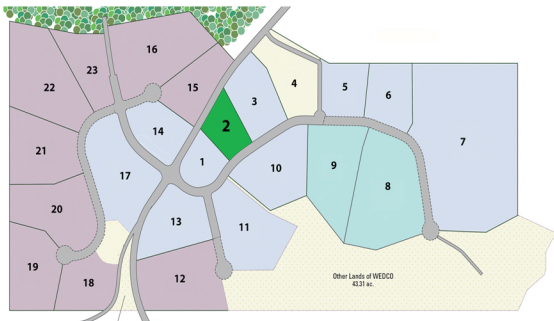
Sterling Business & Technology Park

20 Easton Turnpike, Lake Ariel, PA 18436 • GPS 41.36 -75.39

Lot 2



Property Type:	Land
Useable Acres:	3.42 acres / 1.38 hectares
Easement Acres:	N/A
Total Acres:	3.42 acres / 1.38 hectares
Dimensions:	150 x 150 ft / 46 x 46 m
Adjacent Land Available:	Yes
Access to Rail:	No
Zoning:	Industrial Flex
Building Size:	Up to 22,500 sf / 2090 m ²
Sewer:	Central Sewer
Water:	Central Water
Electric:	Redundant Substations Three Phase - High Capacity
Nearest International Airport:	30 minutes

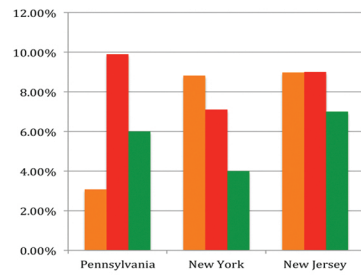


Lot 2 is 3.42 acres / 1.38 hectares. Usable space is 3.42 acres / 1.38 hectares. The lot is fairly flat with only a gradual grade toward lot 3. The lot has frontage along Route 191 and Innovation Drive. Lot 2 offers great visibility just inside the entrance of the park. Perfect location for an office building and structure height can go to 45 feet / 13.72 meters. Lots may be combined for larger footprints. Sterling Business & Technology Park features the largest water reuse system in the Commonwealth. The water reuse system and the clustered development design of the property provides a great location for companies that promote sustainability in their operations.

New York City: 110 minutes • Scranton: 20 minutes • Newark: 120 minutes • Philadelphia: 150 minutes

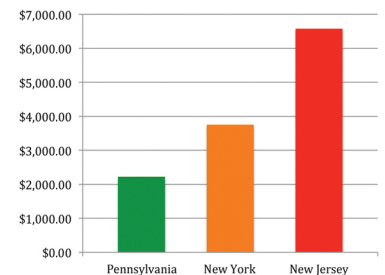


Average of All Tax Rates

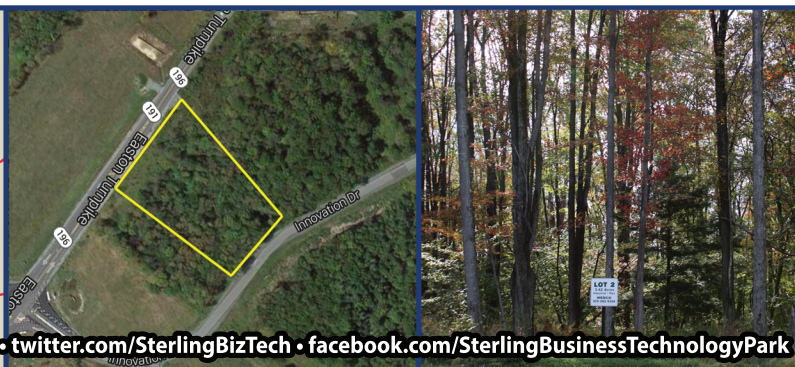


Tax Rate Comparison

Individual Income Tax
Corporate Income Tax
Sales Tax



Property Tax Comparison



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