Prime Industrial Real Estate

Venango County, Pennsylvania **Centrally located between Erie and Pittsburgh**

AcresTotal#1:	**43.17**
AcresTotal#2:	**21.27**
Road Frontage:	**Landlock**
OGMT:	**Unknown**
Clean and Green:	**No**
Water:	**Public**
Sewer:	**Public**
Gas:	**National Fuel**
Electric:	**First Energy Corp.**
Airport:	**Venango Regional Airport / flies to Pittsburgh International**
Rail:	**Trans Load Facility Available**
Taxes:	**TAX FREE KOZ**
	Local Economic Revitalization Tax Asst.
GIS:	

Town/City:	**Franklin**
State:	**PENNSYLVANIA**
Zip:	**16323**
Taxing Location	**Franklin**
County:	**Venango**
School:	**Franklin Area Schools**

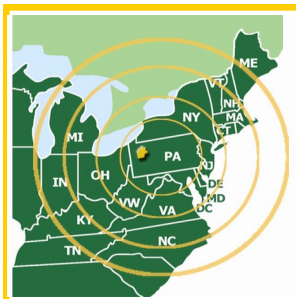
Lot #1 Acres 43.17 Acres

Tax Map:	**26,002.-039..-000**
Assessment:	**44,270**
Tax Year:	**2014**
Taxes:	**965**
Zoning:	**Industrial /TAX FREE KOZ**

Lot #2 Acres 21.27 Acres

Tax Map:	**26,002.-036A.-000**
Assessment:	**25,790**
Tax Year:	**2014**
Taxes:	**640**
Zoning:	**Industrial / TAX FREE KOZ**

Remarks: **TAX FREE KEYSTONE OPPORTUNITY ZONE; Local Economic Revitalization Tax Assistance; Global & regional market access within minutes via Route PA 8 Expressway to major arteries I-80 & I-79.Venango Regional Airport (FKL to PIT; non-stop, low fare), within 90 minutes of Pittsburgh International Airport; Natural gas transmission and distribution lines nearby; Utilities available to site; Proximity to major universities; Diversified workforce.**



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