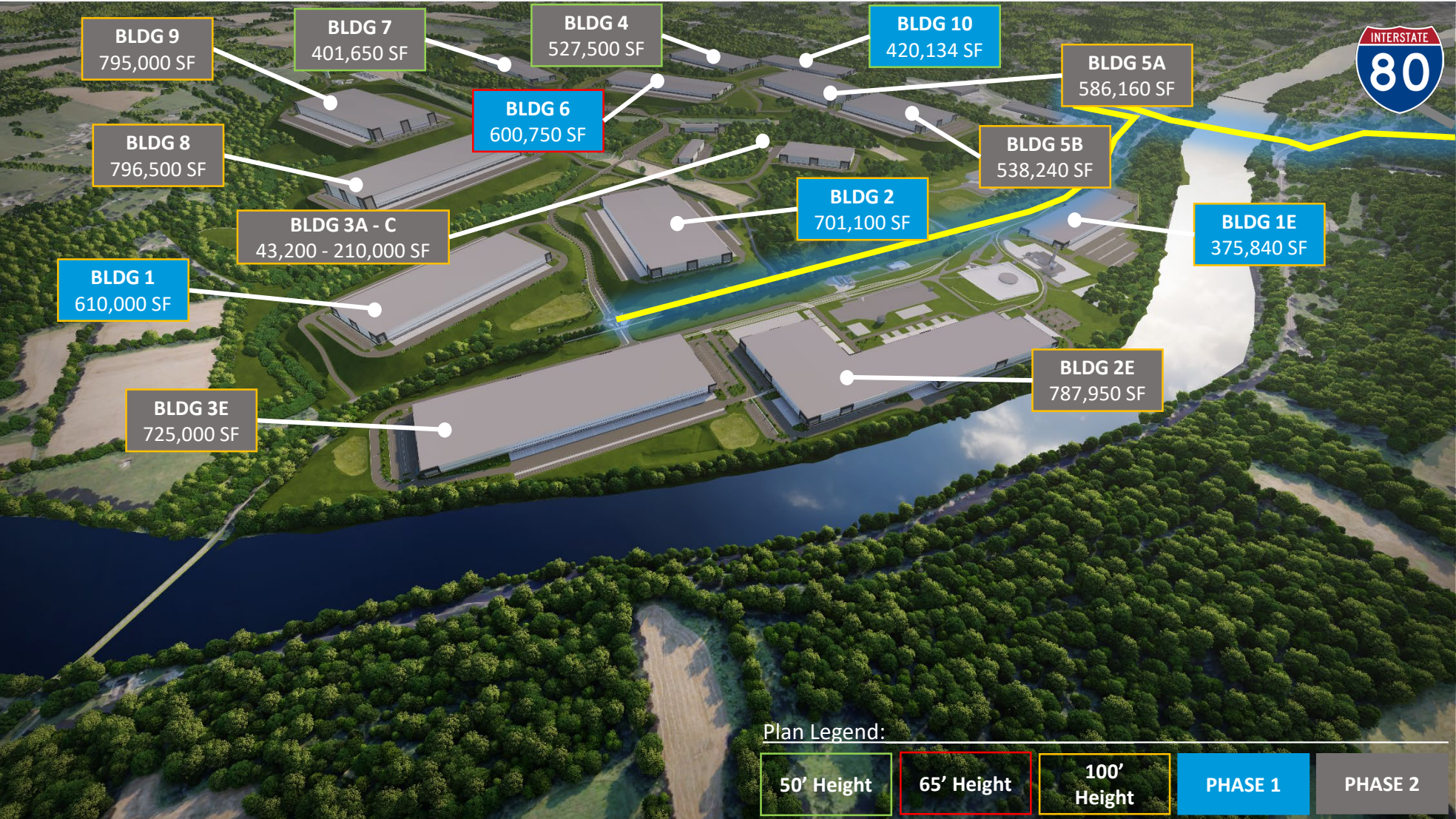


RIVER POINTE COMMERCE PARK

Lease, Sale or BTS | 67 Miles to NYC | 100' Height | 400 Gig Fiber | Heavy Power | Low Taxes | FTZ



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 43,200 – 1.508 million square feet.

River Pointe Commerce Park East is an adjacent 150+ acres located along the Delaware River with Norfolk Southern rail access, and 3 proposed building sites ranging from 375,840 – 787,950 square feet.



For More Info, Contact:
Eric Fishkin – Developer's Representative
(O) 610.332.3300 | (C) 301.302.6648 | efishkin@greystonecap.net



EXIT 4
Portland – Columbia
Toll Bridge

BLDG 1E
375,840 SF

BLDG 2E
787,950 SF

BLDG 3A
210,000 SF

BLDG 5B
538,240 SF

BLDG 3E
725,000 SF

BLDG 5A
586,160 SF

BLDG 2
701,100 SF

BLDG 10
420,134 SF

BLDG 1
610,000 SF

BLDG 4
527,500 SF

BLDG 6
600,750 SF

BLDG 3C
43,200 SF

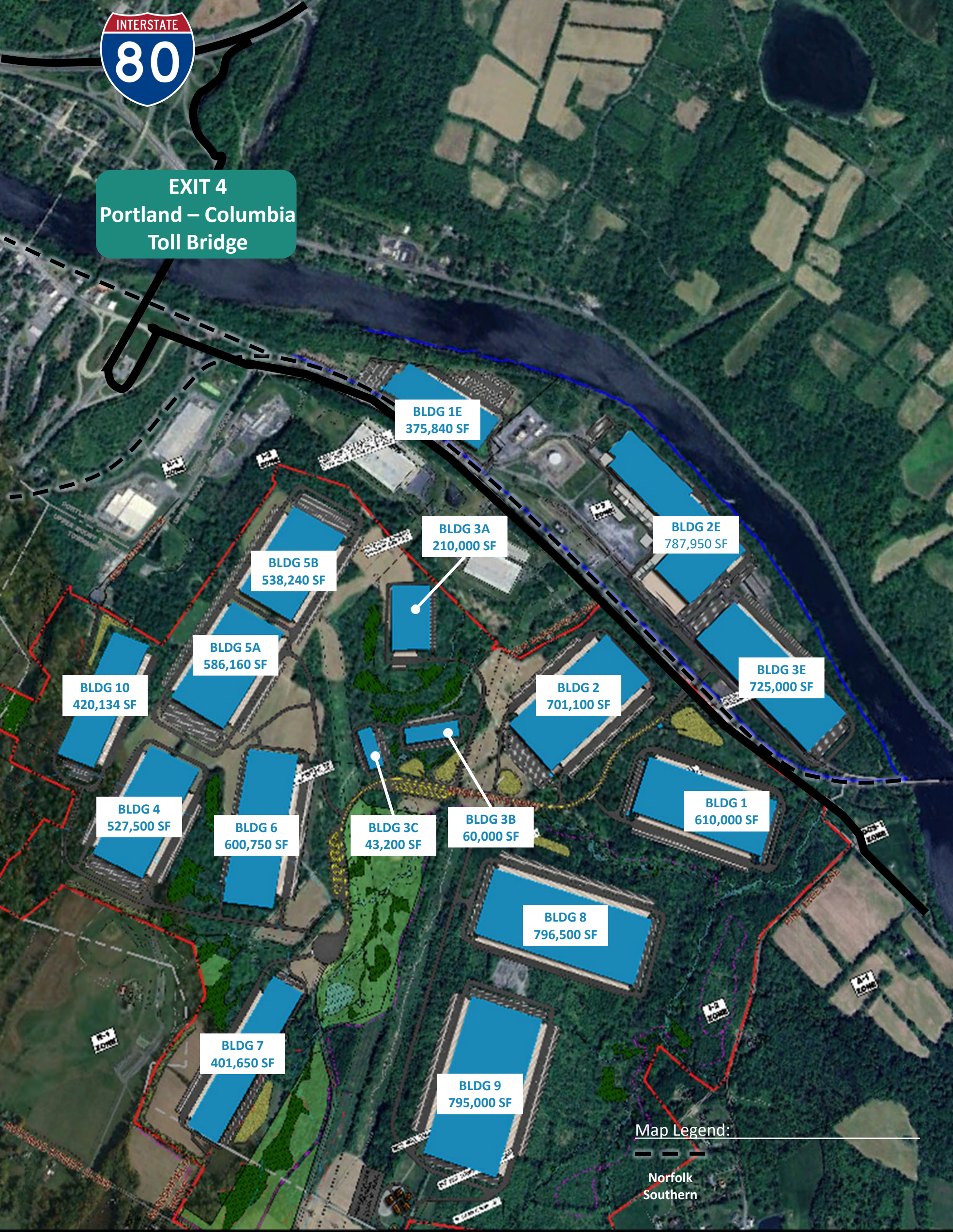
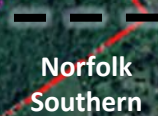
BLDG 3B
60,000 SF

BLDG 8
796,500 SF

BLDG 7
401,650 SF

BLDG 9
795,000 SF

Map Legend:



Availabilities

River Pointe Commerce Park

Parcel	Square Footage	Acreage	Proposed Bldg. Dimensions	Height Limitation	FF	Car	Trailer	Docks
Lot 1	610,000	66.95	500' x 600'	100'	380'	218	92	156
Lot 2	701,100	50.5	700' x 600'	100'	377' - 386'	324	155	126
Lot 3A	210,000	41.52	350' x 600'	100'	446'	109	11	19
Lot 3B	60,000	11.81	125' x 480'	100'	436'	92	37	31
Lot 3C	43,200	9.43	120' x 360'	100'	456'	68	23	20
Lot 4	527,500	46.43	500' x 1055'	50'	590'	234	88	136
Lot 5A	586,160	88.43	570' x 1028'	100'	537' - 544'	379	150	146
Lot 5B	538,240	-	570' x 944'	100'	529' - 536'	349	161	132
4, 5A, 5B	1,508,000	134.86	2900' x 520'	65'	540' - 562'	799	572	424
Lot 6	600,750	40.85	445' x 1350'	50'	558'	222	95	72
Lot 7	401,650	44.19	290' x 1385'	50'	570'	258	59	99
Lot 8	796,500	87.12	540' x 1475'	100'	490'	244	113	192
Lot 9	795,000	154.91	600' x 1325'	100'	596' - 606'	276	180	164
Lot 10	420,134	54.19	1200' x 350'	100'	496'	97	24	42
	6,290,234	696.33						

River Pointe Commerce Park East

Parcel	Square Footage	Acreage	Proposed Bldg. Dimensions	Height Limitation	Car	Trailer	Docks	Rail
Lot 1E	375,840	43.48	1080' x 360'	100'	244	107	49	-
Lot 2E	787,950	58.13	1000' x 360'	100'	305	43	24	13
Lot 3E	725,000	50.28	500' x 1450'	100'	358	88	73	15
	1,888,790	151.89						

Total Square Footage

Total Acreage

8,179,024

848.22

Excluding utility & infrastructure areas

Connectivity



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: 65 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



Port Newark Container Terminal Drive Times

<u>Park</u>	<u>Location</u>	<u>Distance from Port Newark</u>
International Trade Center	Budd Lake, NJ	45
Bridge 78	Phillipsburg, NJ	60.5
River Pointe Commerce Park	Mount Bethel, PA	67.7
Hanoverville Road	Bethlehem, PA	73.1
LVIP VII	Bethlehem, PA	73.2
Chrin Commerce Center	Easton, PA	75.9
Howertown Road	Northampton, PA	79.8
Willowbrook Road	Northampton, PA	81.5
Corporate Center Drive West	Tobyhanna, PA	91.1
Industrial Boulevard	Bethlehem, PA	91.3
West Hills Business Center	Kutztown, PA	93.7
Covington Industrial Park	Gouldsboro, PA	103
Logistics Drive	Shoemakersville, PA	112
Crestwood Industrial Park	Mountain Top, PA	119
Valley View Business Park	Olyphant, PA	122
Hanover Ridge Trade Center	Wilkes-Barre, PA	126
Centerpoint East	Pittston, PA	127
Central Boulevard	Myerstown, PA	129
Humbolt Industrial Park	Hazleton, PA	132
Bordnersville Road	Jonestown, PA	138



Labor

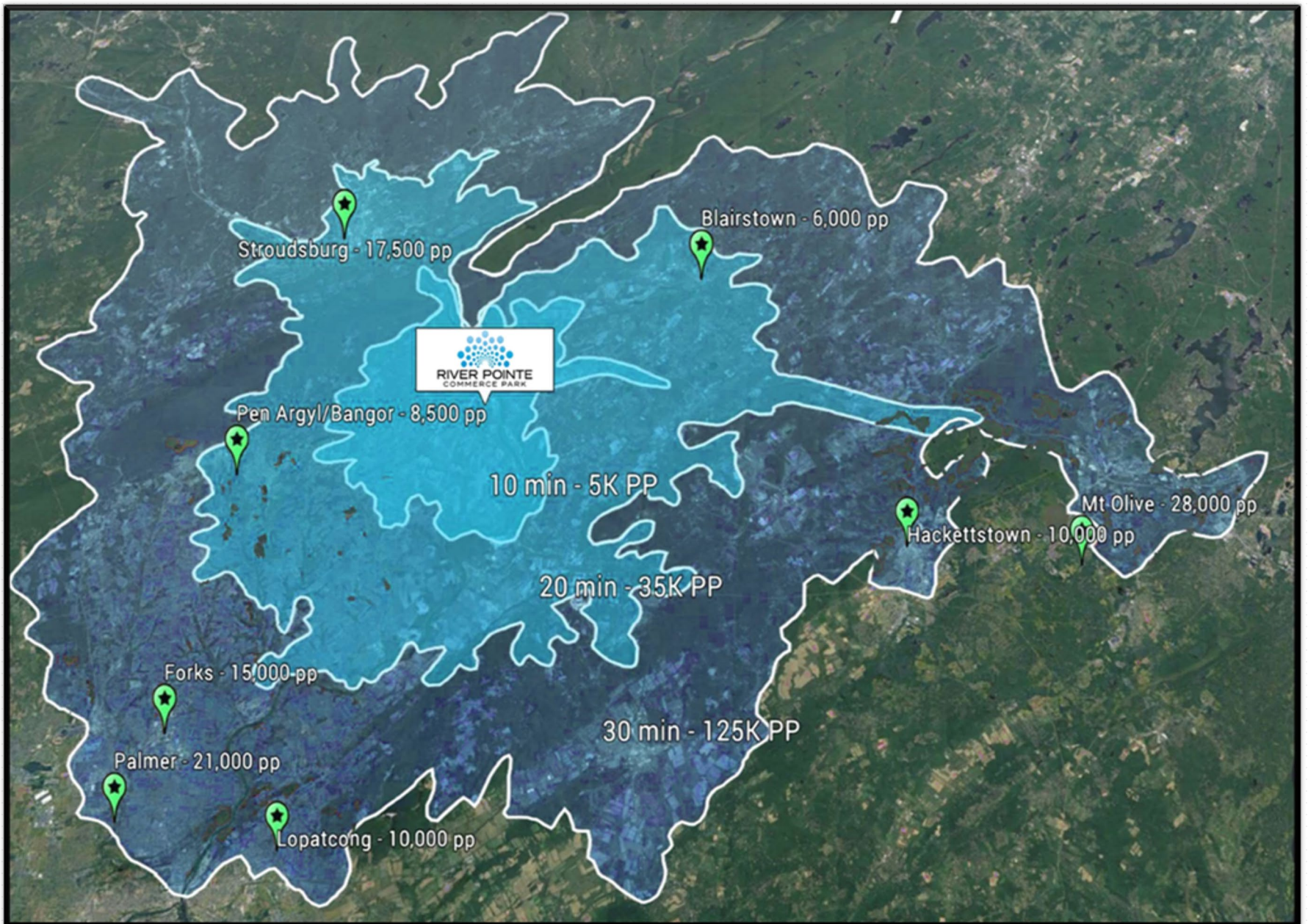
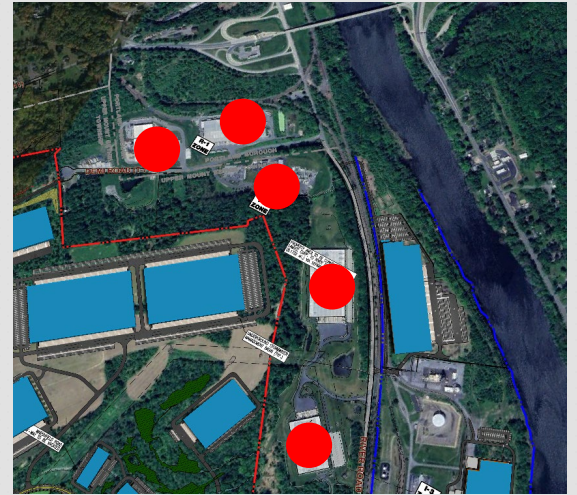
Within a 30 minute commute, the manufacturing industry employs \pm 47,869 workers and the transportation and warehousing industry employs \pm 35,452 workers.

Within the next year for areas within a 30 minute commute:

Manufacturing has a:
Job growth of: -340 (surplus of workers)
Demand of: 4,647

Transportation and Warehousing has a:
Job growth of: 133
Demand of: 4,609

Neighboring Businesses



Existing & Proposed Infrastructure

Power

Direct Grid Connectivity
(2) 230 kV Transmission Lines
(1) 115 kV Transmission Line
400 – 500 MW Available
Studied & Approved 63 MVA Proposed Substation
200 MW Proposed Substation
Adjacent 169 MW Gas & Oil Peaker Plant

Fiber

Existing Zayo 400 Gig Dark Fiber – Transcom Route
43+ Strands Available
Additional Provider in Close Proximity

Gas

Adjacent High Pressure UGI Gas Main

Water

Heavy Water Available
Potential for a Delaware River Draw Permit

Sewer

Onsite Waste Water Treatment Plant

Rail

Norfolk Southern Rail Service Available to 1E, 2E and 3E



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.

Federal Energy Community Funding

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.

Upper Mount Bethel, Pennsylvania

Eric Fishkin – Developer's Representative

Greystone Capital

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efishkin@greystonecap.net

Ongoing Industrial Projects



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



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



Whitehall, PA | 689,000 SF | Final Approvals May 24'



Whitehall, PA | 151,200 SF | Final Approvals May 24'