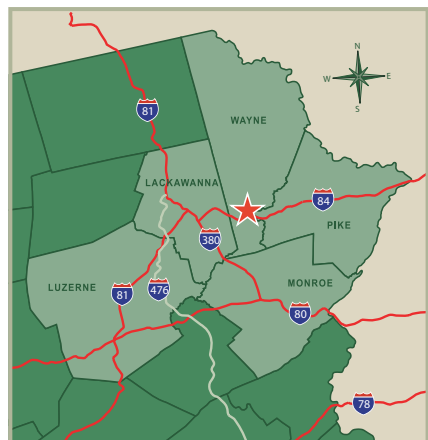
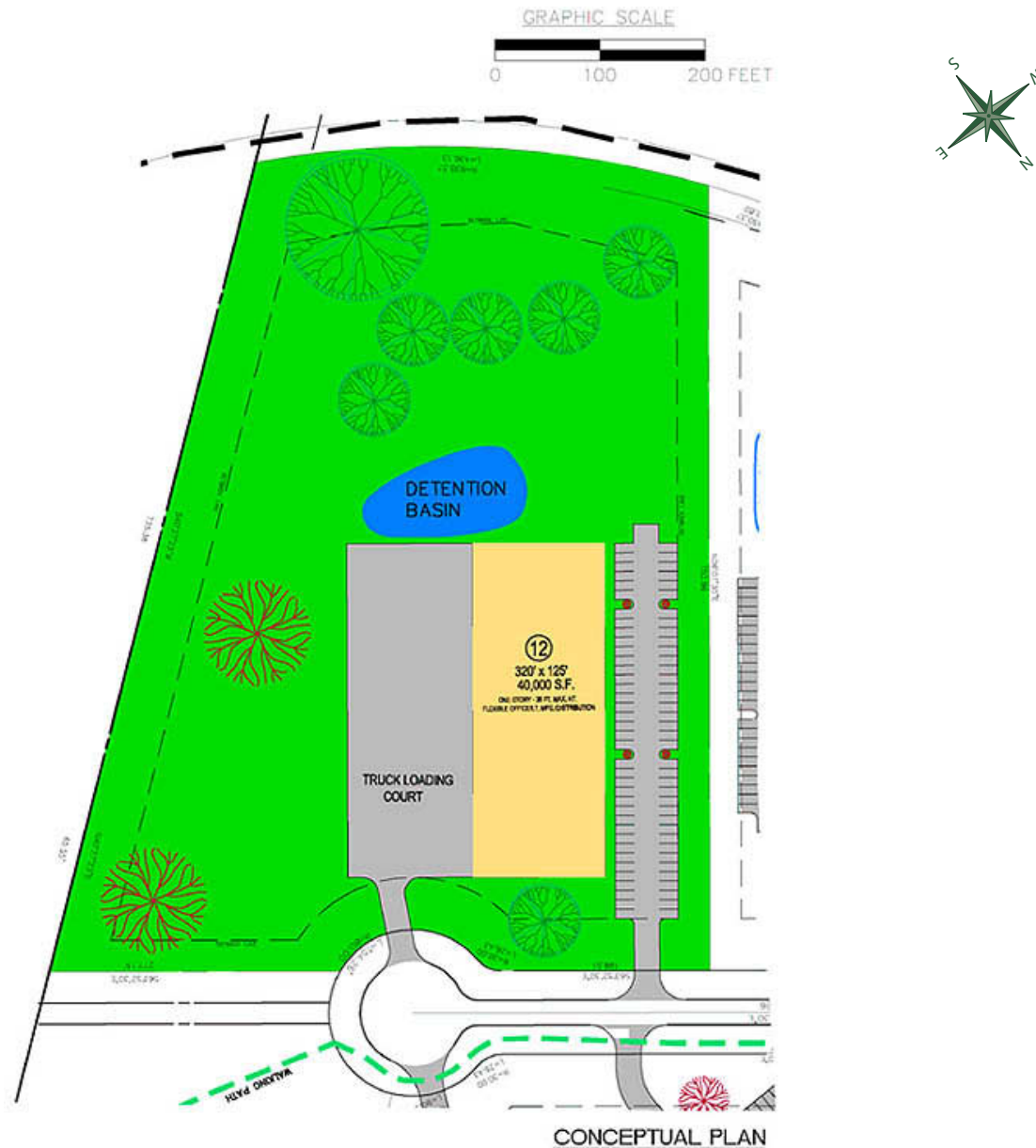


Sterling Business Park *Under Development*

PA Route 191, Sterling, PA 18463
Sterling Township, Wayne County GPS Coordinates 41.36; -75.39

Parcel 12



Property Details:

Property Type	Land
Total Acres	9.39
Available Acres	9.39
Dimensions	750' x 540'
Adjacent Land Available	Yes
Access to Rail	No
Zoning	Industrial/Flex
Building Size	Site has been approved for 39,999 SF Industrial/Flex building.
Located on PA Rt. 191 approximately 0.7 mile north of exit 17 on I-84. 15 minutes east of the confluence of I-84, I-81, I-380.	
Sale Price	TBD



For More Information Contact:



WEDCO
Wayne Economic
Development Corporation
<http://www.wedcorp.org>

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Market Access

Wayne County adjoins 3 metro areas and is midway along the Boston – Washington, D.C. axis. Access to the northeast transportation network allows products and services to reach 50 million people within a half-day drive.

Regional Center	Miles	Ave. Driving Time
Scranton, PA	17 miles	15 minutes
Binghamton, NY	79 miles	1.5 hours
Newark, NJ	95 miles	2 hours
Manhattan, NY	108 miles	2 hours
Philadelphia, PA	130 miles	2.5 hours
Harrisburg, PA	140 miles	2.5 hours
Hartford, CT	170 miles	3 hours
Washington, DC	260 miles	4.5 hours
Boston, MA	275 miles	5 hours
Erie, PA	340 miles	5.5 hours

Source: www.mapquest.com, 2005

Transportation

Highway Access

0.6 mile from Exit 17 on I-84, along both side of PA Route 191 17 miles to the confluence of I-84, I-380, I-81

Air Access

Wilkes-Barre/Scranton International Airport, Exit 175-A, I-81
Distance: 26 miles www.flyavp.com Phone: 877-2-flyavp

Cherry Ridge Airport, Cherry Ridge Township
Distance: 15 miles Phone: 570-253-5833

Nearest Rail Service

Stourbridge Railroad
Distance: 19 miles
Access Norfolk Southern Railway (NS) and the CSX System.

Nearest Pennsylvania Port

Philadelphia/Camden www.philaport.com
Distance: Approximately 150 miles

Climate - Wayne County

Annual High Temperature	53 to 58 degrees
Annual Low Temperature	32 to 35 degrees
Annual Rainfall	42 to 47 inches
Annual Snowfall	55 to 75 inches
Annual Ave. Relative Humidity	66% to 75%

For more climate info, visit the Natural Features page in the Location Data section of www.wedcorp.org.

Expanding Workforce Sterling Business Park is in the middle of a 4-county region where the Civilian Labor Force has grown by 6.9% since 2000, compared to 3.1% in PA and 3.4% in the US as a whole. Nearly 15,000 workers were added in the last 4 years. From January to June 2005, Wayne County alone has increased an average of 300 workers monthly.

Civilian Labor Force Growth 2000-2004 *				
	2000	2004	Change	% Change
Wayne	22,600	24,300	1,700	7.5%
Pike	21,200	24,300	3,100	14.6%
Monroe	68,300	77,300	8,000	11.5%
Lackawanna	103,600	105,700	2,100	1.6%
PA	6,086,000	6,275,000	189,000	3.1%

* Not Seasonally Adjusted Source: http://paworkstats.state.pa.us 2005

Civilian Labor Force 2004 *		
	Wayne	4 County Region (Lackawanna, Monroe, Pike & Wayne)
Labor Force	24,3000	207,300
Employed	23,000	195,100
Unemployed	1,300	12,200
Rate	5.2%	5.9%

* Not Seasonally Adjusted Source: http://paworkstats.state.pa.us 2005

Emerging Workforce During Fall 2004, over 50,000 students were enrolled in 18 institutes of Higher Education located within the region. Visit www.wedcorp.org for a listing of colleges, universities and technical schools in the region.

Educational Attainment - Persons 25+						
	15 Mile radius		20 Mile Radius		30 Mile Radius	
	%	Population	%	Population	%	Population
HS Graduation or Higher	82%	88,640	81.9%	168,424	82.6%	355,631
Bachelor's or Higher	18.2%	19,702	18.5%	38,105	18.7%	80,485

Source: NEPA Alliance, US Census 2000

Workforce Comparisons

Average Annual Wages by Major Occupational Groups - 2004					
Major Occupational Group	County Wage	PA Wage	New York, NY PMSA	Trenton MSA	Phila., P - NJ PMSA
Total All Occupations	\$29,790	\$35,780	\$49,000	\$45,530	\$40,080
Management	\$58,480	\$79,060	\$117,220	\$100,130	\$90,280
Business and Financial Operations	\$46,570	\$53,440	\$71,860	\$58,450	\$58,450
Computer and Mathematical	\$37,020	\$60,820	\$74,470	\$65,870	\$65,330
Building and Grounds, Cleaning and Maintenance	\$19,110	\$21,710	\$28,580	\$24,140	\$24,020
Sales and Related Occupations	\$25,950	\$29,500	\$49,060	\$37,870	\$33,980
Office and Admin. Support	\$23,330	\$27,840	\$35,030	\$33,160	\$30,590
Production	\$25,170	\$29,720	\$28,860	\$31,810	\$32,110
Transportation and Material Moving	\$23,580	\$27,950	\$34,050	\$27,580	\$29,060

Source: US Bureau of Labor Statistics, 2005

Cost of Living Advantages

ACCRA cost of living data is not available for any cities near Wayne County, except New York City. However, the Places Rated Almanac, Special Millennium Edition rates nearby Scranton / Wilkes-Barre with the Lehigh Valley and New York City (which is the highest cost of living in the U. S.). It uses a scale of 1 to 354 and the following are the ratings:

Scranton / Wilkes-Barre / Hazleton, PA = 170
Allentown / Bethlehem / Easton, PA = 235
New York City, NY = 354

The Northeastern Pennsylvania Region is on the doorstep of New York City but has half the cost of living and a much higher quality of life.

Incentives

WEDCO facilitates a number of state and federal programs that give relocating businesses incentive to choose Wayne County. The type of business you have, the purpose for your loan, and the number of jobs created all factor into your eligibility. WEDCO will assist with the application process, and work with appropriate agencies to construct the best plan for your success.

Visit www.wedcorp.org for a list of financing programs.

Utilities

Wayne Economic Development Corporation - www.wedcorp.org	
Utility	Capacity Available
Central Sewer	35,000 gpd Membrane Filtration
Central Water	70,000 gpd w/ fire flow

PPL Electric Utilities - www.pplweb.com	
Utility	Capacity Available
Electric	12 kv service

Verizon - www22.verizon.com	
Utility	Capacity Available
Telephone/Cable	In Design

Business Vitality - Diverse Businesses in Wayne County

Highlights for Children, Inc. Publishers of the number one children's magazine in the country.

Himalayan International Institute Renowned center of learning for numerous avenues of spiritual and physical well-being. Branch affiliate offices in the U.S., Canada, Europe, Asia and India.

DSFI National manufacturer of stock, specialty and custom-printed business papers.

Caesars Cove Haven Resort A division of Starwood International; famous Pocono resort with original heart-shaped tubs.

Top Notch Distributors National distributor of quality door hardware; foremost nationwide distributor of Schlage products.

Boyce Products, Ltd. Manufacturer of custom contract furniture; client list includes CNN American Morning, National Geographic, and Paramount Pictures.

New growth and Investment - 2005

The Honesdale National Bank New 19,000 sf corporate center in downtown Honesdale. Capital Investment: \$2.4 M.

Wayne Memorial Health System 30,000 sf construction of new emergency room and expansion of radiology dept.; Cost \$11M; Phase 1 of 5 -year \$20M capital expansion project.

Home Depot Construction of new retail store and garden center. Construction costs: \$13M.

Honesdale Hotel Corporation Announced plans for a 25,000 sf. hotel in Texas Twp; Capital Investment: \$5M

For More Information Contact:



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