

10.01 ACRES

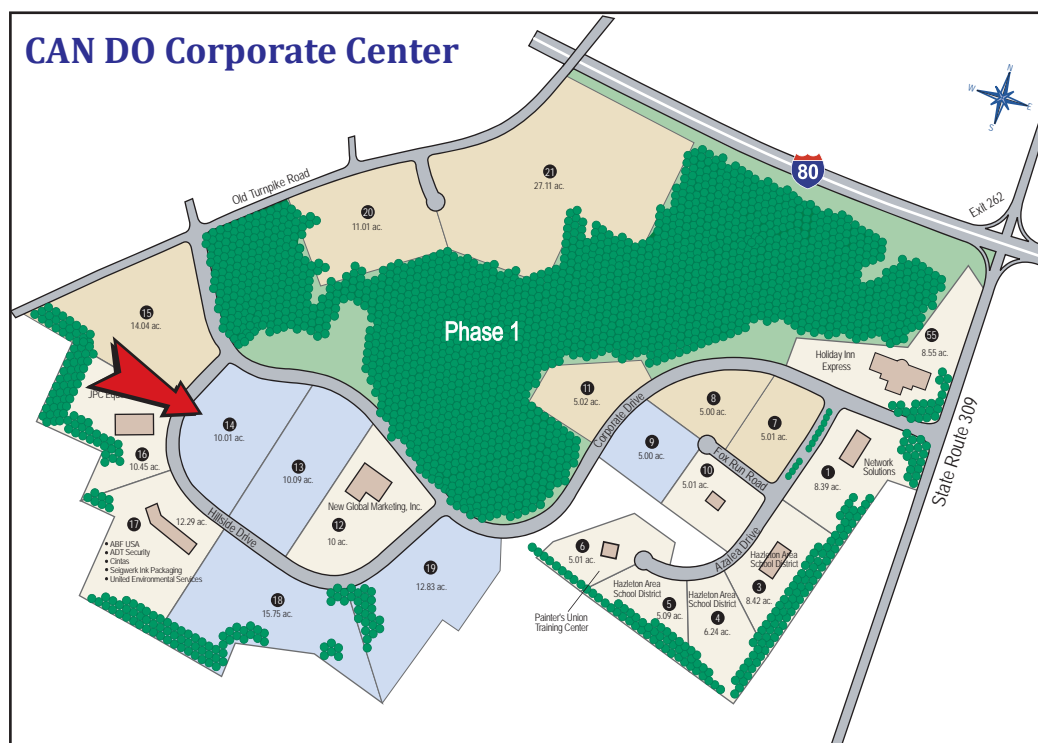


This aerial map displays the New Global Marketing area in Hillsdale, NJ. The map features several labeled sites and roads. Site 14, located in the center-right, is highlighted with a red outline and labeled "Site 14 10.01 acres". Other labeled sites include Site 19 (top center), Site 18 (top right), Site 21 (left), Site 20 (center left), Site 13 (center right), Site 17 (right, labeled "Light Industrial Flexbuilding"), Site 15 (bottom right, labeled "JPC Equestrian"), and Site 22 (bottom center). Roads shown include "Hillsdale Drive" (top right), "Old Turnpike Road" (bottom left), and "Corporate Drive" (bottom center). A highway shield for "80" is visible in the bottom left corner. The map also shows a river or stream flowing through the area and various buildings and green spaces.

Ideal for light manufacturing and distribution



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.



SITE DETAILS

Current owner:	CAN DO, Inc.								
Previous use of the site:	Undeveloped								
Site acreage:	10.01 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 & Sewer:</td><td>CAN DO, Inc.</td></tr><tr><td>Telecommunications:</td><td>Frontier Communications</td></tr></table> <ul style="list-style-type: none">- 100% digital switching- 1B, PBX --Trunks, ISDN, PRI, Digital Centrex, ATM, Frame Relay, T1, T3, OCX, Ethernet, GigE- CAN DO Corporate Center is serviced via two Nortel Remote Line Concentrating Modules (RLCMs) on separate interfaces via a host Nortel DMS 100.- Transport services to the CAN DO Corporate Center are served point-to-point optical systems and several diversely routed OC-48 networks.	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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