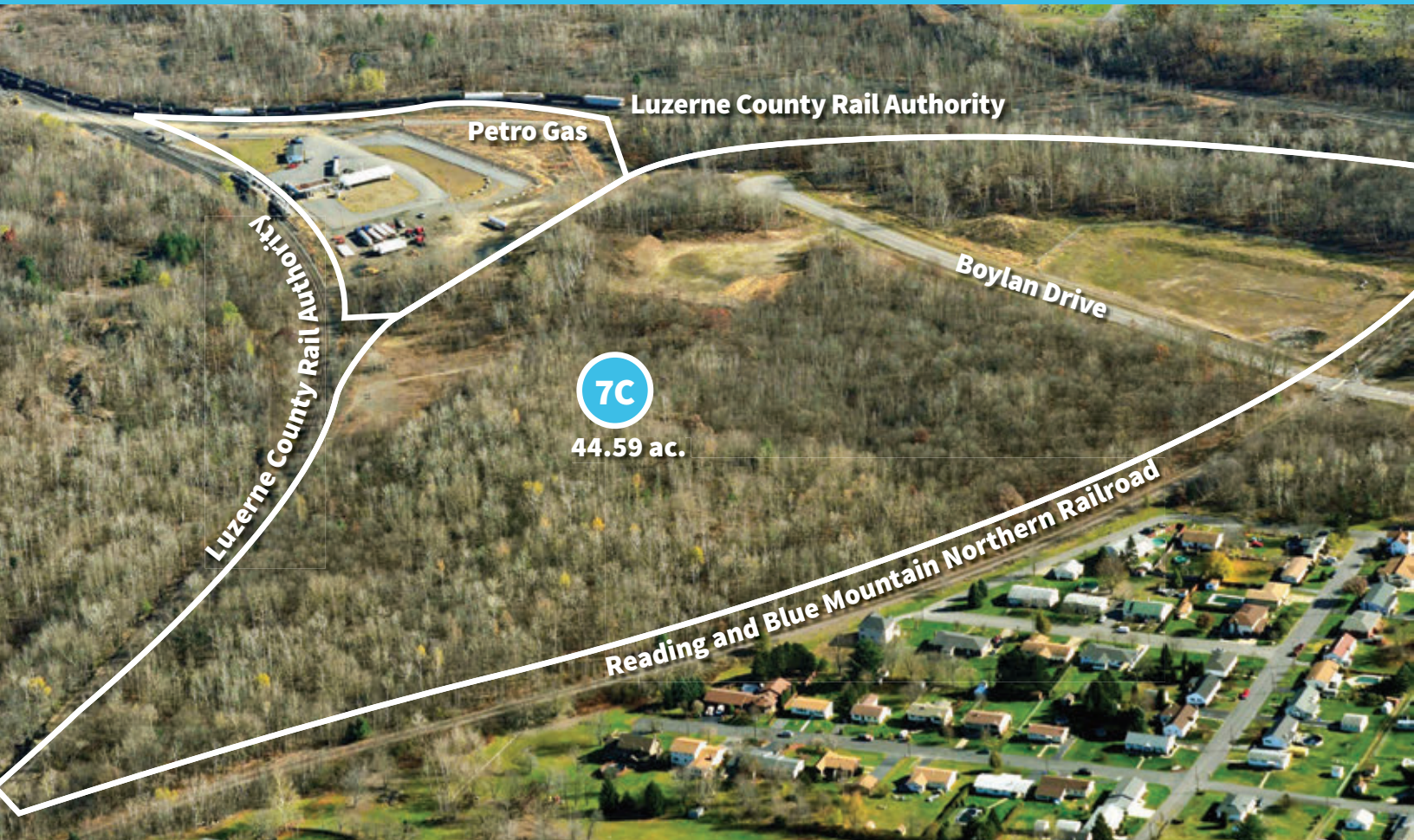


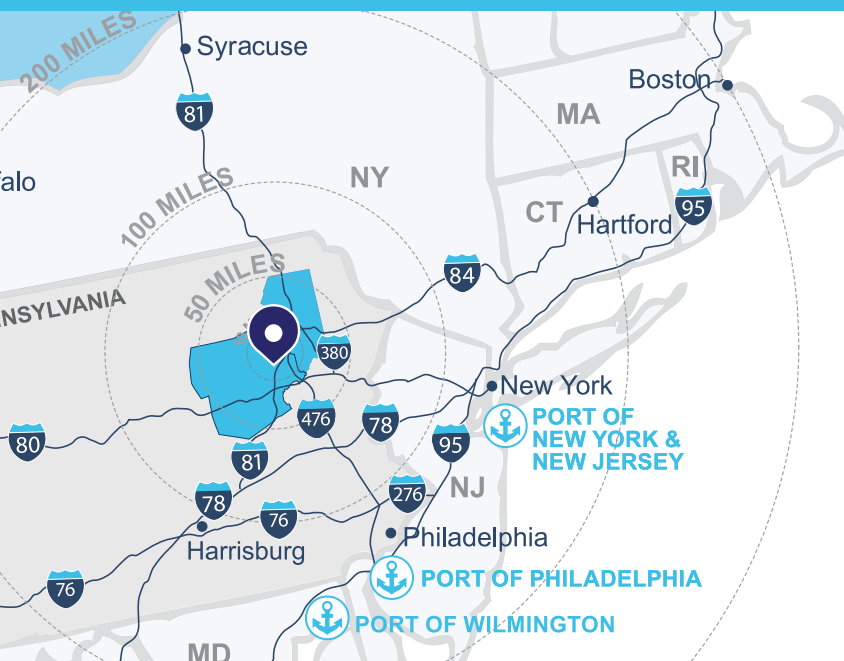
DURYEA KOZ INDUSTRIAL PARK

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.



DURYEA KOZ INDUSTRIAL PARK FEATURES

- ✓ Park is two miles from I-81
- ✓ Park is three miles from I-476
- ✓ KOZ tax abatement until 2025
- ✓ Rail service from two short lines with connections to Class I railroads Norfolk Southern Railway Company and Canadian Pacific Railway
- ✓ More than 700,000 people live within 30 miles
- ✓ Two hours from New York City and Philadelphia
- ✓ More than 51 million people live within 200 miles
- ✓ Public water, sewer, natural gas, fiber, and power

SIZE

- **Acreage:** 44.59 acres
- **Can Accommodate:** Up to 416,000 SF
- **Best Use:** Great site for manufacturing, distribution, and other industrial operations
- **Number of Floors:** 1

UTILITIES

- **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

KEYSTONE OPPORTUNITY ZONE

Most state and local taxes abated through 12/31/2025

LOCATION

- More than 470,000 live within 20 miles of the park
- Located in close proximity to FedEx Ground, FedEx Express, and UPS
- Two (2) miles from I-81
- 2.5 miles from Wilkes-Barre/Scranton Int'l Airport
- Three (3) miles from I-476
- Rail service from two short lines with connections to Class I railroads Norfolk Southern Railway Company and Canadian Pacific Railway

SITE PLAN



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

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.

Northeastern Pennsylvania is the center of the Boston/ Washington Corridor and is at the confluence of five major highways. Interstates 81, 80, 84, 380 and 476 meet at this inland hub and provide excellent access to firms wishing to serve Maine to Virginia and west to Ohio.

CENTRALLY LOCATED ON NORTHEASTERN PENNSYLVANIA'S I-81 CORRIDOR

DEEP WATER PORTS

PORT	MI	KM
Philadelphia	120	193
New York/New Jersey	121	195
Wilmington	132	212
Baltimore	191	307

TRAVEL DISTANCES

CITY	MI	KM
Delaware Water Gap, PA	57	92
Allentown, PA	67	108
Morristown, NJ	96	155
Philadelphia, PA	113	182
Harrisburg, PA	116	187
Port Newark, NJ	126	203
New York, NY	128	206
Syracuse, NY	152	245
Baltimore, MD	194	312
Hartford, CT	198	319
Washington, DC	237	381
Pittsburgh, PA	290	467
Boston, MA	301	484



EMPLOYMENT & UNEMPLOYMENT DATA

FOR LACKAWANNA & LUZERNE COUNTIES

MORE THAN 470,000 PEOPLE LIVE WITHIN 20 MILES OF DURYEA BOROUGH

YEAR	NEPA REGION CIVILIAN LABOR FORCE	EMPLOYED	UNEMPLOYED	NEPA	PA	US
2022	273,300	257,700	15,600	5.7%	4.2%	3.3%
2021	273,500	252,600	20,900	7.6%	6.3%	5.4%
2020	277,800	249,100	28,700	10.3%	9.1%	8.1%

Source: www.paworkstats.state.pa.us

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