

CAN DO Corporate Center

Site 18, Hillside Drive



For Sale

15.75 ACRES

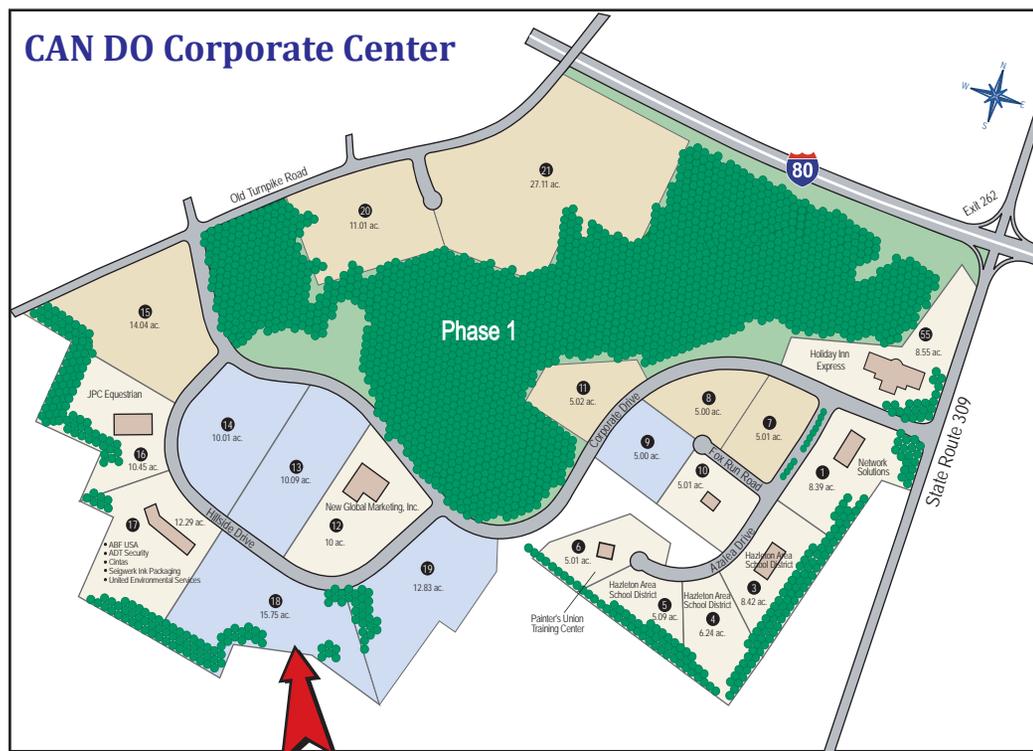


*State and Local Taxes
abated throughout 2017!*



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:	15.75 acres
Address:	Hillside Drive Drums, PA 18222
Zoning:	Business Park
Site description:	Gentle in topography and has a 30' buffer zone on the eastern boundary of the site.
Property taxes:	This 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 Natural Gas: UGI Utilities Water & Sewer: CAN DO, Inc. Telecommunications: Frontier Communications <ul style="list-style-type: none">- 100% digital switching- 1B, PBX --Trunks, ISDN, PRI, Digital Centrex, ATM, Frame Relay, T1, T3, OCX, Ethernet, GigE and access to all major long distance companies- 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 via point-to-point optical systems and several diversely routed OC-48 networks.
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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