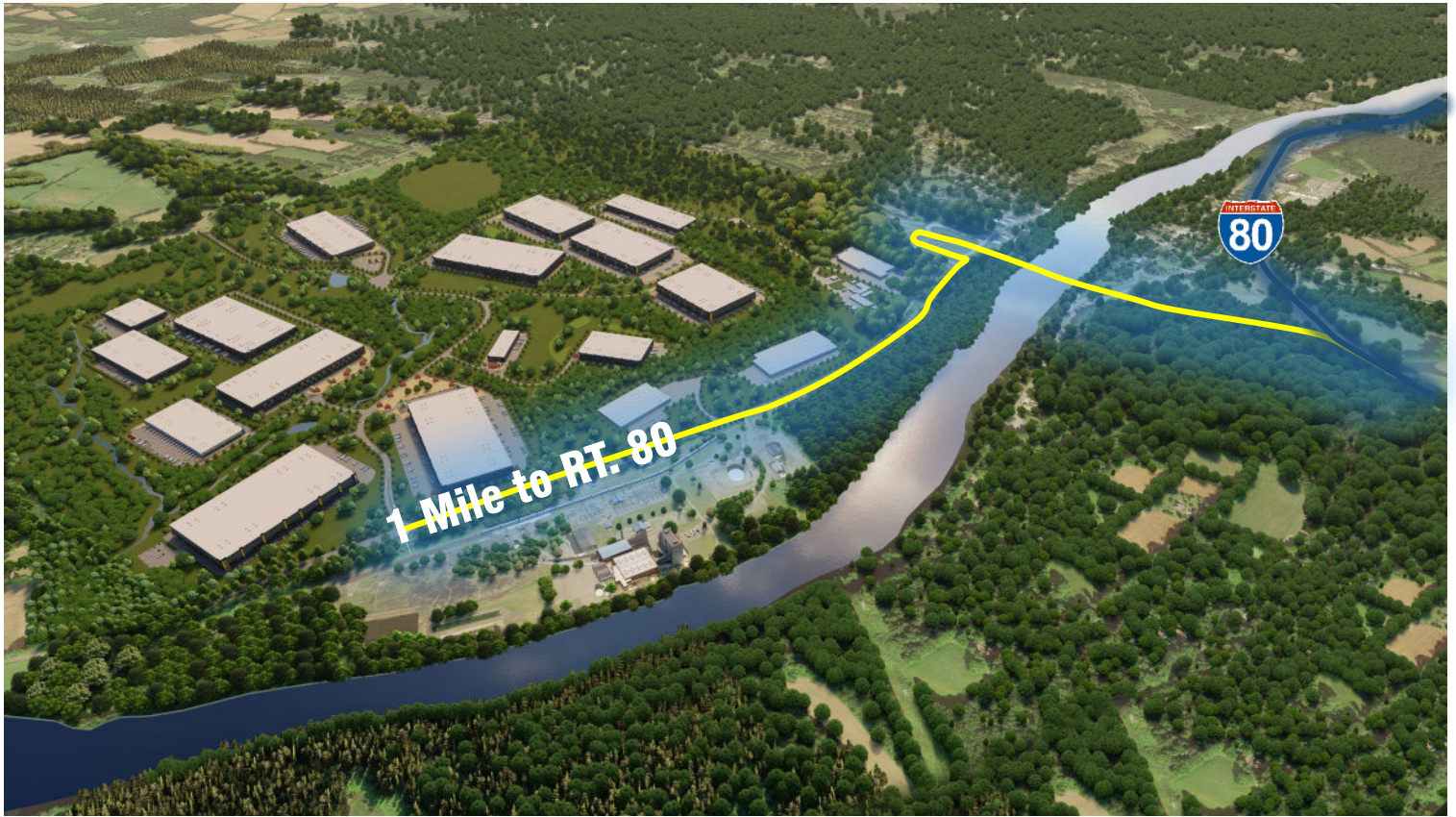


# PA/NJ Proposed Industrial Development Opportunity



## Executive Summary

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 43,000 – 800,000 sf. A footprint of up to 1.5 million sf is achievable with conditional use approval.

River Pointe Commerce Park East is an adjacent 150+ acres with Norfolk Southern rail access and building sizes ranging from 325,000 – 725,000 sf.

## Highlights

- 1 hour drive time to Port Newark
- Building heights up to 100' by right
- 62+ MW available w/ redundancy + future upgrades & existing peaker plant. Additional capacity available
- High Pressure Gas Main
- Foreign-Trade Zone 272 & LERTA Tax Abatement
- Proposed 100 MW BESS on RPCP East
- Potential for High Water Capacity



# Site Location and Travel Distances



Distances to Major Roadways

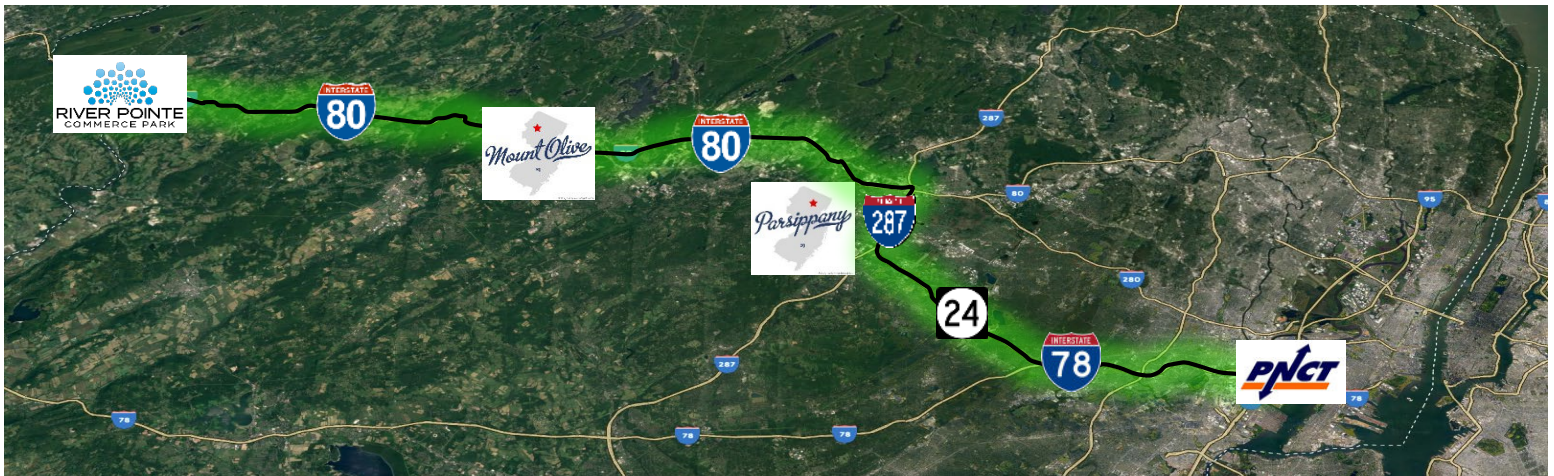
Interstate 80: 1 Mile

Distances to Ports

Port of Newark: 65 Miles  
 Port of Philadelphia: 83 Miles  
 Port of Baltimore: 182 Miles

Distances to Cities

New York: 67 Miles  
 Philadelphia: 87 Miles  
 Baltimore: 176 Miles  
 Boston: 279 Miles





# Site Map



RPCP Buildings	Date of Approvals
10 (303 Demi Road)	Fully Approved
1,2,6	September 2023
3A,3B,3C,4,5A,5B,7,8,9	February 2024

RPCP East Buildings	Date of Approvals
North (1)	July 2023
Power Plant (2A)	February 2024
South & S. South	February 2024

# Buildings

## Building 10 (Demi):

420,000 SF

### Phase 1:

Building 1: 610,000 SF ✨

Building 2: 701,100 SF ✨

Building 6: 600,750 SF ✨

### Phase 2:

Building 3A: 210,000 SF

Building 3B: 60,000 SF

Building 3C: 43,200 SF

Building 4: 527,500 SF ✨

Building 5A: 581,160 SF ✨

Building 5B: 538,240 SF ✨

Building 7: 401,650 SF ✨

Building 8: 796,500 SF ✨

Building 9: 797,390 SF ✨

## RPCP East Phase 1:

North Lot: 375,900 SF ✨

## RPCP East Phase 2:

Power Plant: 356,250 SF ✨

South: 431,795 SF ✨

S. South: 725,000 SF ✨

**PENDING**

## Note:

- Buildings 4, 5A and 5B can be combined to create a 1.5 million sf footprint by conditional use
- Buildings marked with ✨ allow for up to 100' height
- Buildings marked with ✨ allow for up to 65' height
- Buildings marked with ✨ allow for up to 50' height



# Site Incentive Programs

## 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.



# Operating Expenses

## Taxes

Based on industrial comps throughout Northampton County, PA

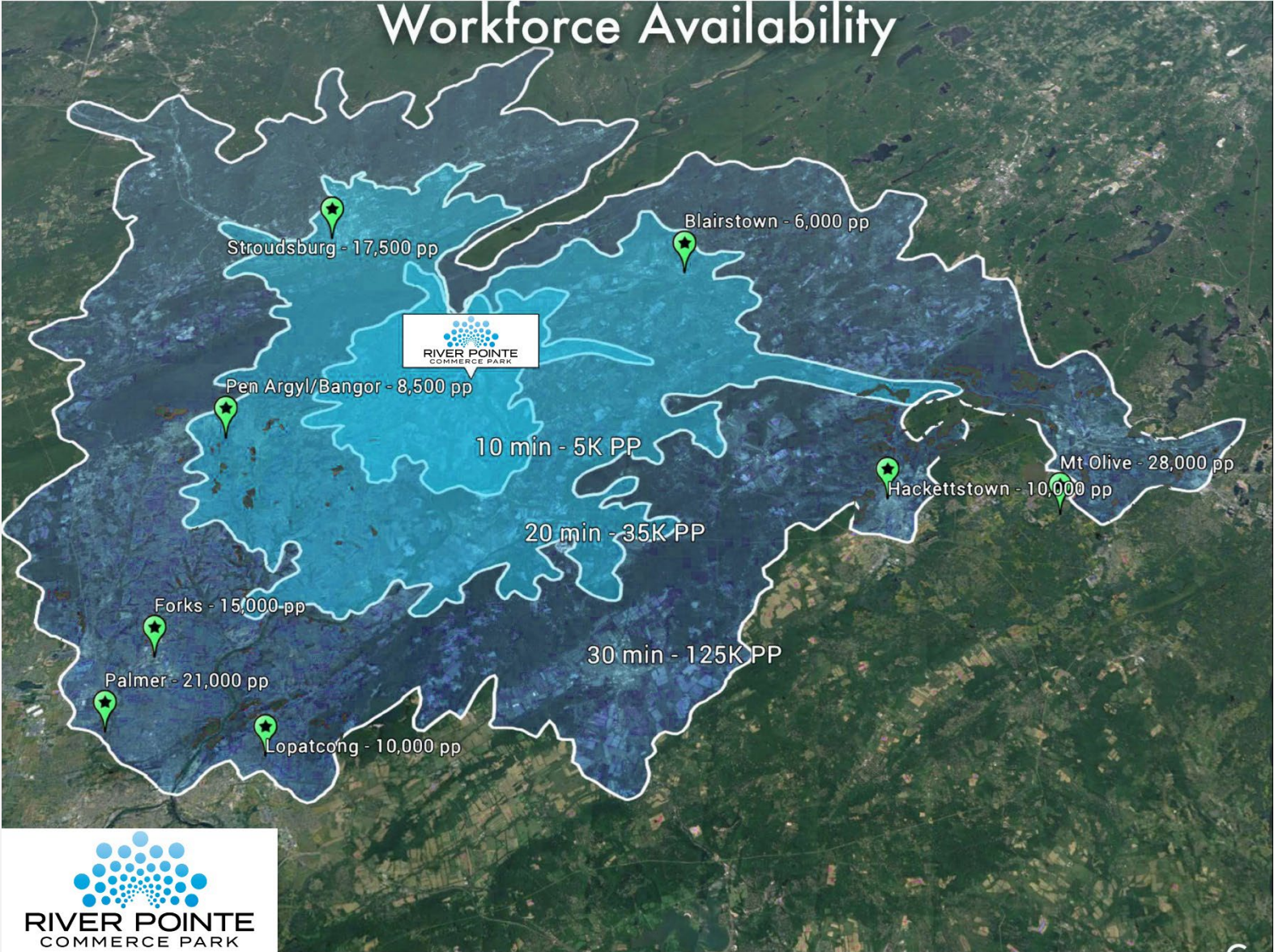
Year	Portion	Estimated Taxes / SF
First Year	100%	\$0.10
Second Year	90%	\$0.12
Third Year	80%	\$0.24
Fourth Year	70%	\$0.36
Fifth Year	60%	\$0.48
Sixth Year	50%	\$0.60
Seventh Year	40%	\$0.72
Eighth Year	30%	\$0.84
Ninth Year	20%	\$0.96
Tenth Year	10%	\$1.08
After the Tenth Year	Exemption Terminates	\$1.20

## 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 10<sup>th</sup> 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.

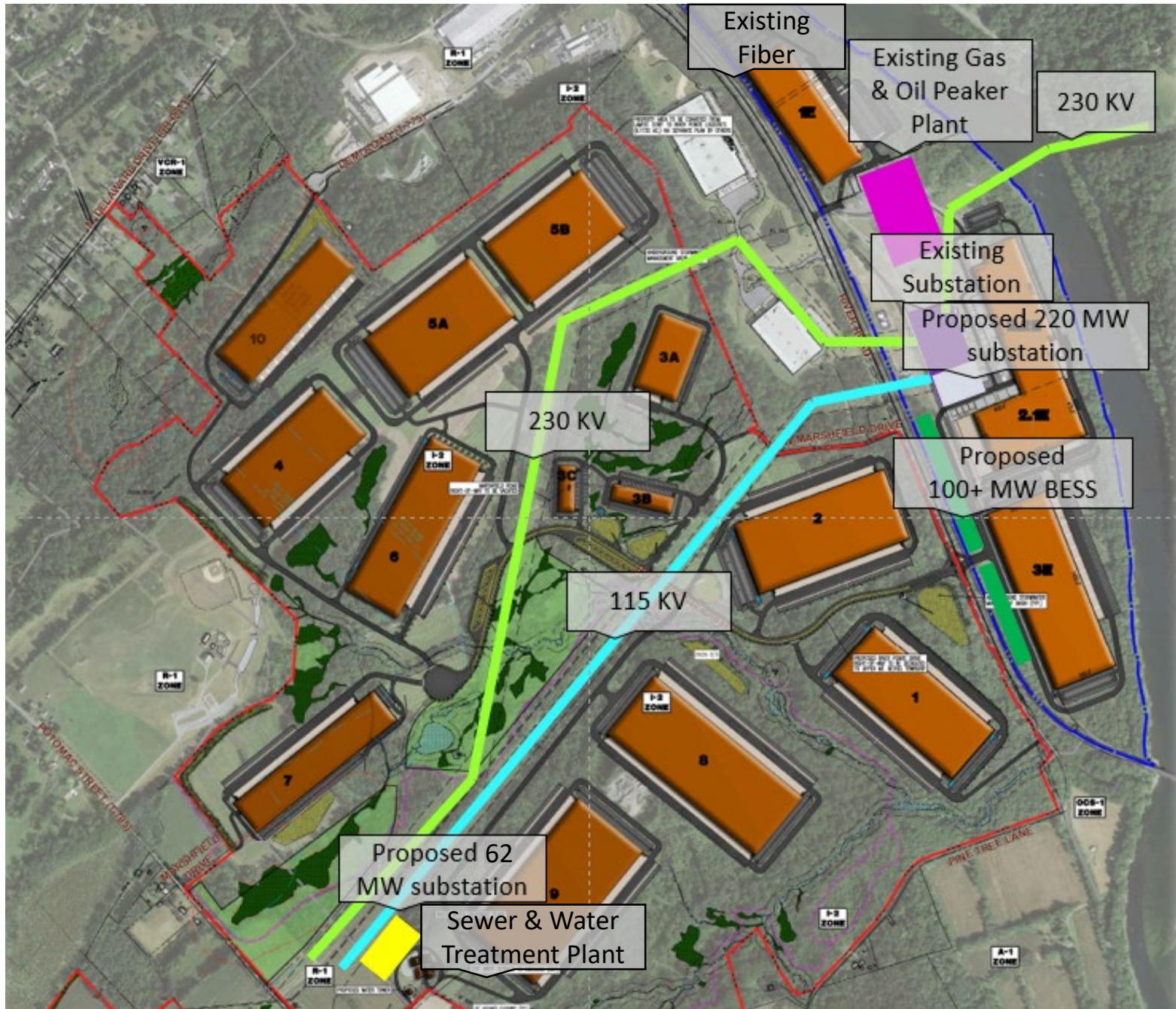


# Labor Markets





# Site Map with Existing and Proposed Utility Infrastructure









# Upper Mount Bethel, Pennsylvania

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