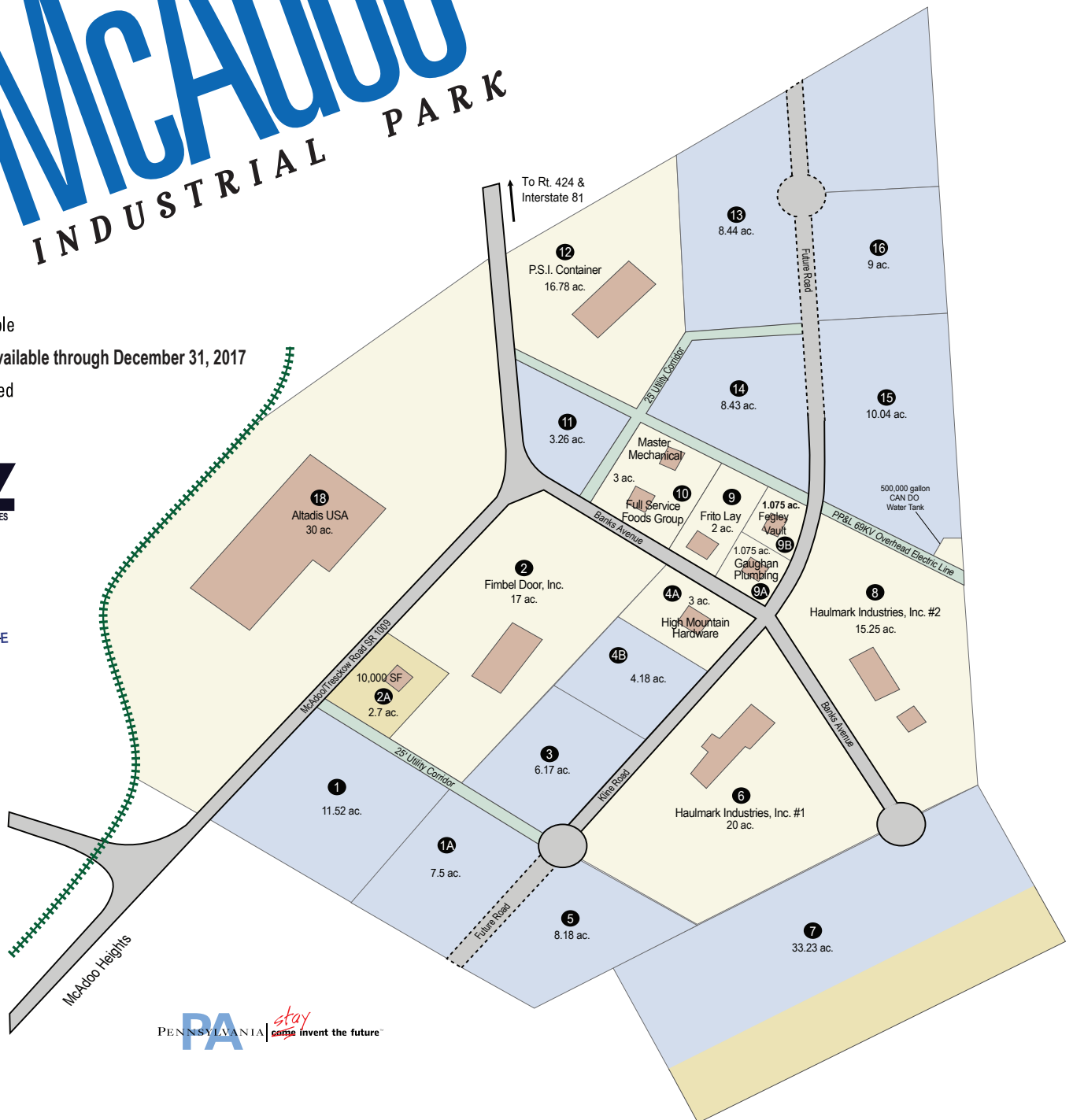


# A place where your business can grow...

Just south of Hazleton, Pennsylvania, near the village of McAdoo, this economical industrial park features a picturesque setting offering very attractive land costs and close proximity to Interstate 81 and State Route 309. Generations of strong family values and a well-respected work ethic are evident in the lifestyle of the residents and the company access to this abundant, dedicated workforce while providing your employees a comfortable, safe and progressive lifestyle.

# McAdoo INDUSTRIAL PARK

- Available
- KOZ Available through December 31, 2017
- Occupied

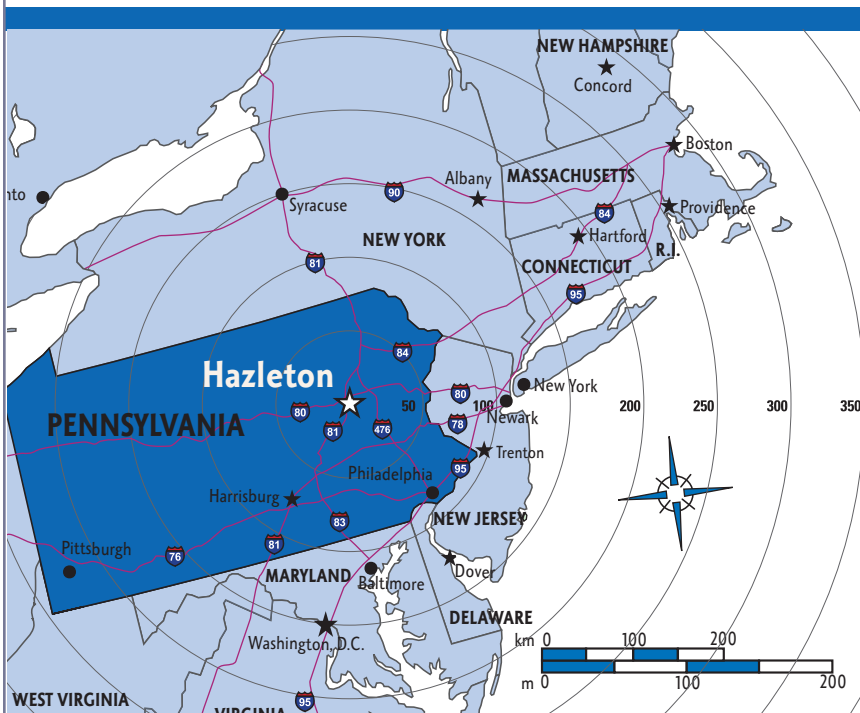




In Greater Hazleton, excellence in the arts, education, health care, and recreation are yours to enjoy. A low cost of living, combined with our high quality of life and one of the lowest crime rates in the country, ensure residents a comfortable and rewarding lifestyle.

The McAdoo Industrial Park consists of generally level land with plenty of green areas separating a wide range of lot sizes. The entire park has been designated as a Keystone Opportunity Zone (KOZ), offering reduced or no local state taxes through December 31, 2017.

The park is just three miles from Exit 138 of Interstate 81 in Banks Township, Carbon County, Pennsylvania.



**Electricity:** Supplied by PPL Electric Utilities. Unlimited power is available. A 12 kV distribution line runs along State Route 1009, and a 69 kV distribution line passes through the site. The utility will place transformers on site as required by user's specifications. Being a deregulated state, Pennsylvania's electricity customers can shop for their electric needs from a host of licensed energy suppliers.

**Water:** CAN DO, Inc. supplies quality water throughout the park in a 12-inch ductile iron mains at pressures and flow rates suitable for industrial use. The source of water is a deep well with fire protection aided by a 500,000 gallon standpipe that rides on the system.

**Natural Gas:** Supplied by UGI Utilities. A centralized propane tank system supplies the park with propane at natural gas prices. Four-inch, 20-psi mains run throughout the park.

**Sewer:** Sanitary sewerage service is provided by CAN DO, Inc. Twelve inch gravity collection lines allow industries easy access to the system.

**Telecommunications:** Verizon supplies McAdoo Industrial Park with superior communications services, highlighted by an extensive fiber optic network providing a state-of-the-art telecommunications system for your voice, data and video transmissions. This network supports SONET technology for ultra-reliable service to customers with critical requirements.

**Highways:** State Route 1009 (McAdoo – Tresckow Road), adjacent to the western boundary, interconnects with State Route 309, one-half mile west of the site. Exit 138 of Interstate 81 is one mile away, and Exit 141 is two miles away.

**Railroad:** Blue Mountain/Reading siding passes across the western boundary of the park. There is also an intermodal facility in proximity to the park where companies can receive rail shipments.

**Air:** The Hazleton Municipal Airport is six miles away. The Wilkes-Barre/Scranton International Airport is 44 miles (45 minutes) north. The Lehigh Valley International Airport is 40 miles (50 minutes) south.



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