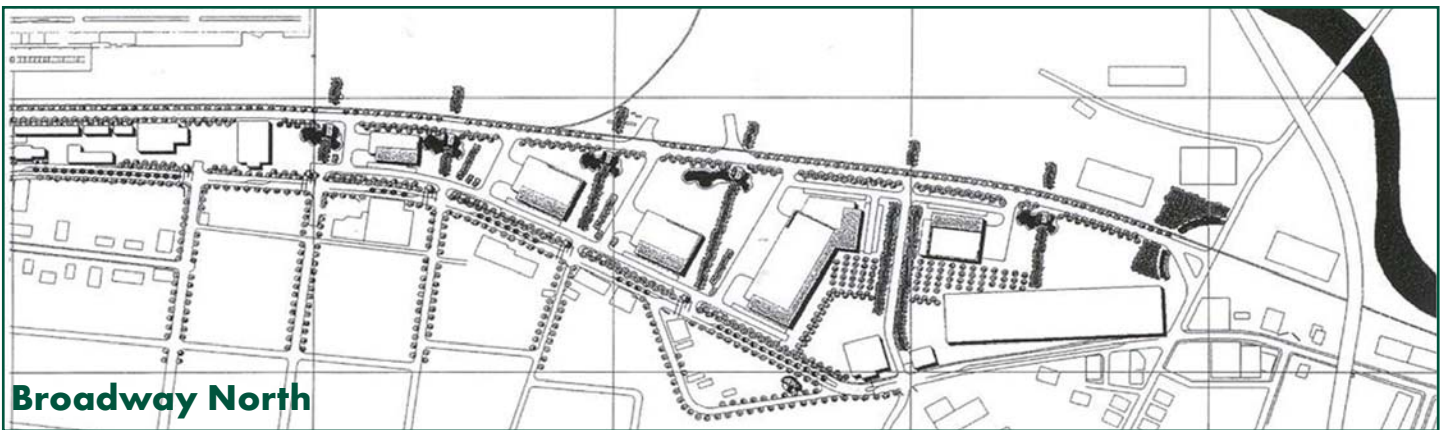




Shenango Valley Industrial Development Corporation

Broadway North Legacy Commons Industrial Park

City of Sharon, Mercer County, Pennsylvania



Broadway North

Broadway North Conceptual Development Plan

This 15 acre (+/-) industrial site in Sharon, PA, is strategically located 3.5 miles from the Interstate 80 and PA Route 60 interchange. This former Brownfield site lies in a Keystone Opportunity Zone and has been designated as a Special Industrial Area, Act II site. Subdivision is available dependent upon project type and buyer needs. This site has rail access and utilities are at or near the property line. This site is the third phase in an industrial redevelopment along Broadway Avenue in Farrell & Wheatland, PA and South Dock Street in Sharon, PA.

*Developing
the
Shenango Valley
since 1947*

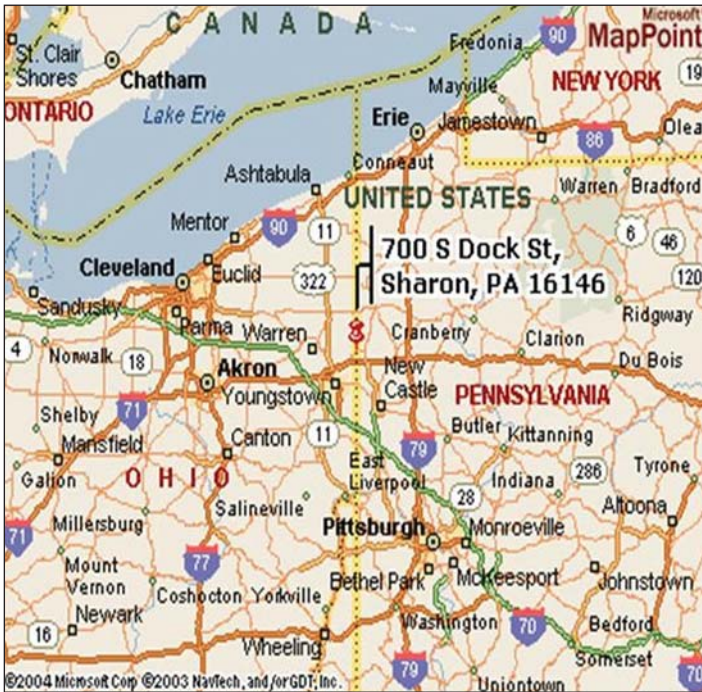
**SHENANGO VALLEY
INDUSTRIAL DEVELOPMENT
CORPORATION**

**Woodland Place Professional Center
749 Greenville Road • Suite 100
Mercer, PA 16137**

Phone: 724-662-3705

Fax: 724-662-0283

Email: svidc@penn-northwest.com



Access to Markets:

- Over half of the major US markets within one day's driving distance
- 24 of America's top 35 industrial markets
- Two-thirds of America's industrial output and employment
- Midway between Chicago and New York
- More than half of the US and 20% of the Canadian population

Market	Distance	Market	Distance
Akron-Canton, O.	72	New York	390
Baltimore, Md.	280	Philadelphia, Pa.	333
Buffalo, N.Y.	154	Pittsburgh, Pa.	62
Chicago, Ill.	411	Rochester, N.Y.	216
Cincinnati, O.	298	Toronto, Ont.	260
Cleveland, O.	85	Washington, D.C.	285
Columbus, O.	192	Youngstown, O.	30
Detroit, Mich.	252		

Broadway North

- 15 acres available
- Will Sub-divide / Build-to-Suit
- Keystone Opportunity Zone through December 31, 2010
 - Qualifying Businesses exempt from local, school and county real estate tax and business taxes such as Business Sales & Use Tax, Corporate Net Income Tax and Corporate Stock & Franchise Tax
- Easy access via I-80, I-79 & PA Route 60
- Centrally located between Pittsburgh & Cleveland
- Public Utilities / Zoned Industrial

For additional information contact: Larry D. Reichard

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