

# CAN DO Corporate Center

Site 13, Hillside Drive



**For Sale**

**10.09 ACRES**



*State and Local Taxes  
abated throughout 2017!*



Ideal for light manufacturing and distribution

## CAN DO Corporate Center



The CAN DO Corporate Center is located in Northeastern Pennsylvania adjacent to Interstate 80 and State Route 309. Just 2 miles to the junction of Interstates 80 & 81 and within a couple hours of New York & Philadelphia.

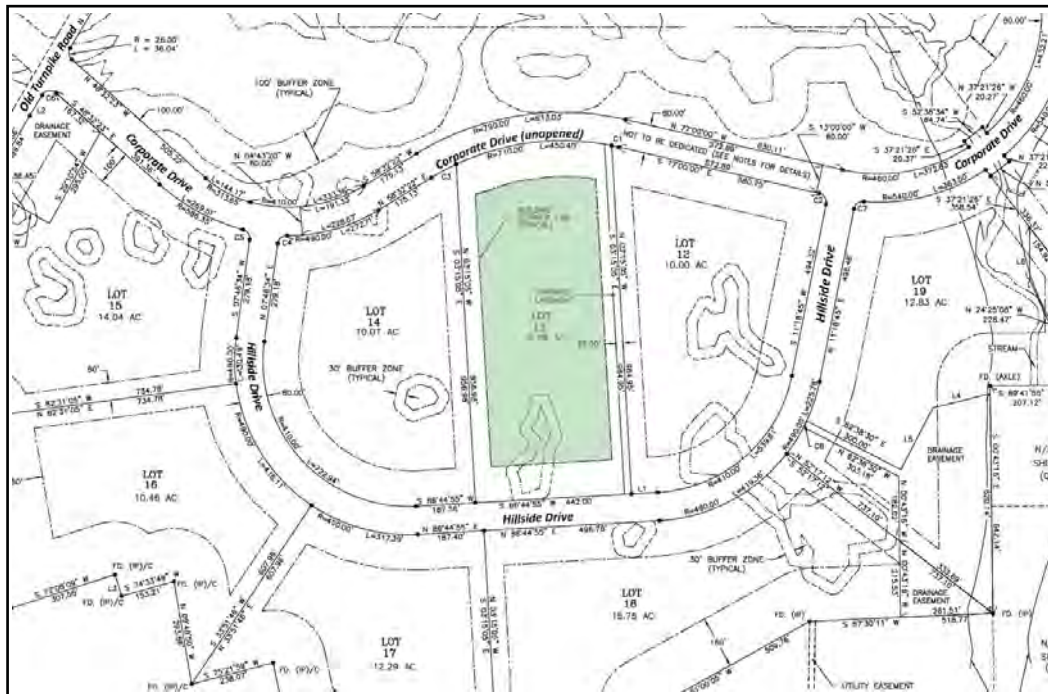


For more information, please contact CAN DO at (570) 455-1508

# SITE DETAILS

Current owner:	CAN DO, Inc.								
Previous use of the site:	Undeveloped								
Site acreage:	10.09 acres								
Address:	Hillside Drive Drums, PA 18222								
Property taxes:	This site is designated a Keystone Opportunity Zone (KOZ) with most state and local property taxes abated through December 31, 2017.								
Zoning:	Business Park								
Site description:	Gentle in topography								
Existing utilities:	All utilities are located at the property boundary <table><tr><td>Electric:</td><td>PPL Utilities</td></tr><tr><td>Natural Gas:</td><td>UGI Utilities</td></tr><tr><td>Water &amp; Sewer:</td><td>CAN DO, Inc.</td></tr><tr><td>Telecommunications:</td><td>Frontier Communications</td></tr></table> <ul style="list-style-type: none"><li>- 100% digital switching</li><li>- 1B, PBX --Trunks, ISDN, PRI, Digital Centrex, ATM, Frame Relay, T1, T3, OCX, Ethernet, GigE</li><li>- CAN DO Corporate Center is serviced via two Nortel Remote Line Concentrating Modules (RLCMs) on separate interfaces via a host Nortel DMS 100.</li><li>- Transport services to the CAN DO Corporate Center are served point-to-point optical systems and several diversely routed OC-48 networks.</li></ul>	Electric:	PPL Utilities	Natural Gas:	UGI Utilities	Water & Sewer:	CAN DO, Inc.	Telecommunications:	Frontier Communications
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Natural Gas:	UGI Utilities								
Water & Sewer:	CAN DO, Inc.								
Telecommunications:	Frontier Communications								
Proximity to interstate:	Adjacent to Interstate 80 and PA State Route 309. Directly off Exit 262, about two miles from the junction of I-80 and I-81, and 15 miles west of the Northeast Extension of the PA Turnpike								
Business Park neighbors:	Network Solutions, New Global Marketing (bestcigarprices.com), JPC Equestrian, Seigwerk Ink Packaging, ABF USA (Kite Tables), Holiday Inn Expresss, United Environmental Services								

## SITE PLAN



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