



**STERLING**  
BUSINESS & TECHNOLOGY PARK

20 EASTON TURNPIKE  
LAKE ARIEL, PA  
**646.236.3400**

# 12 INNOVATION DR.

REACH 1/2 OF CANADA AND A 1/3 OF THE U.S. - ALL WITHIN A SINGLE DAY'S DRIVE!

**LOT 11R**  
**25.94 ACRES**

**ZONED FOR WAREHOUSE,  
MANUFACTURING & OFFICE!**

- Water, Sewer, Power, Fiber & Broadband
- Keystone Opportunity Zone until 12/31/31
- Keystone Innovation Zone



**LAND DEVELOPMENT PLANS IN PROGRESS!**  
Highway Occupancy Permit Not Required

- At Exit 17 off of Interstate 84
- Close to Interstates 80, 380, & 81
- Under 2 hours to East Coast Ports
- 2.5 Hours to Philadelphia
- 20 Minutes to Scranton
- 30 minutes to International Airport

**TROY BYSTROM**

[TROY@STERLINGBUSINESSPARK.COM](mailto:TROY@STERLINGBUSINESSPARK.COM)



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