

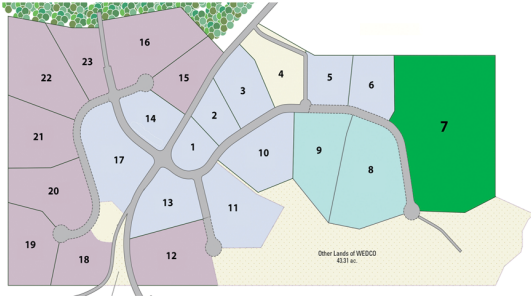
Sterling Business & Technology Park

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

Lot 7

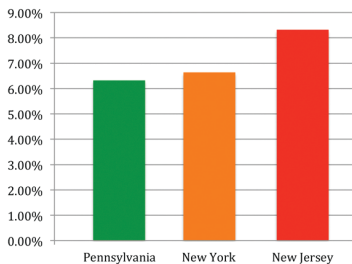


| | |
|--------------------------------|--|
| Property Type: | Land |
| Useable Acres: | 30.37 |
| Easement Acres: | N/A |
| Total Acres: | 30.37 |
| Dimensions: | 1000' x 1350' |
| Adjacent Land Available: | Yes |
| Access to Rail: | No |
| Zoning: | Industrial Flex |
| Building Size: | Up to a 270,000 SF |
| Sewer: | Central Sewer |
| Water: | Central Water |
| Electric: | Redundant Substations Three Phase - High Capacity |
| Nearest International Airport: | 30 minutes |

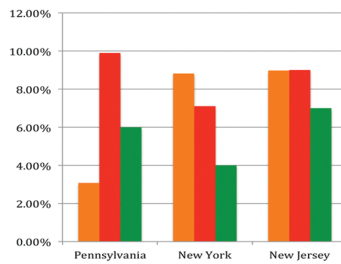


Lot 7 is a total of 30.37 acres. The lot is fairly flat with a gradual grade toward the north property line. The lot has frontage along Innovation Drive, and is a interior park location offering privacy. Lot 7 is a perfect location for assembly, advanced manufacturing, distribution, fulfillment, or technology based businesses. Lots 5 & 6 may be combined with Lot 7 for additional space or parking. Sterling Business & Technology Park features one of the largest water reuse systems in Pennsylvania. The water reuse system and the clustered development design of the property provides a great location for companies interesting in promoting sustainability in their operations.

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

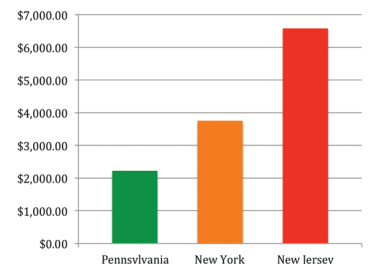


Average of All Tax Rates



Tax Rate Comparison

Individual Income Tax
Corporate Income Tax
Sales Tax



Property Tax Comparison



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