

PRIME PENNSYLVANIA BUSINESS PARK WITH KOZ AND LERTA DESIGNATIONS

Route 611 - Coolbaugh Township,
Monroe County, Pennsylvania

*Office - Financial Sector Backup - Flex - Light Industrial
Warehouse - Potential for 2.0 Million Square Feet*

600+ Wooded Acres Offering Excellent Opportunity for Expansion and Growth

A tax-advantaged business site with both Keystone Opportunity Zone (KOZ) and Local Economic Revitalization Tax Assistance (LERTA) in force. (See www.koz.inventpa.com and www.poconomtsindustries.com)

600+ unspoiled acres in the beautiful Pocono Mountains near major interstate highways within one hour of Lehigh Valley International Airport and Wilkes Barre/Scranton International Airport and adjacent to the Pocono Mountains Regional Airport.

Less than two hours from New York City and Philadelphia in a growing Fortune 500 business community. Exceptional site for financial services companies moving away from the New York area financial hub. The area is home to Aventis Pasteur, a worldwide vaccine manufacturer and is adjacent to a 1.2 million square foot WalMart distribution center. The Park is home of J&J Sales and Logistics' 1.4 mm SF facility served by two Class 1 rail companies.

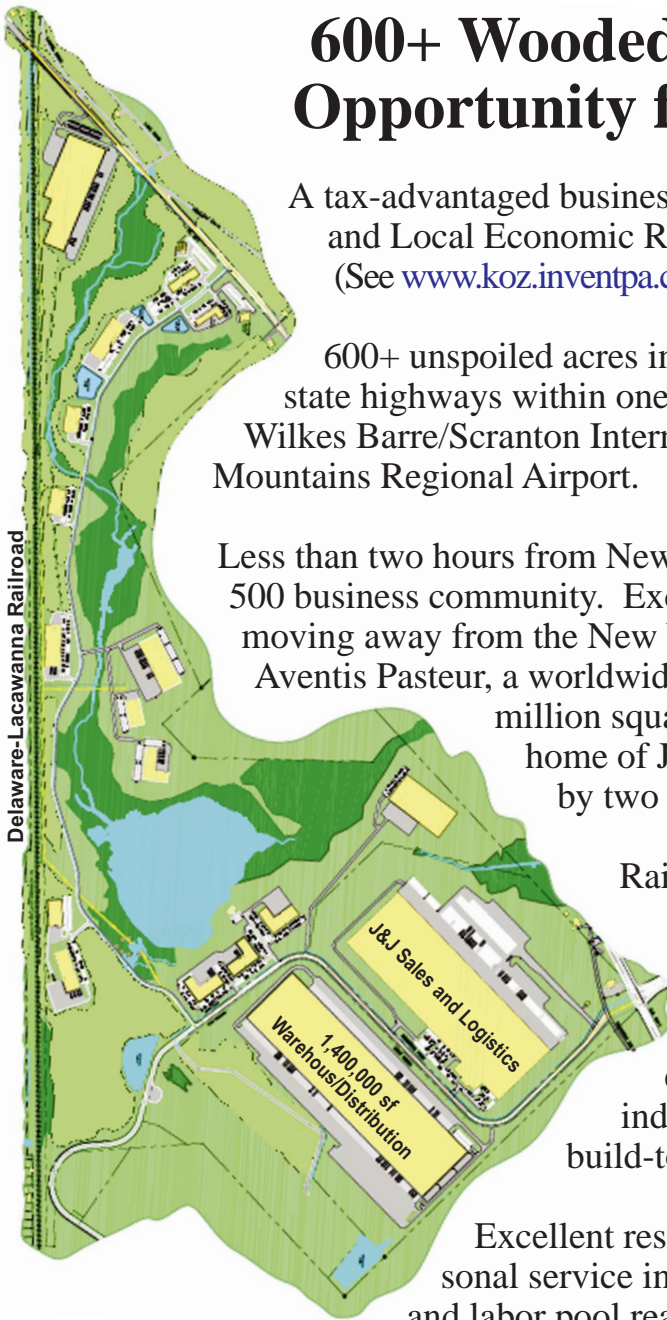
Rail access via Delaware-Lackawanna Railroad.

Public water and sewer services on site.

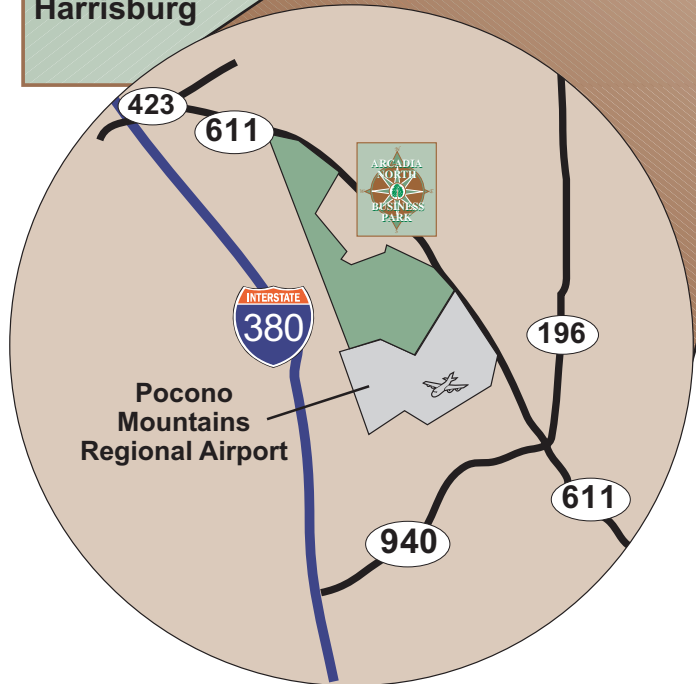
Flexible site plan to fit any need. Experienced exclusive developer with proven track record in industrial and business park development will build-to-sell or build-to-lease.

Excellent residential communities nearby with complete personal service infrastructure in place making a skilled workforce and labor pool readily available.

To arrange a visit to Arcadia North call: 610-691-5700

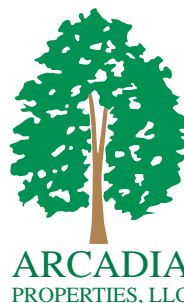


Arcadia North Business Park...the perfect infrastructure and perfect location to serve the major Northeast Market!



To find out more about Arcadia North Business Park contact the exclusive developer:

Arcadia Properties, LLC
610-691-5700



100 Gateway Drive, Suite 310
 Bethlehem, Pennsylvania 18017
www.arcadiaproperties.net