



Duryea KOZ Industrial Park

TAX-FREE, RAIL-SERVED INDUSTRIAL SITE ON THE I-81 CORRIDOR



This new business park offers a great site for manufacturing, distribution, and other industrial operations. The property is just two hours from New York City and Philadelphia. Significant tax savings available to eligible companies.



**For more information
please contact:**

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SITE FEATURES

- Keystone Opportunity Zone. (*Most state and local taxes abated through 12/31/2025)
- 2 miles from I-81
- 2.5 miles from Wilkes-Barre/Scranton Int'l. Airport
- 3 miles from I-476
- Great labor draw area – more than 466,000 people live within 20 miles
- Rail service from two short lines with connections to Class I railroads Norfolk Southern Railway Company and Canadian Pacific Railway
- Power provided by PPL Electric Utilities
- Natural gas provided by UGI Penn Natural Gas
- Water provided by Pennsylvania American Water Company
- Sanitary Sewer provided by Duryea Borough Sewer Authority
- Will subdivide parcel to suit individual users

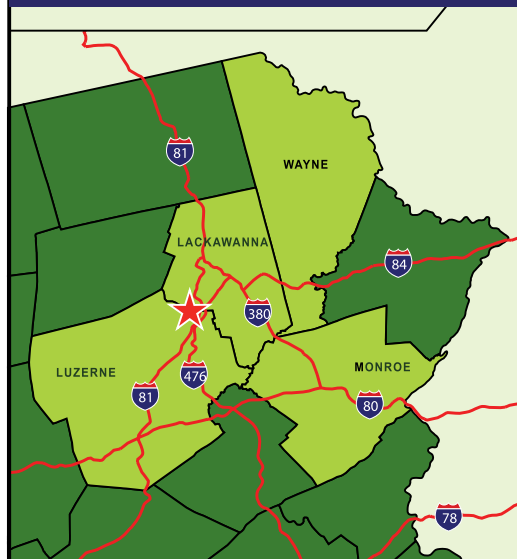
Duryea Borough • Luzerne County • Pennsylvania

KEYSTONE OPPORTUNITY ZONE SUBSTANTIAL SAVINGS TO ELIGIBLE COMPANIES

***The following are abated through 12/31/2025:**

- Most local real property taxes (county, borough, school district)
- PA Corporate Net Income Tax
- PA's Capital Stock & Foreign Franchise Tax
- PA Sales Tax on telephone, gas and electric service used by a business in the zone
- PA Sales Tax on the purchase of taxable property or services (excluding motor vehicles) that are used and consumed by a business in the zone
- PA Sales Tax on "building machinery and equipment" purchased by a contractor in conjunction with a construction contract

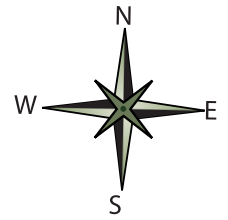
Location




A business moving from outside Pennsylvania into a KOZ is program eligible provided it owns or leases property in the KOZ from which it actively conducts a trade, profession or business and obtains annual certification from the PA Department of Community and Economic Development.

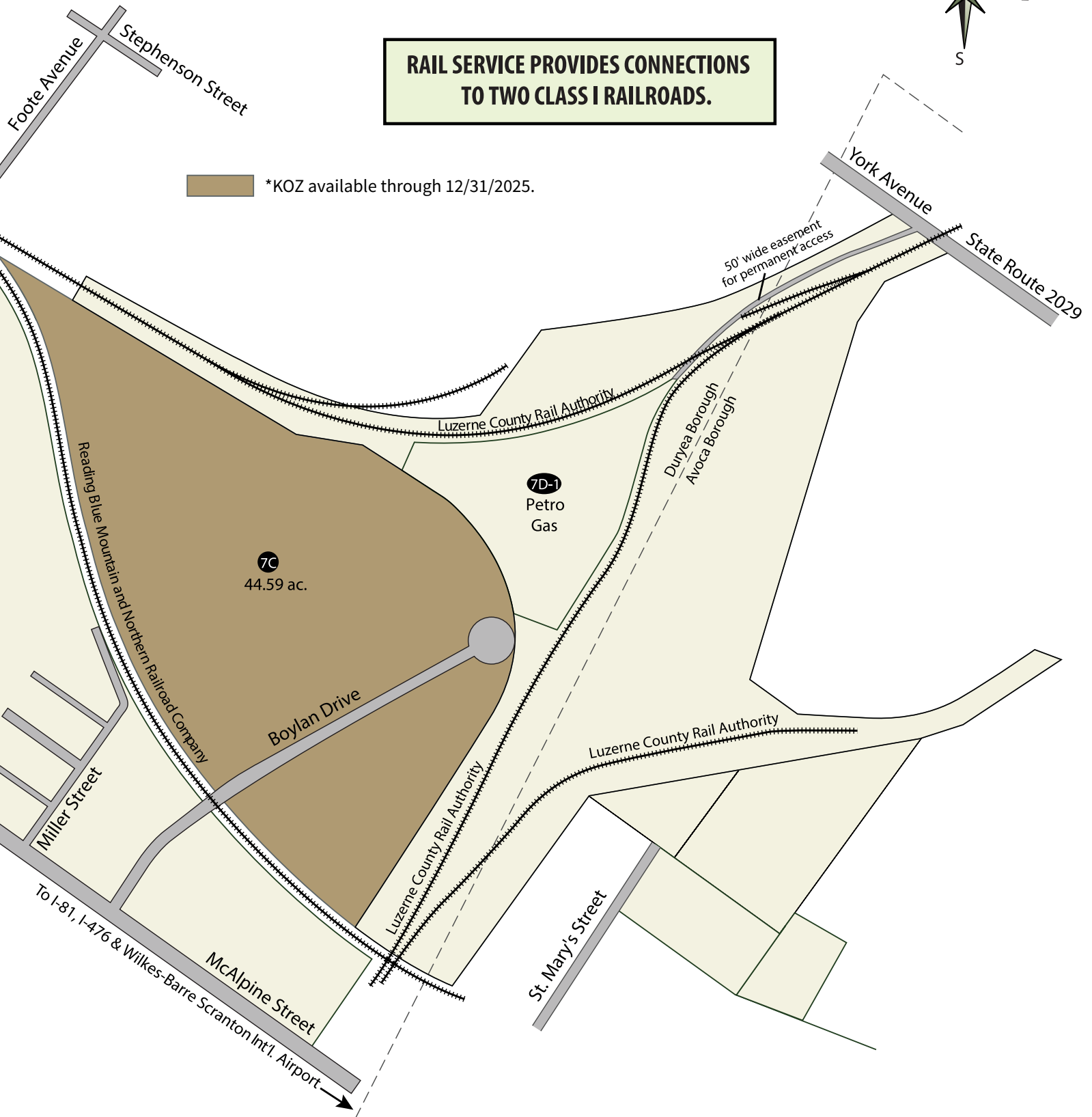
Pennsylvania companies must meet certain job creation and/or capital investment requirements in order to be eligible.

***NOTE:** Existing KOZ status is in the process of being extended through 12/21/2025. Approval of extension by local taxing authorities is expected.



**RAIL SERVICE PROVIDES CONNECTIONS
TO TWO CLASS I RAILROADS.**

 *KOZ available through 12/31/2025.





TRAVEL DISTANCES

Duryea KOZ Industrial Park is centrally located on the I-81 Corridor.

| CITY | MILES | KILOMETERS |
|-----------------------------|-------|------------|
| Pittston, PA (Downtown) | 2.5 | 4 |
| Scranton, PA (Downtown) | 6 | 10 |
| Wilkes-Barre, PA (Downtown) | 9 | 14 |
| Delaware Water Gap, PA | 56 | 90 |
| Allentown, PA | 69 | 111 |
| Morristown, NJ | 108 | 173 |
| Philadelphia, PA | 118 | 190 |
| Harrisburg, PA | 123 | 198 |
| Port Newark, NJ | 125 | 201 |
| New York, NY | 127 | 204 |
| Syracuse, NY | 141 | 227 |
| Baltimore, MD | 194 | 312 |
| Hartford, CT | 198 | 319 |
| Washington, DC | 237 | 381 |
| Pittsburgh, PA | 290 | 467 |
| Boston, MA | 298 | 484 |

EMPLOYMENT DATA

More than 466,000 people live within 20 miles of Duryea KOZ Industrial Park

| YEAR | CIVILIAN LABOR FORCE | EMPLOYMENT | UNEMPLOYMENT | UNEMPLOYMENT RATE |
|------|----------------------|------------|--------------|-------------------|
| 2015 | 267,700 | 252,000 | 15,900 | 5.85% |
| 2014 | 265,300 | 246,800 | 22,200 | 8.00% |
| 2013 | 266,300 | 245,700 | 20,500 | 7.85% |
| 2012 | 270,500 | 247,300 | 23,200 | 8.60% |
| 2011 | 267,200 | 242,300 | 24,900 | 9.30% |
| 2010 | 270,600 | 242,000 | 25,600 | 9.50% |
| 2009 | 268,700 | 245,600 | 23,100 | 8.60% |
| 2008 | 266,400 | 250,500 | 15,900 | 6.00% |
| 2007 | 264,800 | 251,900 | 12,900 | 4.90% |
| 2006 | 264,900 | 250,800 | 14,100 | 5.30% |

SOURCE: WWW.PAWORKSTATS.STATE.PA.US



A PROJECT OF THE GREATER PITTSBURGH CHAMBER OF COMMERCE

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