

47 Innovation Drive • Lake Ariel, PA 18436
Sterling Business & Technology Park

FOR SALE

33,600 SF

120' x 280'

28' Ceiling at Eaves

**6" Reinforced
Concrete Floor**

**KOZ Tax Abatement
thru 2031**

**Keystone Innovation
Zone**

Water & Sewer on Site

**Completion
Spring 2024**

**2 Floor Level
Loading Docks**

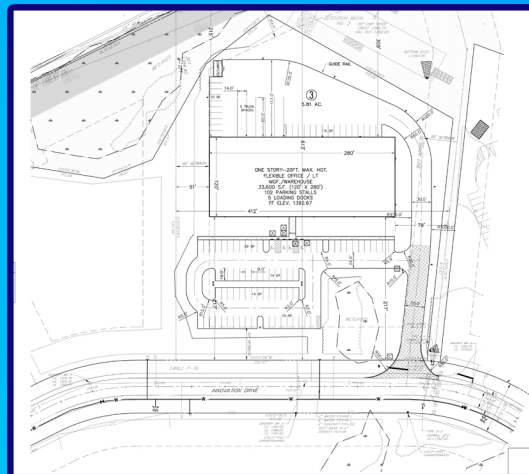
100 Parking Spaces

Power on Site

**Fiber Internet
Service at
Property Line**



- Located at Exit 17 on I-84 in Northeast Pennsylvania.
- Manufacturing & warehousing uses approved.
- Within a two hour drive of New York & Philadelphia.
- One days drive to over 60% of the U.S. population.
- Excellent access to I-84 & I-380.
- 20 Minutes to Scranton.
- 30 Minutes to Wilkes Barre/Scranton Int Airport.
- 30% of wastewater is recycled for reuse.
- Water, Sewer and Power in building.
- 5.83 acre lot for expansion up to 40,600 SF.
- 160,040 person workforce within 30 minutes.
- 371,023 person workforce within 45 minutes.
- Port of NY/NJ 111 miles, Port of Philadelphia 113 miles.



For more information: Troy Bystrom 646-236-3400
troy@SterlingBusinessPark.com • SterlingBusinessPark.com