

125 Acre Premier Heavy Manufacturing Site

A truly distinctive heavy industrial site that can help give you a real competitive advantage that translates into increased profitability



- 125 acres for sale that is isolated with 300+ acres of privacy
- Located on the eastern edge of the 2,400 acre KIPC
- Exceptional infrastructure in place
- Significant savings on rail and deep water port transportation
- Major savings on reliable energy
- Pennsylvania KOIZ tax advantages through 2018



NAI Global™

Commercial Real Estate Services, Worldwide.



Premier Heavy Industrial Site Ideal for Companies That Need:

- 300+ acres of natural boundary privacy while only purchasing 125 acres of land that gives you the isolation from both residential and commercial properties.
- Exceptional infrastructure in place that delivers unsurpassed capabilities and reliability at very competitive prices:
 - Power: natural gas and electricity
 - Water & sewer treatment
 - Waste water treatment
- Large energy consumers electrical cost will be highly competitive.

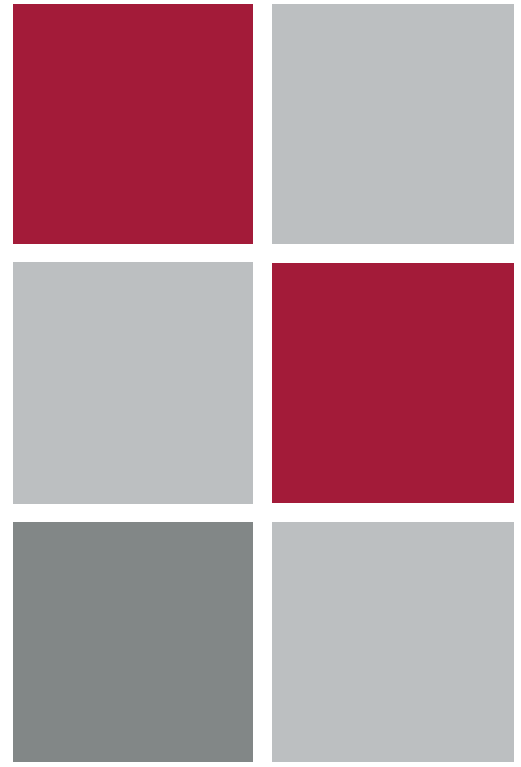
Major Savings on Transportation

- International deep water port (operated by KMBT)
- Two class 1 railroads (NS & CSX)
- Multiple Unit Train Capacity
- Save up to 40% on transportation due to unit train capacity on site

KOIZ Economic Advantages

Designated as KOIZ which provides extremely attractive tax advantages through 2018 from state, local and other taxes—along with unparalleled government support to ensure things happen quickly.

NY QEZE	NJ UEZ	PA KOIZ	STATE TAXES
■	■	■	Sales and use tax
■		■	Corporate net income tax
■		■	Capital stock and franchise tax
		■	Bank and trust company shares tax
		■	Mutual thrift institutions tax
		■	Insurance premium tax
■		■	Personal income tax
■			Utility rate savings
			LOCAL TAXES
■	■	■	Local real estate tax
		■	Business privilege tax
		■	Business gross receipts/business privilege tax
		■	Mercantile license tax
		■	Earned income/net profit tax
	■	■	Local sales and use tax
			OTHER INCENTIVES
■	■	■	Retail reduction in sales tax
■	■	■	Hiring tax credits
■	■	■	Investment tax credit
■	■	■	Subsidize unemployment insurance costs
■			Reduced utility rates



Exceptional Infrastructure

Power

The Keystone Industrial Port Complex (KIPC) has its own electric distribution system. This system is owned by USS and operated by Reuter Hanney. The on site, multiple electrical feeds distribution system carries high-tension electric at 69,000 volts. A series of electric substations exist on site with power stepped down to 13,800 volts. Two on site power plants (Dominion and Exelon) boast more than 1190 megawatts capacity.

Natural Gas

Natural gas pipelines at the KIPC can provide more than 50 million cubic feet of gas to tenants each day. The system has been developed to continue to provide optimum gas delivery to new tenants at competitive rates.

Railroads

The KIPC offers 75 miles of rail on site and is served by two premier class 1 railroad operators (CSX and NS). Through these providers, tenants have direct rail access to destinations across the country, as well as locations in Canada and Mexico. This extensive on site rail capability enables tenants to seamlessly transport goods and materials directly from KIPC's deep water port to rail to the site or a final destination with time and cost-saving efficiency unavailable anywhere on the East Coast.

Deep Water Port

Kinder Morgan Bulk Terminals manages the on site international deep water port that includes a 100-acre terminal with 208,000 sq. ft. covered warehouse storage space. There are 3 barge docks measuring 2200 ft. in length, 2 HMK 260E Gottwald mobile harbor cranes and 2 shuttle lifts for easy loading and unloading. The port has extensive access to the 2 railroads. The port also offers an extensive portfolio of strategically located intermodal facilities that provide a broad spectrum of logistics and materials handling services.

Water Capacity

On site facilities at the KIPC offer the specialized water needs at impressive levels necessary for industrial operation. Like other utilities, this facility offers extensive water capacity to tenants at competitive rates.

- Service water withdraw capacity from the Delaware River of more than 300 million gallons per day.
- Potable water plant and distribution system with water production capacity of 3 million gallons per day.
- Wastewater treatment capacity up to 20 million gallons per day, with a specialized metals water treatment facility enabling up to 5 million gallons of wastewater treatment per day.
- Storm sewer infrastructure equipped to accommodate significant amounts of development.



Highway access

- Route 1 – 2.5 miles
- Route 13 – 2.5 miles
- Interstate 295 – 6 miles
- Interstate 95 – 8 miles
- NJ Turnpike – 13 miles
- PA Turnpike – 14 miles

Distance from KIPC

- Philadelphia – 22 miles
- New York City – 63 miles
- Baltimore – 130 miles
- Boston – 252 miles

