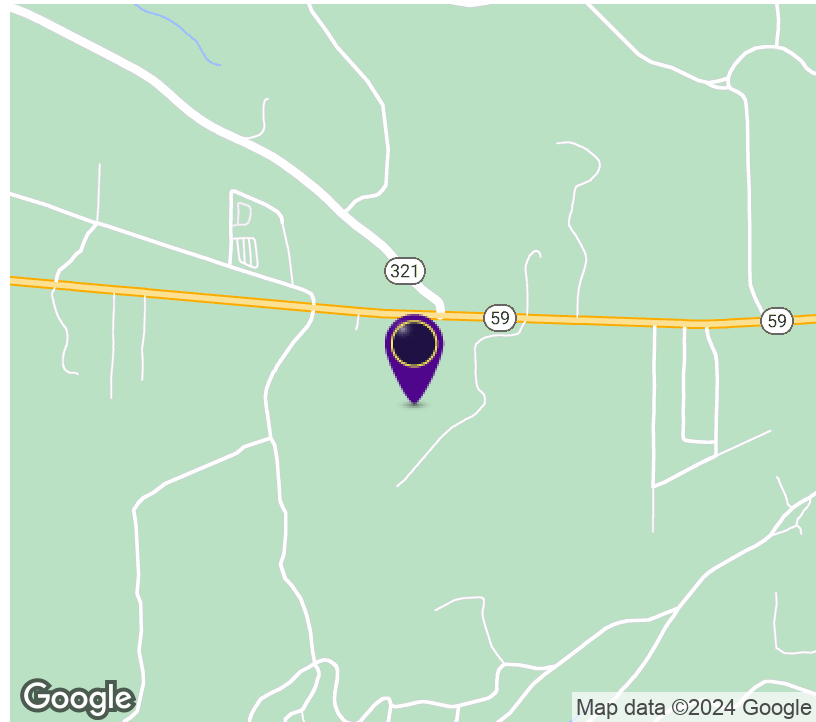


VACANT LAND- BUILD TO SUIT

212 Airport Road & State Rt. 59

Lewis Run, PA 16738



OFFERING SUMMARY

Available Acres: 1.0 - 82.0 Acres

Lease Rate: \$5.75 SF/yr (Build to suit)

Incentives: Keystone Opportunity Zone Site (KOZ)

Zoning: Industrial / Commercial

PROPERTY HIGHLIGHTS

- Keystone Opportunity Zone Site (KOZ)
- All Utilities Available
- Industrial / Commercial Zoning
- Airport Amenities
- Tax and Tenant Incentives Through KOZ Program
- Located on Bradford Airport Property



RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

212 Airport Road & State Rt. 59

Lewis Run, PA 16738

PROPERTY OVERVIEW

The Airport Industrial Park is owned and managed by the Bradford Regional Airport Authority. This 82 acre KOZ Airport Industrial Park is located to the south of the airport in McKean County, PA. The area is designated as a Keystone Opportunity Zone Site and has all the utilities located along the site (Public Water, Sewer, Gas, Electric, and Fiber Optic Cables). All infrastructure, land improvements, roads, and all utilities are in place for first 13 acres for immediate development. Located between the two largest cities in McKean County. Airport amenities include: 150' wide runway capable of landing 737s and DC9s, On Site Restaurant, Conference Room, and Meeting Space Available, Hertz Rental Car, Commercial Air Service offered by United Airlines. Also has a 30,000 SF newly built warehouse, with 14,000 SF available for lease

LOCATION OVERVIEW

Located next to the Allegheny National Forest, this property offers 82 Acres of land for lease. Just south of downtown Bradford and west of downtown Smethport. 3.5 miles to rail service. 2 miles to State Route 219 and close proximity to interstate I-86



212 Airport Road & State Rt. 59

Lewis Run, PA 16738

PENNSYLVANIA DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT

Keystone Opportunity Zone (KOZ)

> ready > set > succeed

Where can you find more than 46,000 acres of developable land, free of specific state and local taxes? Right here in Pennsylvania, where the Keystone Opportunity Zone (KOZ) program is providing a once-in-a-lifetime opportunity to develop land with greatly reduced state and local taxes. KOZs reflect a true sense of partnership among state and local taxing bodies, school districts, economic development agencies and community-based organizations.

Keystone Opportunity Zones are such a breakthrough idea that *Business Facilities* magazine calls them "the number one economic development strategy in the nation." By eliminating certain state and local taxes within specific underdeveloped and underutilized areas, communities within Pennsylvania are experiencing economic growth and investment. Since the KOZ program's inception in 1999, it has led to the creation of new jobs and produced capital investment in real estate. Due to the tremendous success of the KOZ initiative, additional zones were added in 2001, 2003, 2004 and 2009.

Zone Acreage

- > Ranging up to 5,000 acres.
- > Each Zone is comprised of parcel-specific sub-zones in various sizes.

Tax Liability

Binding ordinances and resolutions were passed granting the waiver, abatement or exemption of certain state and local taxes. Depending on the situation, the tax burden may be reduced to zero through exemptions, deductions, abatements, and credits for the following:

- > State Taxes: Corporate Net Income Taxes, Capital Stock & Foreign Franchise Tax, Personal Income Tax, Sales & Use Tax, Bank Shares and Trust Company Shares Tax, Alternative Bank and Trust Company Shares Tax, Mutual Thrift Institutions Tax, Insurance Premiums Tax
- > Local Taxes: Earned Income/Net Profits Tax, Business Gross Receipts, Business Occupancy, Business Privilege and Mercantile Taxes, Local Real Property Tax, Sales and Use Tax

Length of Tax Relief

Zones can expire in 2010, 2013, 2018 and as late as 2025. Please check with the specific Zone Coordinator for each property deadline.

Number of Zones

There are 12 regional Keystone Opportunity Zones. Each KOZ is administered through the same local community or economic development agency.

Impact

- > Properties selected as KOZs have generated minimal state and local taxable revenue. The KOZ designation is expected to attract development where little or no activity existed beforehand. This development may produce spin-off taxable activity outside the designated zone.
- > Future taxes are anticipated.

Size Requirements/KOZ

Each KOZ has up to twenty sub-zones. KOZs are no larger than 5,000 acres. Sub-zones must be at least 10 acres in rural areas, or 20 acres in urban areas.

Administration

The Department of Community and Economic Development provides the organizational framework, including the certification and operations of KOZs. Local jurisdictions designate coordinators as a single point of contact for zone facilitation.

Priority Considerations

Projects in Keystone Opportunity Zones receive priority consideration for assistance under state community and economic development programs as well as community building initiatives. Projects in designated KOZs that are approved for Pennsylvania Industrial Development Authority (PIDA) or Small Business Financing shall receive the lowest interest rate extended to borrowers.

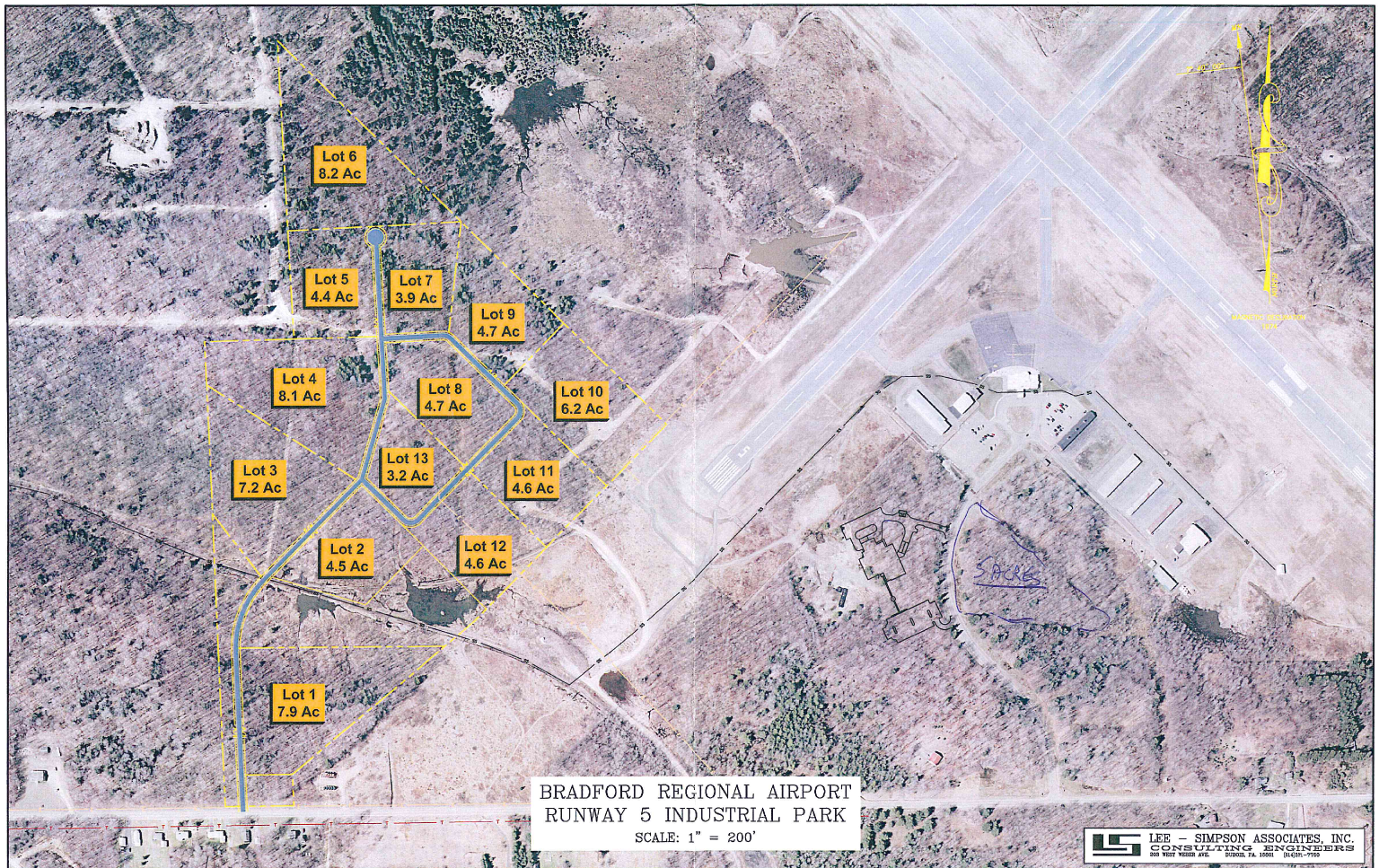
1-866-GO-NEWPA
(866-466-3972)
newPA.com



SITE PLAN

212 Airport Road & State Rt. 59

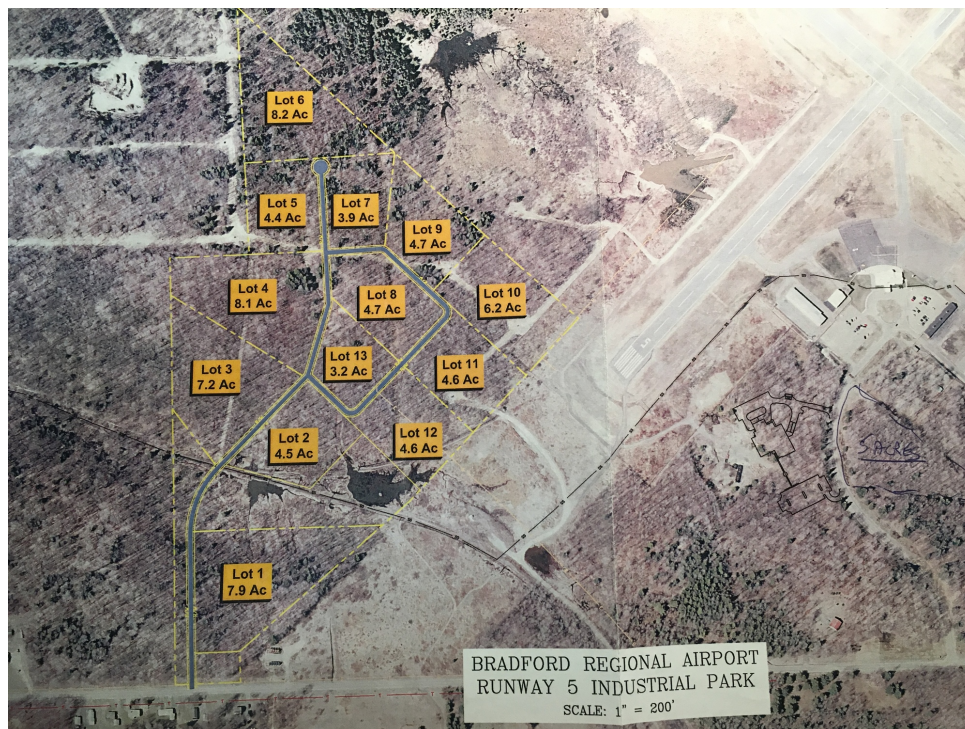
Lewis Run, PA 16738



ADDITIONAL PHOTOS

212 Airport Road & State Rt. 59

Lewis Run, PA 16738

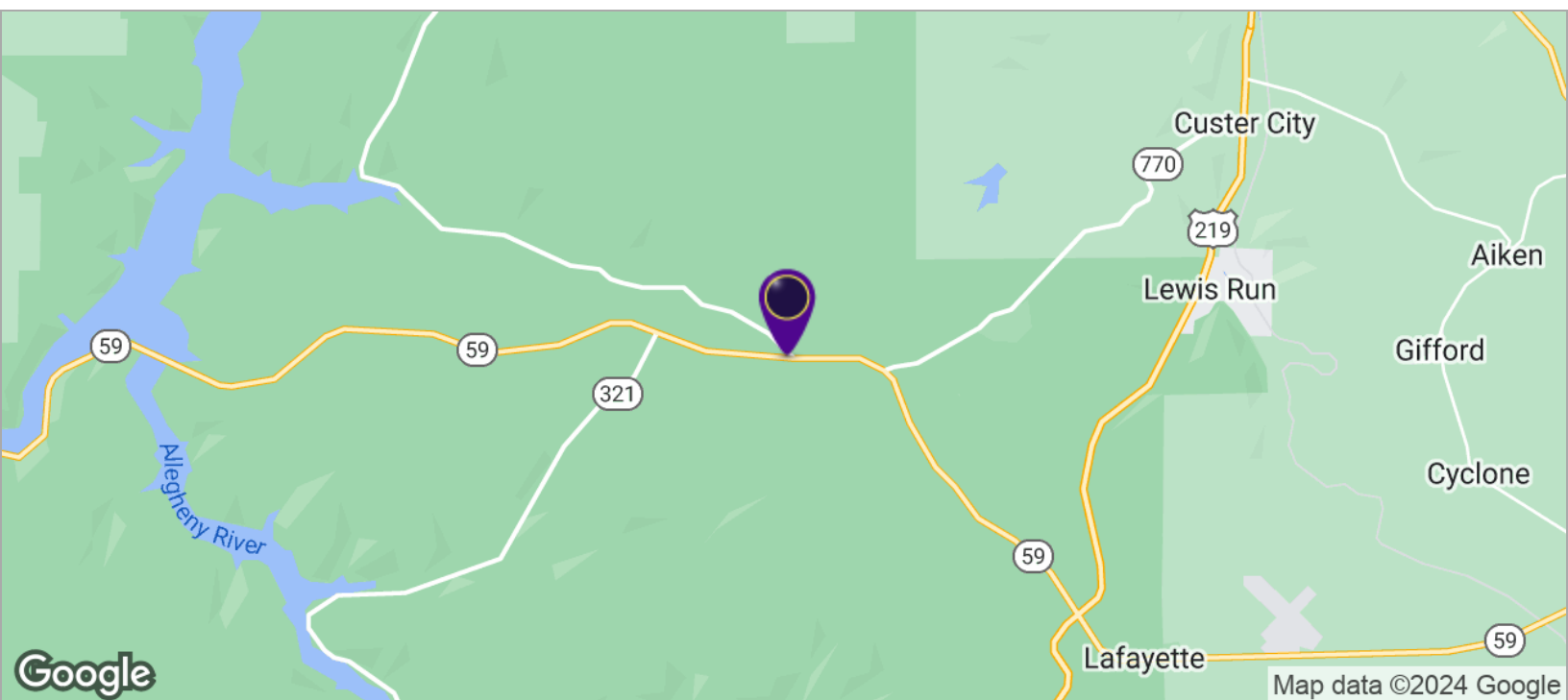
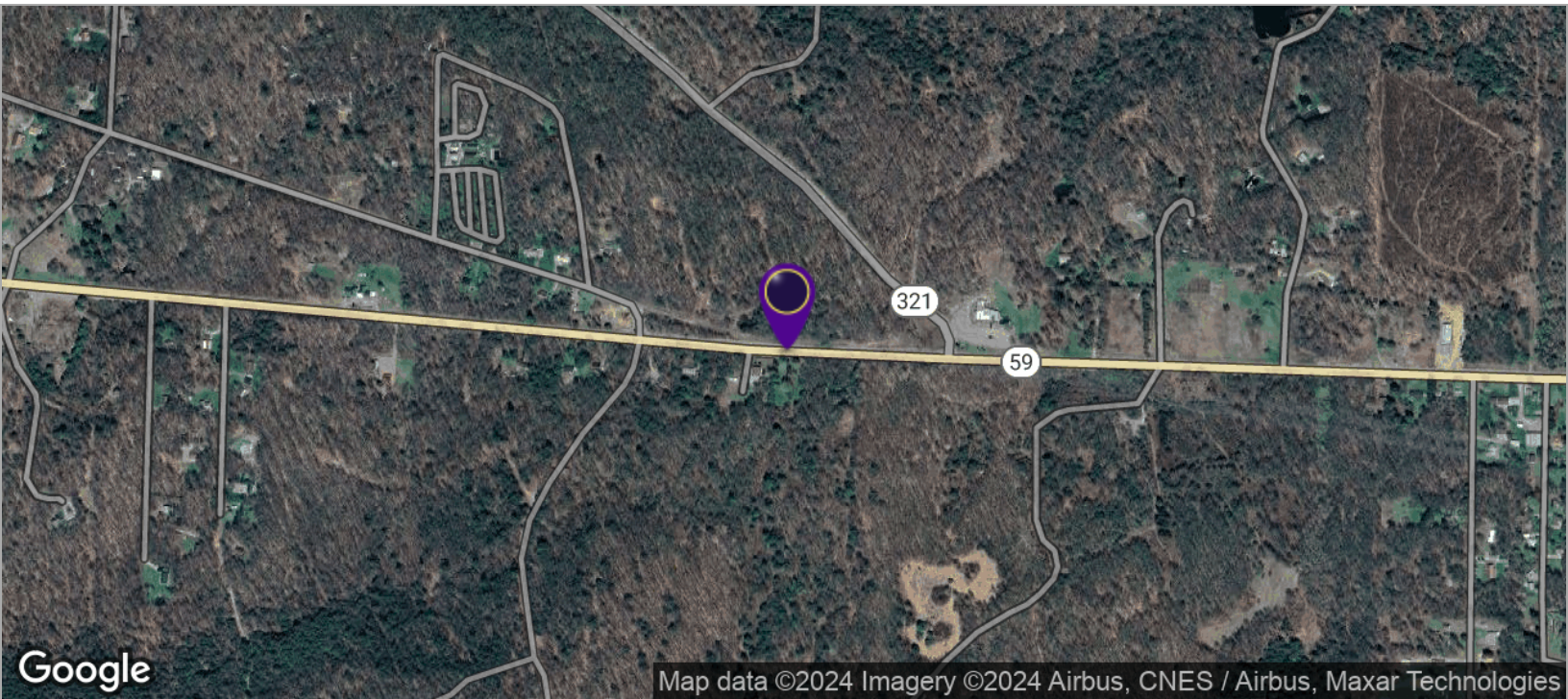


RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

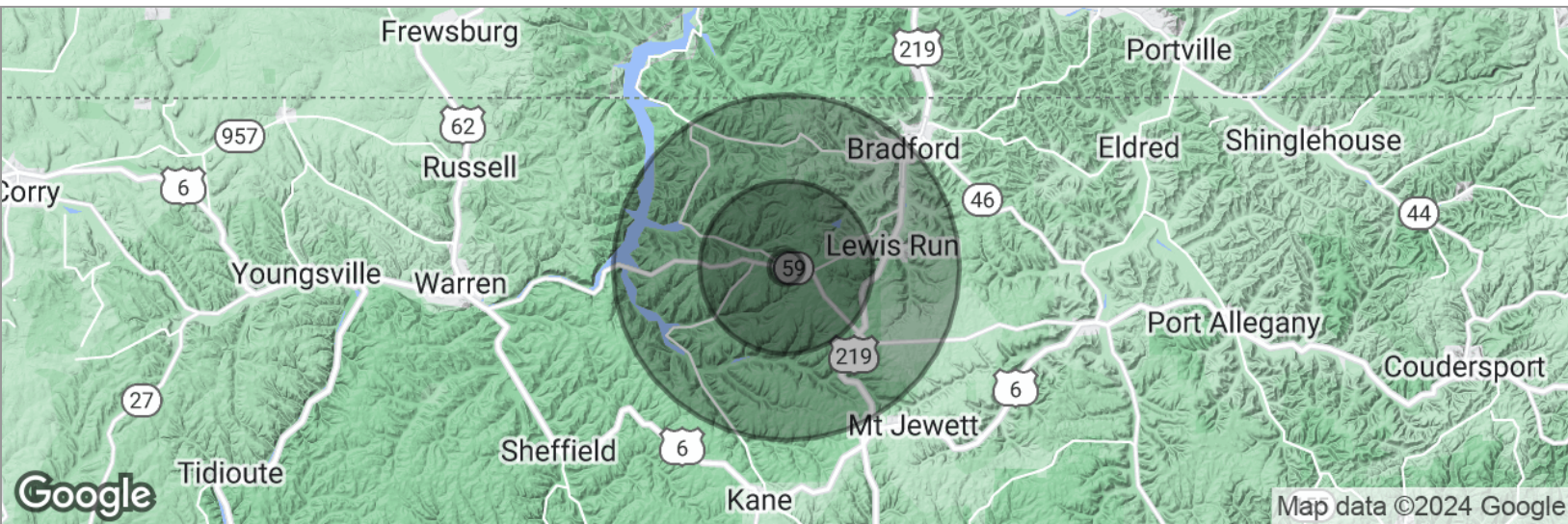
212 Airport Road & State Rt. 59

Lewis Run, PA 16738



212 Airport Road & State Rt. 59

Lewis Run, PA 16738

**POPULATION**

	1 MILE	5 MILES	10 MILES
Total population	91	2,062	8,701
Median age	39.6	39.8	40.9
Median age (Male)	38.5	38.9	40.5
Median age (Female)	44.5	44.0	42.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	29	679	3,082
# of persons per HH	3.1	3.0	2.8
Average HH income	\$57,860	\$56,802	\$61,038
Average house value	\$115,534	\$111,136	\$106,525

ETHNICITY (%)

	1 MILE	5 MILES	10 MILES
Hispanic	4.4%	4.8%	3.2%

RACE (%)

	1 MILE	5 MILES	10 MILES
White	81.3%	84.2%	90.1%
Black	12.1%	11.5%	6.6%
Asian	0.0%	0.5%	0.4%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.0%	0.6%	0.4%
Other	1.1%	1.6%	1.0%

* Demographic data derived from 2020 ACS - US Census



RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com