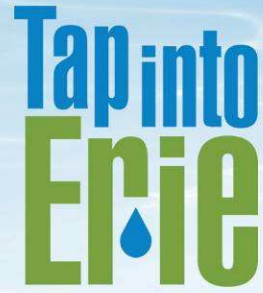


SB3 Industrial Park

Erie, PA



Top 5 Reasons to Tap Into Erie:

1. \$300 million ongoing investment in water/sewer treatment systems along with 36 million gallons of excess water and sewer capacity
2. 5-year, 40% water discount for all new investments
3. More than 50% of the US population, as well as Canada, is located within a 500-mile radius
4. GE Transportation-global technology leader-is headquartered in Erie, PA
5. More than six million people and over 400,000 college students live within a 90-minute commute



Location	1540 East Lake Road
City/Twp	Erie, PA 16511
Acreage Available	84 Acres
Zoning	M-2 Heavy Manufacturing
Tax Benefits	KOIZ Tax Benefits available through 2018 to qualified businesses
Water Supply	Ample amount of lake water withdrawal
Utilities on Property	Natural Gas Electric Public Water and Sewer
Major Transportation	Direct access to Interstate 90 and Interstate 79 in minutes
Airport Access	20 minutes from Erie International Airport

For more information regarding the *Tap into Erie* initiative contact:

Jake Rouch
Vice President, Erie Regional Chamber
814.454.7191
jrouch@eriepa.com



Contact:

sales@sb3erie.com | 814.528.9100
www.sb3erie.com

SB3 Industrial Park

Erie, PA



Additional Specifications

Railroad Access	Available on Industrial Park: -Serviced by CSX -Access to Norfolk Southern and local Short Lines -Convenient and accessible load and unload locations -Railcar storage/demurrage
Port Access	Port Erie Seaport: -Port access for qualified businesses -1400 ft wharfage -28 ft draft -Ocean accessible via St. Lawrence Seaway

Property Notes:

- SB3 Industrial Park is located on the former International Paper site.**
- The property was purchased in 2005 with the goal of attracting new Economic activity and employment to the Erie area.**
- The property was rehabilitated and is available for development.**



Contact:

sales@sb3erie.com | 814.528.9100
www.sb3erie.com