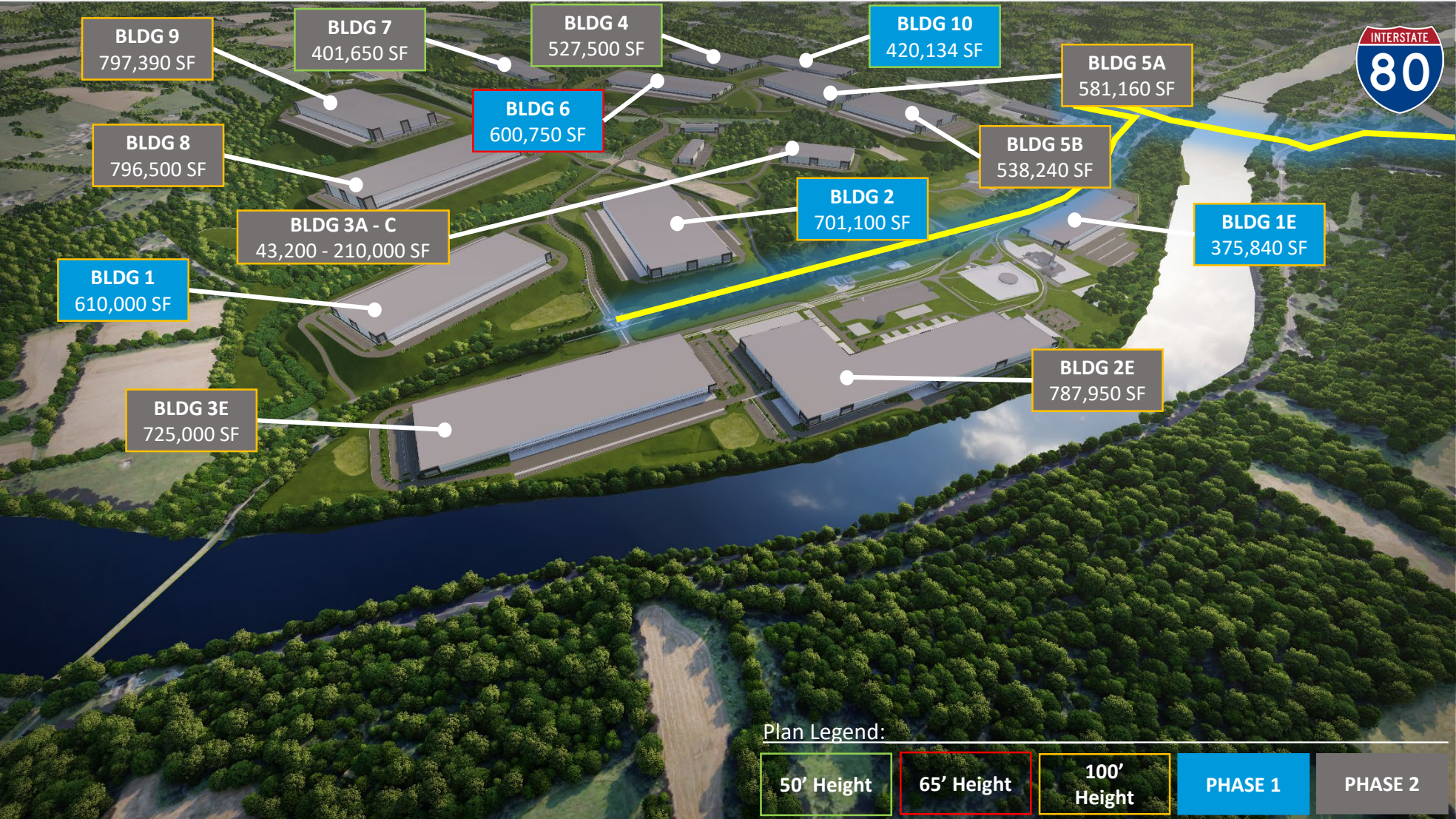




RIVER POINTE COMMERCE PARK

FOR SALE OR LEASE | PA/NJ | I-80 CORRIDOR | MASTER PLANNED PARK | FOREIGN TRADE ZONE 272



LERTA TAX ABATEMENT
50% Savings



65 MILES TO PORT NEWARK
1 MILE TO I-80



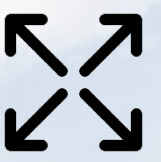
HEAVY UTILITIES IDEAL FOR MANUFACTURING



NORFOLK SOUTHERN RAIL SERVICE ON SITE



BUILDING HEIGHTS UP TO 100' BY RIGHT



EXPANSIONS UP TO 1.5 MILLION SF UNDER 1 ROOF

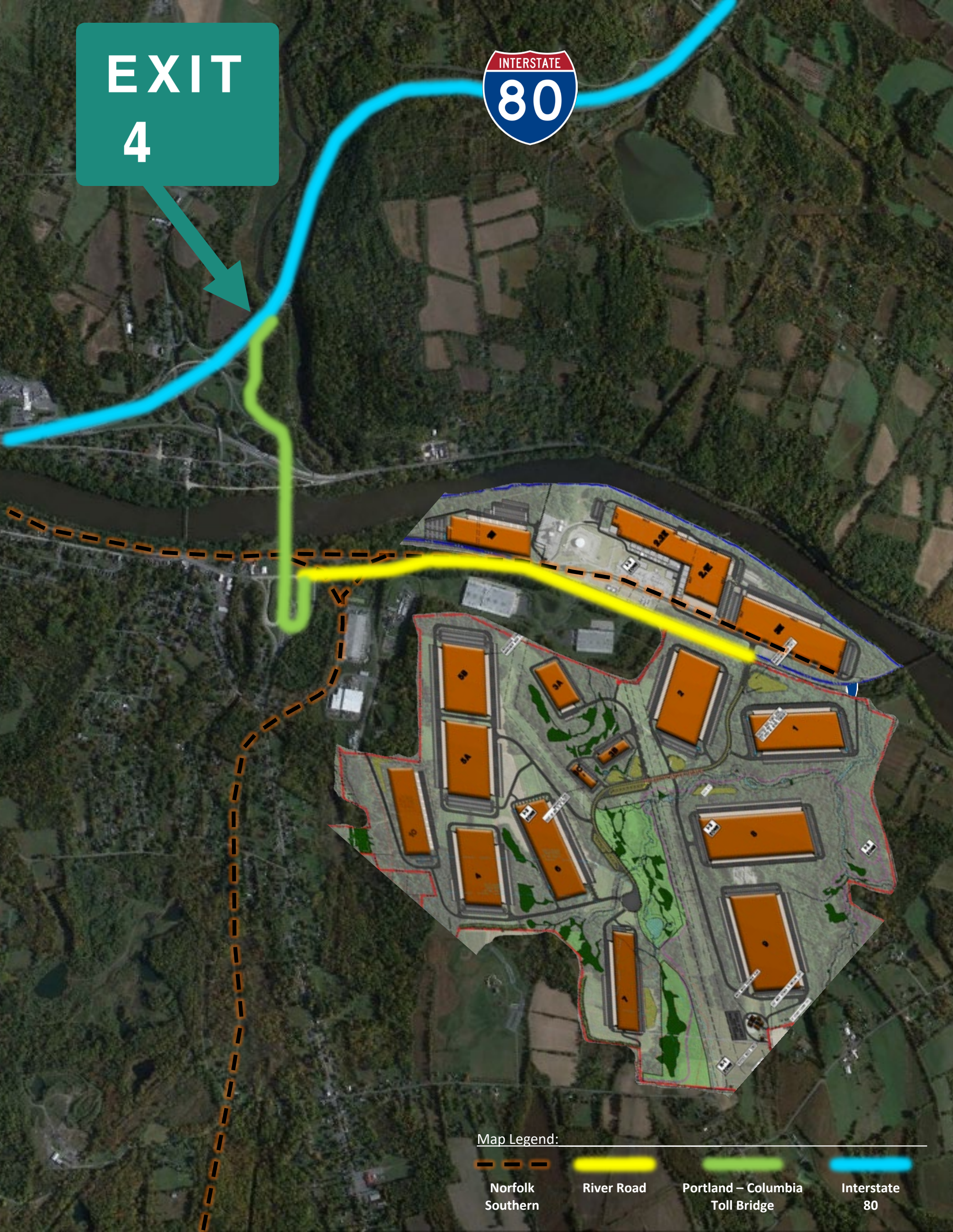
River Pointe Commerce Park is a 700+ acre master planned park located along Interstate 80 at the PA/NJ border with 13 proposed building sites ranging from 43,000 – 800,000 sf. A footprint of up to 1.5 million sf is achievable with conditional use approval.

River Pointe Commerce Park East is an adjacent 150+ acres with Norfolk Southern rail access and building sizes ranging from 325,000 – 725,000 sf.



For More Info, Contact:
Eric Fishkin – Development
(O) 610.332.3300 | (C) 301.302.6648 | efishkin@ashleydevelopment.com

**EXIT
4**



Map Legend:



Norfolk
Southern



River Road



Portland – Columbia
Toll Bridge



Interstate
80



Drive Times & Distances

New York City: 67 miles | 75 min
 Philadelphia: 87 Miles | 100 min
 Baltimore: 176 Miles | 3 hours
 Boston: 279 miles | 4 hours 20 min

Port of NY/NJ: 67 miles | 70 min
 Port of Philadelphia: 83 miles | 100 min
 Port of Baltimore: 182 miles | 3 hours

Lehigh Valley Int: 30 miles | 45 min
 Newark Liberty Int: 65 miles | 60 min
 JFK Int: 89 miles | 90 min

I-80: 1 mile | 2 min

Incentives

LERTA

The property is designated for Local Economic Revitalization Tax Assistance (LERTA). Under this program, real estate taxes are abated over a 10 year period. Taxes escalate 10% per year based on the assessed value over the term. The net effective abatement is a 50% savings over the taxes that would have been due over the 10 year period.

FTZ

This property is eligible for Foreign Trade Zone designation (FTZ). This tariff and tax relief program is designed to lower the costs of US-based businesses engaged in international trade and thereby create and retain the employment and capital investment opportunities that result from those operations.

JCTC

The Job Creation Tax Credit Program is available to eligible businesses who, within three years from a negotiated start date, create 25 or more jobs or increase employment by 20%. Every new full-time job, up to a set maximum which meets certain minimum wage standards, will result in a \$1,000 tax credit that the business can use to pay a number of state business taxes

PA CODE 32.32

PA Code 32.32 allows businesses engaged in manufacturing and processing to take advantage of a sales tax exemption on purchases of tangible personal property, including machinery and equipment, predominantly used directly in manufacturing or processing operations. This exemption also applies to repair parts for machinery and equipment, as well as supplies that are directly used or consumed in the manufacturing or processing operation.

OPEX & NID

LERTA Schedule

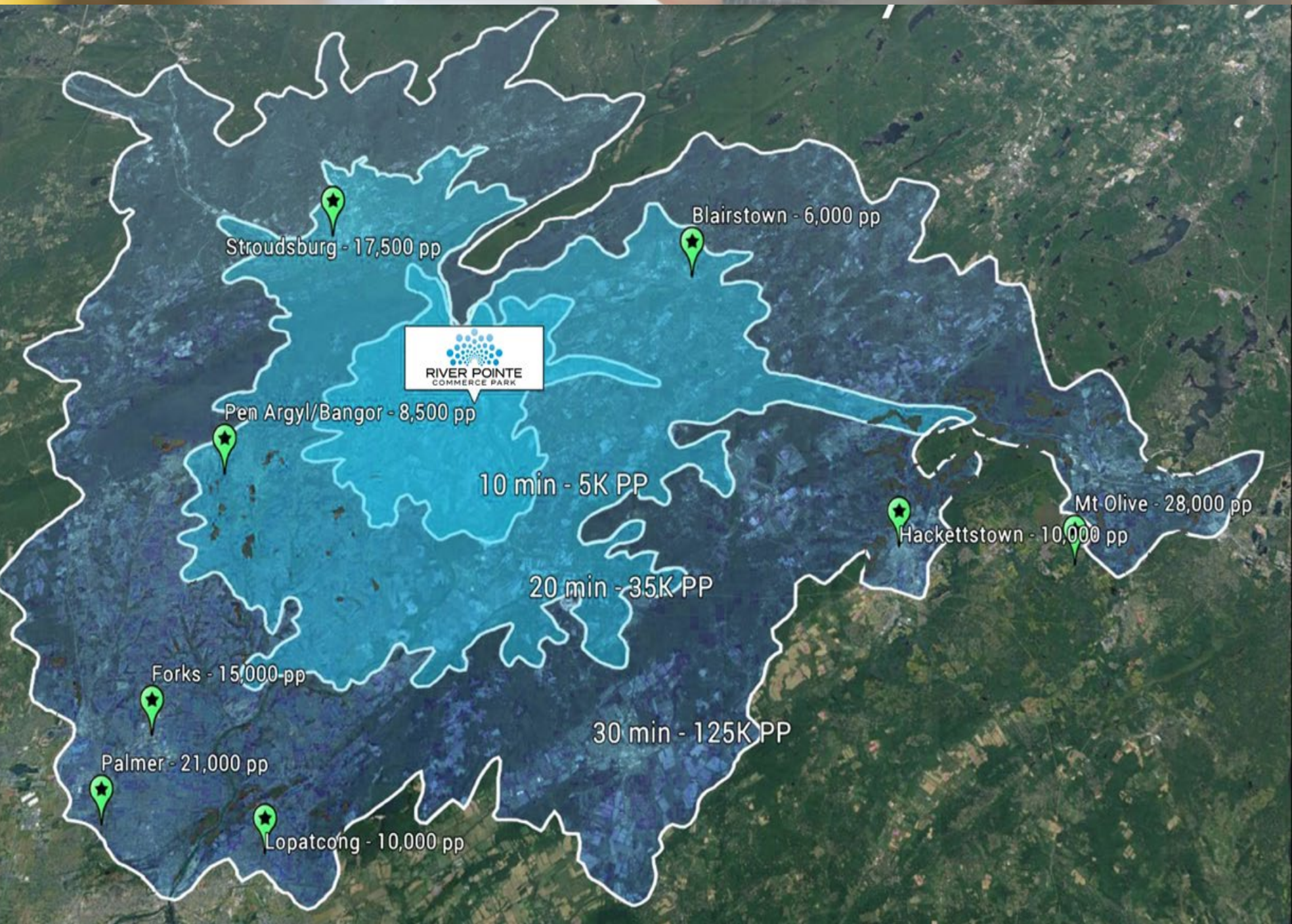
Based on Northampton County, PA industrial comps

Year	Portion	Estimated Taxes PSF
First Year	100%	\$0.10
Second Year	90%	\$0.12
Third Year	80%	\$0.24
Fourth Year	70%	\$0.36
Fifth Year	60%	\$0.48
Sixth Year	50%	\$0.60
Seventh Year	40%	\$0.72
Eighth Year	30%	\$0.84
Ninth Year	20%	\$0.96
Tenth Year	10%	\$1.08
After Tenth Year	Exemption Terminates	\$1.20

NID (Neighborhood Improvement District)

The NID is designed to act as an owners association with funds given to the township for road maintenance, fire and life safety. An Annual Assessment of \$0.15 SF will be assessed for health, safety, infrastructure and road maintenance services as well as to provide funds for improvements at the Township Community Park, and philanthropic support to community programs. This assessment expires after the 10th year of LERTA. Additionally, property owners will pay \$0.50 SF at the recording of an approved land development plan for municipal improvements and \$0.75 SF at construction permit issuance for capital expenditure for fire and life safety services.

Labor Pool



Upper Mount Bethel, Pennsylvania

Eric Fishkin

Developer Representative

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Efishkin@ashleydevelopment.com

Ongoing Industrial Projects



Easton, PA | 500,000 SF Flex | Under Construction



Wind Gap, PA | 430,000 SF | Final Approvals May 24'



Whitehall, PA | 689,000 SF | Final Approvals Dec 23'



Whitehall, PA | 151,200 SF | Final Approvals Dec 23'