

CAN DO Corporate Center

Site 9, Fox Run Road



For Sale

5.00 ACRES

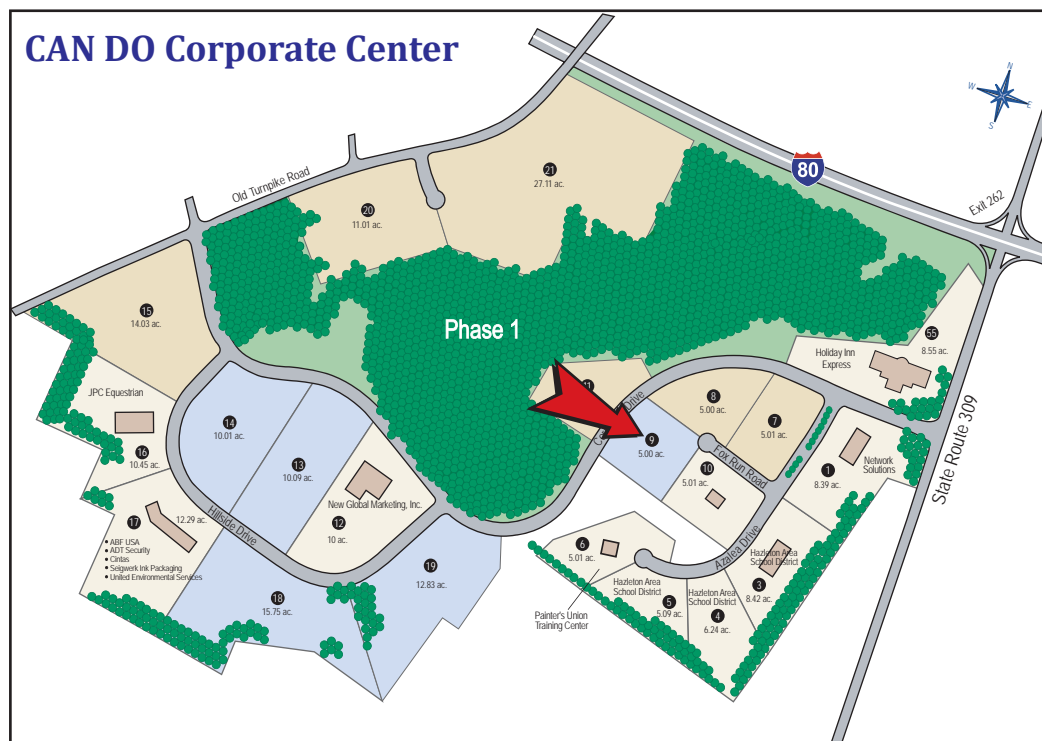


**State and Local Taxes
abated throughout 2017!**



Ideal for back office, customer service support, and corporate headquarters

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.

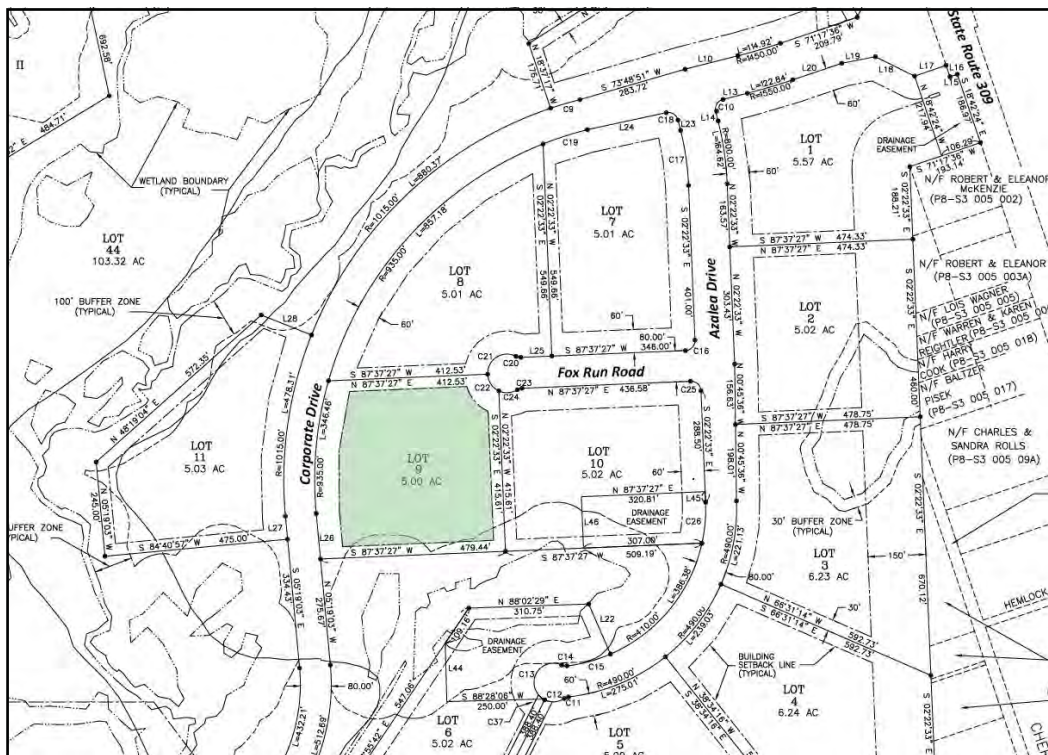
For more information, please contact CAN DO at (570) 455-1508



SITE DETAILS

Current owner:	CAN DO, Inc.								
Previous use of the site:	Undeveloped								
Site acreage:	5.01 acres								
Address:	Fox Run Road 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
Electric:	PPL Utilities								
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 Express, United Environmental Services								

SITE PLAN



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