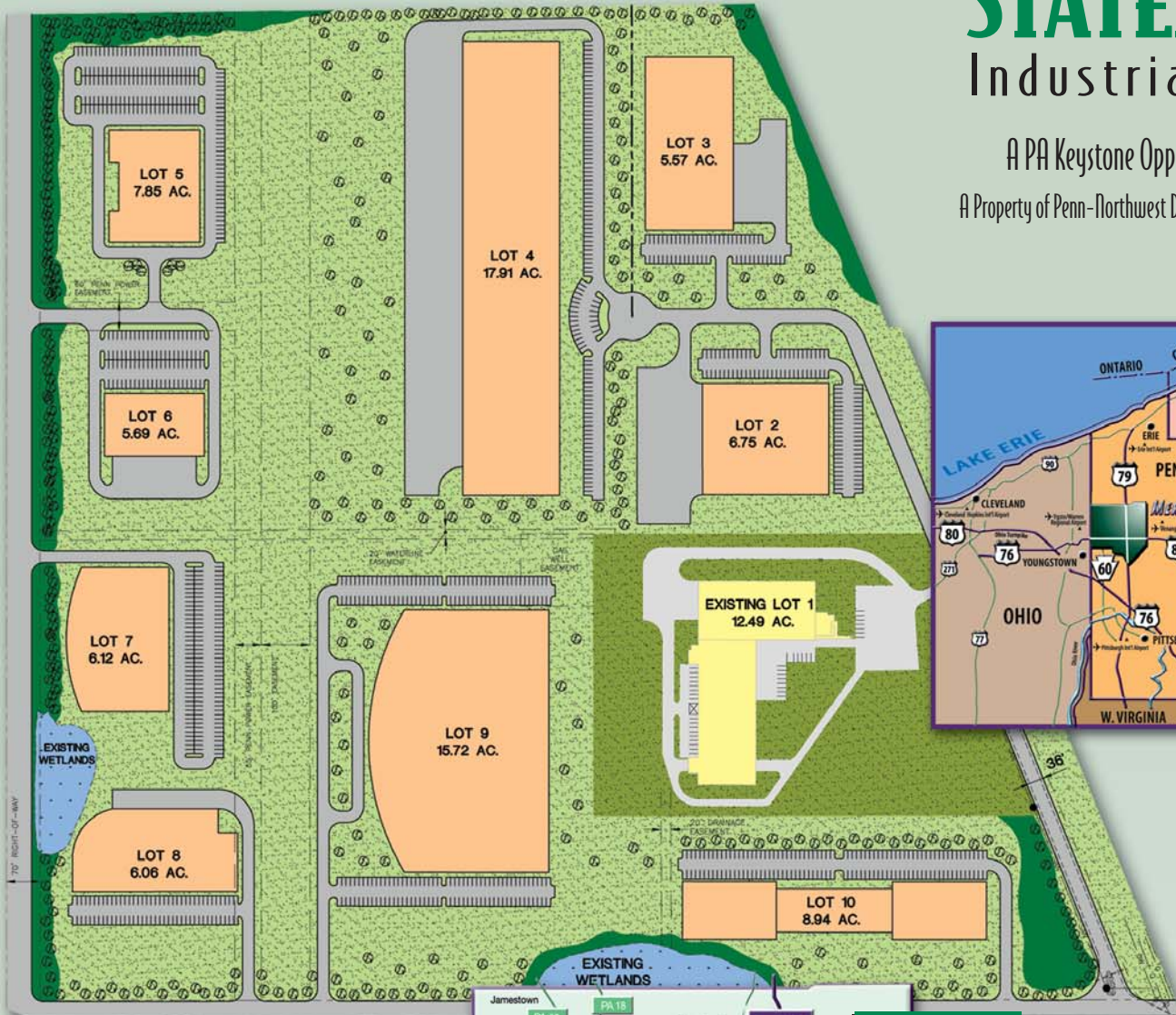


STATELINE Industrial Park

A PA Keystone Opportunity Zone

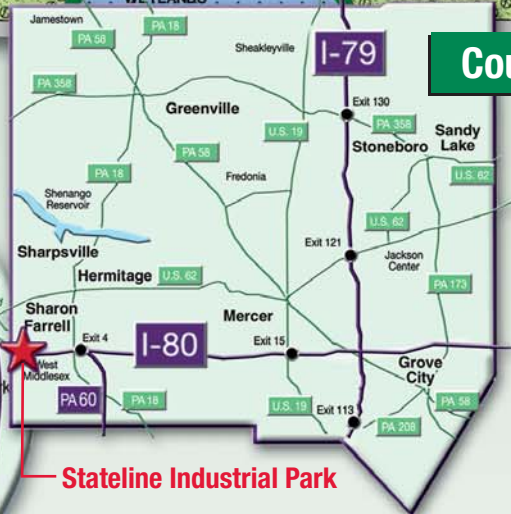
A Property of Penn-Northwest Development Corporation



▲ Schematic Site Plan

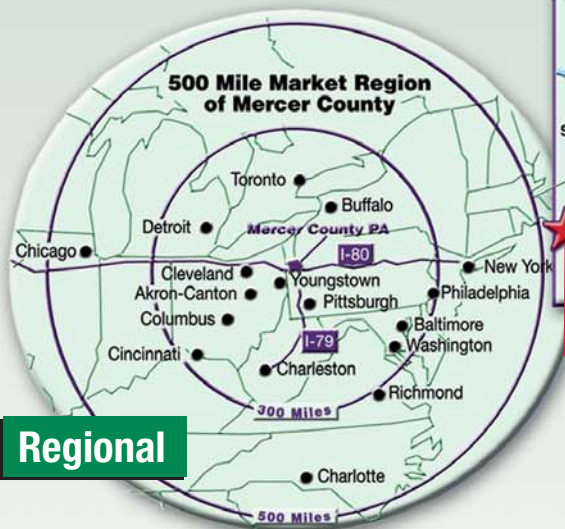


State



County

StateLine Industrial Park



Regional

Specifications

- 82 Acres, Subdivide To Suit
- Light/Heavy Industrial
- Warehouse/Distribution
- Shovel Ready Fall 2005
- All Utilities
- 2.9 Miles, Exit 4, I-80
- Virtually Tax Free KOZ
- Incentives Available
- PA Select Site

LOCATION...
LOCATION...
LOCATION



151 North Diamond Street • Mercer, PA 16137-1280
Phone: 724-662-3705 • Fax: 724-662-0283

www.penn-northwest.com



<http://koz.inventpa.com>

Aerial Map - Shenango Valley A KEYSTONE OPPORTUNITY ZONE

— KOZ Boundary
Scale: 2000
Source: 1993 USGS



PA KOZ
KEYSTONE OPPORTUNITY ZONES
Stateline Industrial Park
is located within a Keystone Opportunity Zone - virtually tax free through 2010.

Stateline is located at Exit 4, I-80, in proximity to I-79 and adjacent to the Pennsylvania/Ohio border. This centralized location, with easy access to the major cities of Pittsburgh, Cleveland and Erie, not only provides superior access to business resources, but allows new developers to draw from a substantial regional labor market.

Infrastructure

Penn Power / First Energy
Aqua America
National Fuel
Verizon Communications

Commercial Air

Pittsburgh International
Cleveland Hopkins International
Erie International
Youngstown/Warren Regional
Venango Regional

Regional Demographics

Population:	727,309
Workforce:	410,000
Median Age:	38.9 years
Median Income:	\$33,452

Location Highlights

- 82 Acre Industrial Park Located 2.9 Miles From PA Exit 4, Interstate 80, Rte. 60 In The City of Hermitage
- Immediately Available For Large Industrial, Manufacturing, Warehouse and Distribution Clients
- Located In a Keystone Opportunity Zone, Virtually Tax Free Through 2010
- Public Utilities
- Zoned Light/Heavy Industrial
- Half The Major Markets and Two-thirds of America's Industrial Output and Employment Within a Day's Driving Distance
- Midway Between New York and Chicago
- Local and PA Financing Programs Available
- Job Training Incentives

For a complete site and project assessment, contact Penn-Northwest Development Corporation.

Penn-Northwest
DEVELOPMENT CORPORATION

151 North Diamond Street • Mercer, PA 16137-1280
Phone: 724-662-3705 • Fax: 724-662-0283

www.penn-northwest.com

A property of Penn-Northwest Development Corporation



City of Hermitage
Department of Planning and Development
Phone: 724-981-0800, ext. 240
Facsimile: 724-981-2008

PA PENNSYLVANIA | come invent the future™