



PA TURNPIKE I-76
SOMERSET INTERCHANGE 110

ROUTE 281/219
INTERCHANGE

ROUTE 281

The **KOZ PROGRAM** reduces or eliminates various state and local taxes as an inducement for business investment in selected areas. A partial listing of the taxes that can be saved includes:

STATE TAXES: Corporate Net Income Tax, Capital Stock Tax, Personal Income Tax, Sales and Use Tax

LOCAL TAXES: Earned Income Tax, Business Privilege Tax, Gross Receipts Tax, Real Property Taxes

Does it work? According to Business Facilities Magazine, it is "... the number one economic development strategy in the nation."

AVAILABLE: 520 Acre Industrial Site • Rte 281 @ Rte 219 • Somerset, PA 15501

Keystone Opportunity Zone on 128-acre portion of site

Seeking Developer or End Users

520 Acre Industrial Site • Rte 281 @ Rte 219 • Somerset, PA 15501

- 1½ miles to Exit #110 on the Pennsylvania Turnpike
- ¼ mile to entrance onto North/South US Rte. 219
- **Keystone Opportunity Zone** designation on 128-acre portion of site
- Ample public utilities available to develop the entire 520-acre site
- 396 acres zoned light industrial
- 18 acres zoned multi-family
- 106 acres unzoned
- 3,900 ft. frontage on PA Turnpike
- ***Priced to sell at \$2,000,000***



Over 1/2-mile spine road over 40' wide • Proposed settlement pond



Multiple stockpiles of aggregate and stone on site • 3-acre building pad with storm water ponds in place • Main entrance