

GREAT STREAM COMMONS | LOT 6B

ALLENWOOD, PA



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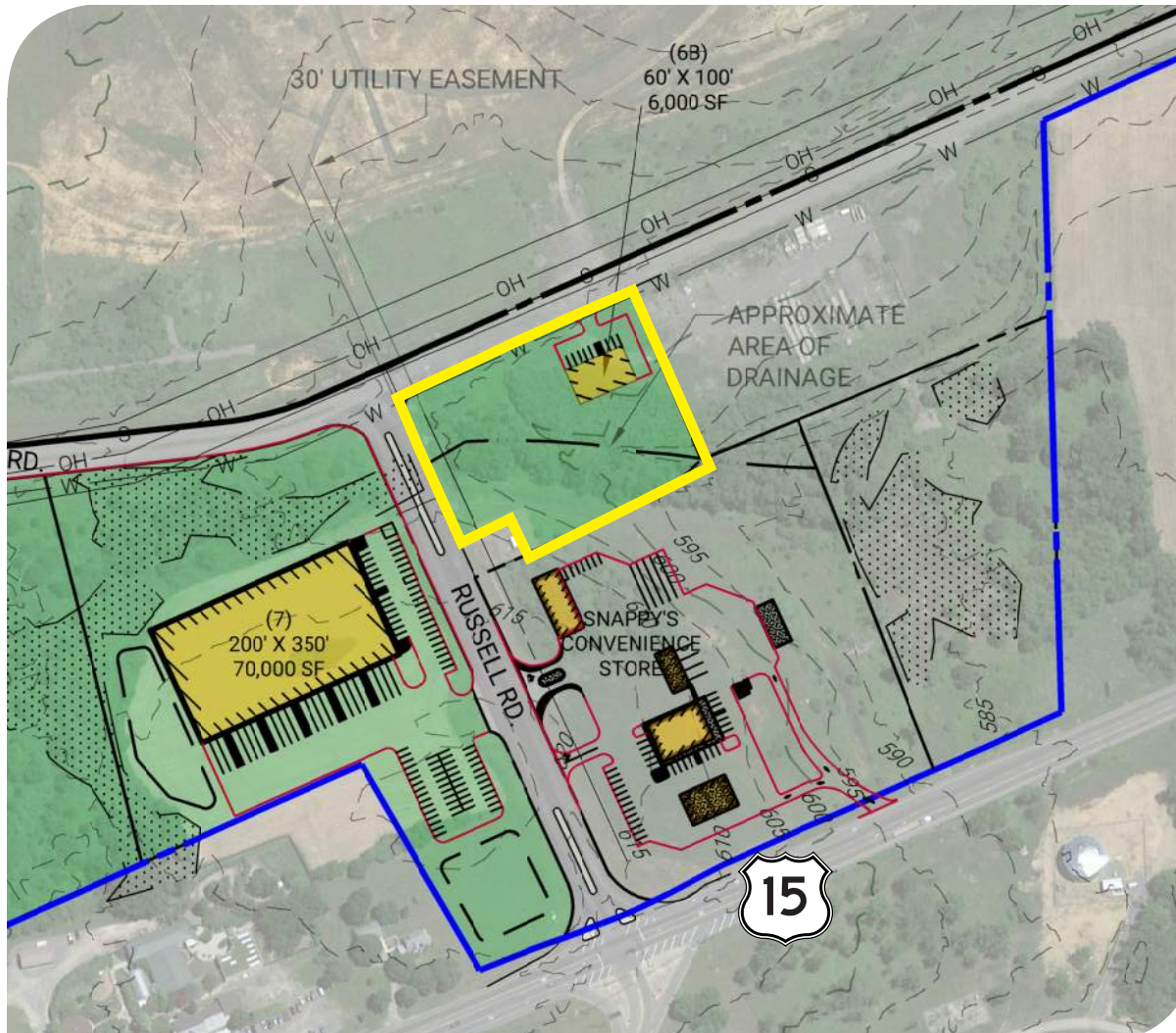
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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PROPERTY FEATURES

- Convenient 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

LOT 6B

- 3.5 Acres +/- to Support 6,000 SF +/-
- Asking Price: \$100,000
- Approximately 1 Acre +/- Buildable Area
- Uses Include: Trailer Parking, Retail, Drive-Thru Restaurant, and More

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KEYSTONE OPPORTUNITY ZONE (KOZ)

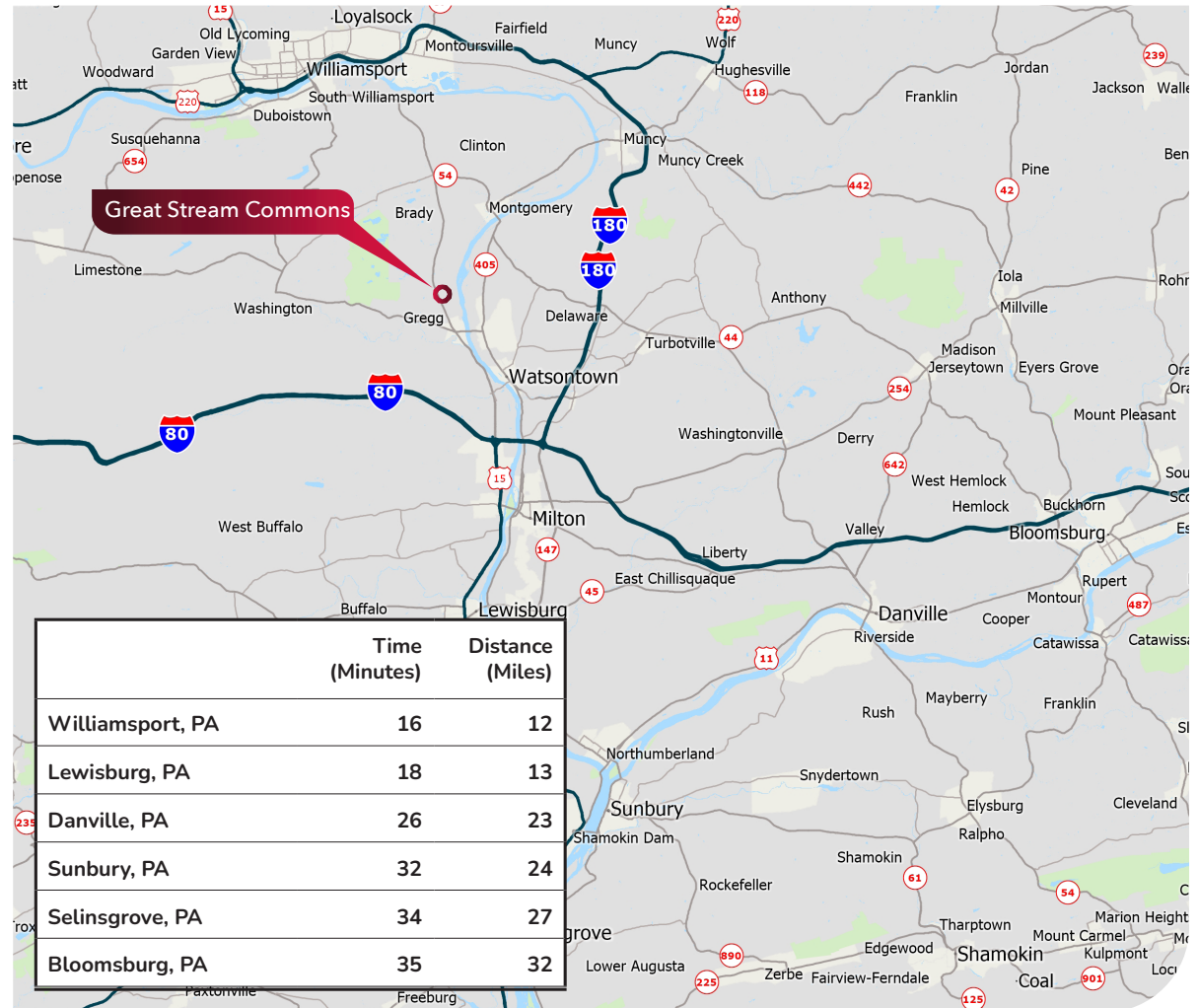
Binding ordinances and resolutions are passed granting the waiver, abatement or exemption of certain state and local taxes. Depending on the situation, the tax burden maybe reduced to zero through exemptions, deductions, abatements and credits for state and local taxes.

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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