

Sterling Business & Technology Park

20 Easton Turnpike, Lake Ariel, PA 18436 • GPS 41.36 -75.39

General Information



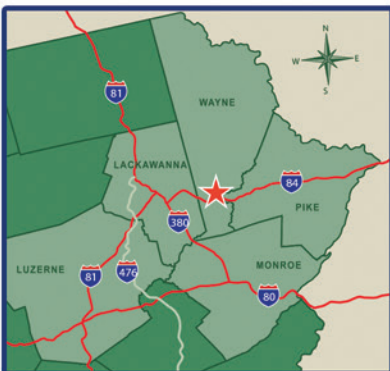
Permitted Uses

Business & Professional Offices
 Government Offices
 Data Processing
 Data Warehousing
 Back Office Operations
 Film Production Studios
 Film/Video Post Production Facilities
 Educational Facilities
 Health Care Facilities
 Medical Offices
 Hotels & Restaurants
 Research & Development Facilities
 Distribution & Warehouse Facilities
 Electronic Assembly/Manufacturing
 Electronics Distribution
 Apparel Manufacturing
 Upholstery Manufacturing
 Furniture Manufacturing
 Woodworking Manufacturing
 Glass Products Manufacturing
 Processing & Packaging
 Plastic Product Molding/Fabrication
 Printing Facilities
 Food Processing
 Wholesale Business
 Small Appliance Manufacturing
 Medical Device Manufacturing
 Light Metal Fabrication
 Production Greenhouses
 Communications Facilities
 Other Manufacturing Activities
 Other Fabrication Activities
 Other Assembly Activities
 Retail Outlets with Manufacturing
 Retail with Assembly Component
 Nursery Schools & Day Care
 Recreation Facilities & Businesses
 Transportation Services
 Import, Export, & Receiving

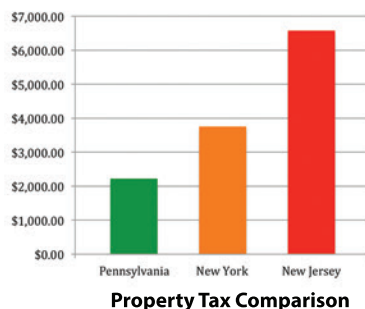
Features:

- Sustainable Business & Technology Park
- The largest business park water reuse system in Pennsylvania.
- Good location for alternative energy utilization (wind, solar, geothermal).
- Permitted with approved commercial uses and NPDES.
- Redundant power from two separate substations.
- Sewer, water, three phase power, and road infrastructure ready to go.
- Competitively priced high speed bandwidth on property.
- Located 1/2 mile from Interstate 84.
- 15 minutes from Interstate 80 & 380 and Interstate 81.
- 30 minutes from Wilkes Barre International Airport.
- Available workforce delivery system and labor pool.
- Fantastic quality of life.
- Award winning sustainable local schools.
- Perfect for technology, back office operations, light manufacturing, and film.
- Parcels range in size from 3 to 30 acres and can be combined.

The Sterling Business & Technology Park is a key building block of a business and entrepreneurial ecosystem designed to support companies regardless of industry. This ecosystem includes a workforce delivery system based on career training and educational pathways. The park also offers competitively priced high speed Internet connectivity. Additional plans include expanding wireless communications, building an enterprise center, incorporating alternative energy, and developing trails in the park. Located in business friendly Wayne County, Pennsylvania.



New York City: 110 minutes • Scranton: 20 minutes • Newark: 120 minutes • Philadelphia: 150 minutes



This lot is in a KOEZ.
 Qualified Companies can
 Reduce or Eliminate Taxes.

