

McAdoo Industrial Park

Site 4B



For Sale

3 acres

**Kline Road
McAdoo, PA 18237**



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



Industrial site suited for
Manufacturing / Distribution / Warehouse

McAdoo Industrial Park



McAdoo Industrial Park is located right outside of Hazleton in Banks Township, Carbon County, just 3 miles from Exit 138 of Interstate 81 via SR 309. The industrial park has over 100 acres of fully developed sites available with infrastructure already in place. McAdoo Industrial Park is home to industries like Altadis USA, PSI Container, and Haulmark Industries.

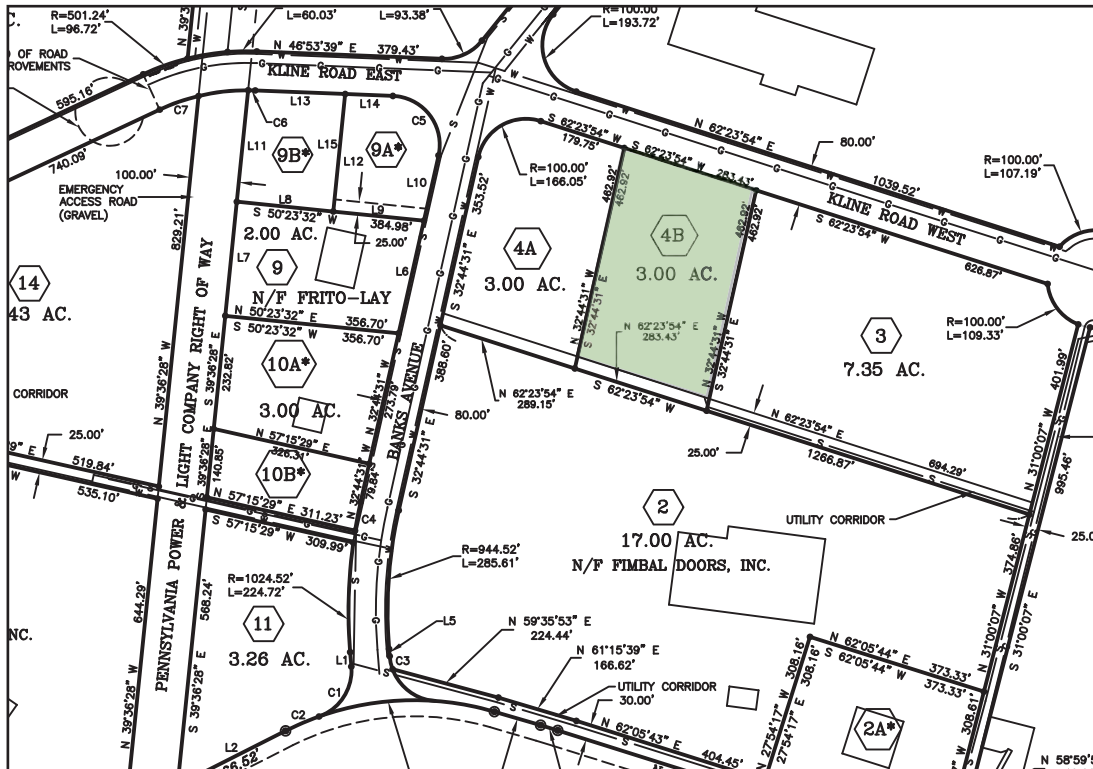


For more information, contact CAN DO
One South Church Street, Suite 200
Hazleton, PA 18201
(570) 455-1508 | (570) 454-7787 fax
www.hazletoncando.com

SITE DETAILS

Current owner:	CAN DO, Inc.		
Previous use of the site:	Undeveloped		
Site acreage:	3 acres		
Address:	Kline Road McAdoo, PA 18237		
Property taxes:	Site is designated a Keystone Opportunity Zone (KOZ) with most state and local property taxes abated through December 31, 2017.		
Existing utilities:	All utilities are located at the property boundary		
	Electric:	PPL Utilities	
	Propane:	UGI Utilities	
	Water:	CAN DO, Inc.	
	Sewer:	Kline Banks McAdoo Regional Authority Banks Township Municipal Authority	
Current zoning:	Industrial		
Topography:	Site is gentle in topography.		
Neighboring Properties:	Haulmark Industries, High Mountain Hardware, Fegley Vault, Fimbel Door		
Proximity to Interstate:	3 miles to Interstate 81, exit 138 through the Borough of McAdoo via State Route 309 10 miles to Interstate 80/81 Interchange		
Proximity to hub airport:	Wilkes-Barre / Scranton International Airport	40 miles	
	Lehigh Valley International Airport	47 miles	

SITE PLAN



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