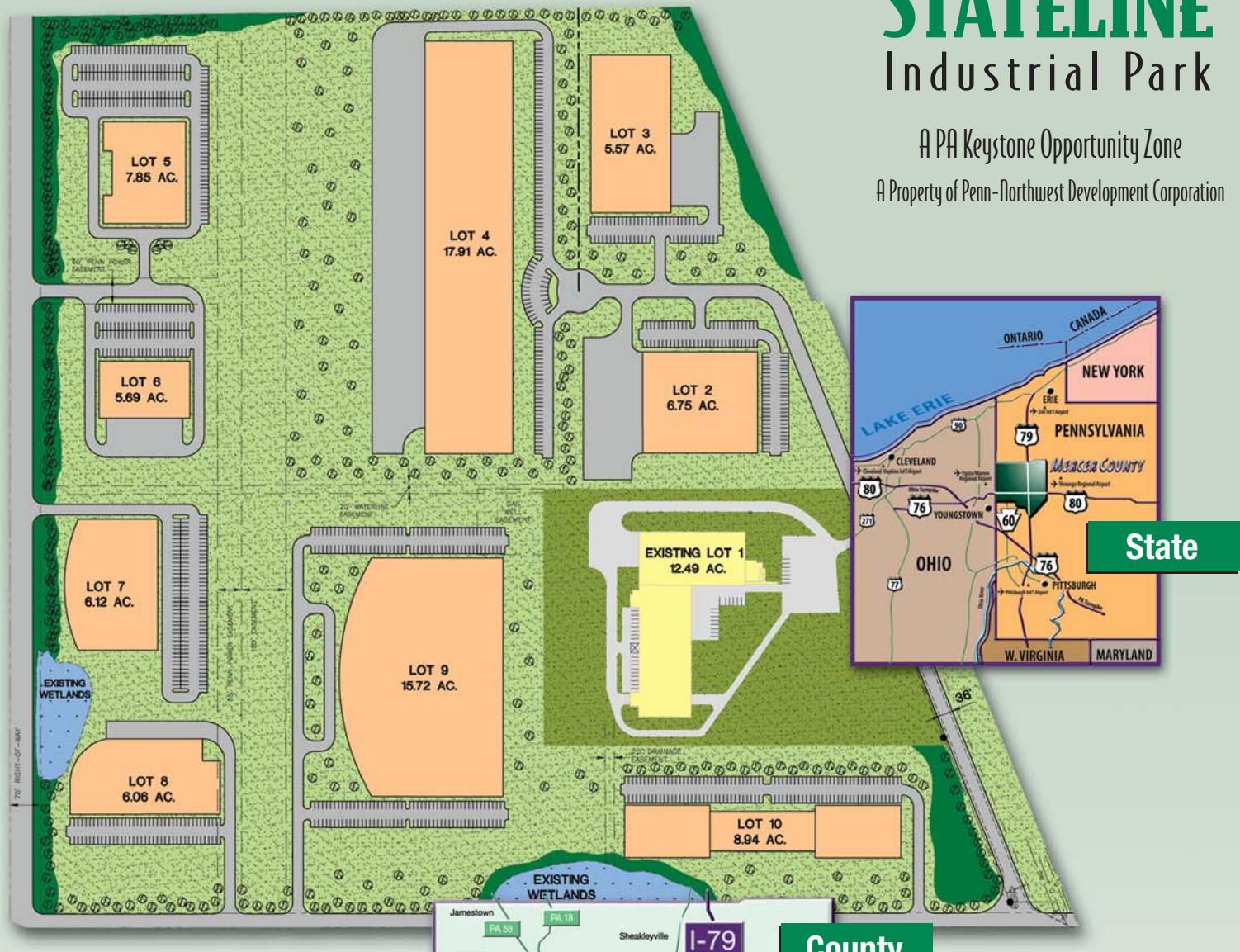


# STATELINE Industrial Park

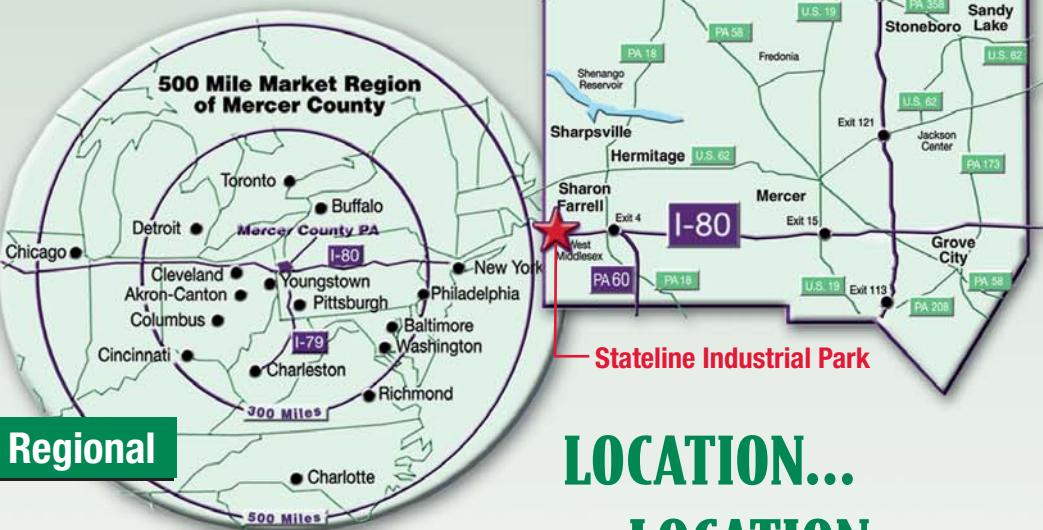
A PA Keystone Opportunity Zone

A Property of Penn-Northwest Development Corporation



▲ Schematic Site Plan

County



Regional

LOCATION...  
LOCATION...  
LOCATION

## Specifications

- 82 Acres, Subdivide To Suit
- Light/Heavy Industrial
- Warehouse/Distribution
- Shovel Ready Fall 2005
- All Utilities
- 2.9 Miles, Exit 4, I-80
- Virtually Tax Free K0Z
- Incentives Available
- PA Select Site

 **Penn-Northwest**  
DEVELOPMENT CORPORATION

151 North Diamond Street • Mercer, PA 16137-1280  
Phone: 724-662-3705 • Fax: 724-662-0283

[www.penn-northwest.com](http://penn-northwest.com)

# Aerial Map - Shenango Valley A KEYSTONE OPPORTUNITY ZONE

— KÖZ Boundary  
Scale: 2000  
Source: 1993 USGS

6 miles to  
Youngstown-Warren Airport

OH 82

US 62

2 miles to  
I-80, Exit 234

## Stateline Industrial Park



Stateline Industrial Park  
is located within a Keystone Opportunity Zone - virtually tax free through 2010.

OHIO  
PENNSYLVANIA

I-80



**Stateline** is located at Exit 4, I-80, in proximity to I-79 and adjacent to the Pennsylvania/Ohio border. This centralized location, with easy access to the major cities of Pittsburgh, Cleveland and Erie, not only provides superior access to business resources, but allows new developers to draw from a substantial regional labor market.



City of Hermitage  
Department of Planning and Development  
Phone: 724-981-0800, ext. 240  
Facsimile: 724-981-2008



## Infrastructure

Penn Power / First Energy  
Aqua America  
National Fuel  
Verizon Communications

## Commercial Air

Pittsburgh International  
Cleveland Hopkins International  
Erie International  
Youngstown/Warren Regional  
Venango Regional

## Regional Demographics

Population: 727,309  
Workforce: 410,000  
Median Age: 38.9 years  
Median Income: \$33,452

## Location Highlights

- 82 Acre Industrial Park Located 2.9 Miles From PA Exit 4, Interstate 80, Rte. 60 In The City of Hermitage
- Immediately Available For Large Industrial, Manufacturing, Warehouse and Distribution Clients
- Located In a Keystone Opportunity Zone, Virtually Tax Free Through 2010
- Public Utilities
- Zoned Light/Heavy Industrial
- Half The Major Markets and Two-thirds of America's Industrial Output and Employment Within a Day's Driving Distance
- Midway Between New York and Chicago
- Local and PA Financing Programs Available
- Job Training Incentives

For a complete site and project assessment, contact Penn-Northwest Development Corporation.



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