

# Prime Industrial Real Estate

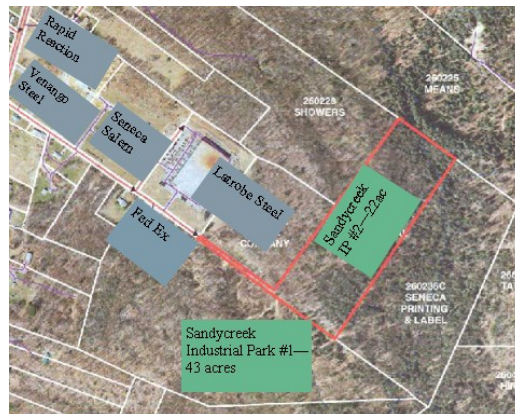
Venango County, Pennsylvania Centrally located between Erie and Pittsburgh



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**



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:

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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