

NORTHERN TIER KOZ FACT SHEET

Northern Tier Keystone Opportunity Zone Subzone List

Subzone	County	Municipality	Acres	Description
Sayre Borough	Bradford	Sayre Borough	20.2	Formerly a train repair yard. Close to NY State Route 17 (Future Interstate 86) Undergoing extreme environmental remediation.
Bridgewater Township - MAIDA 4 acres - Hayes property 73 acres	Susquehanna	Bridgewater Township	77	Underdeveloped, Combined 800 feet of road frontage on two roads. No infrastructure.
Oakland Township/Susquehanna Depot - SOLIDA 36 acres - Oakland Borough Building - Bevan Building - Keelen Building - Troup Building	Susquehanna	Oakland Township/Susquehanna Depot	38.31	This subzone contains 36 Underdeveloped acres with rail service available. It is undergoing environmental remediation. The rest are buildings suitable for retail and office space.
Lemon Township	Wyoming	Lemon Township	29	Underdeveloped acres – former industrial site.
Clinton Township	Wyoming	Clinton Township	22	Underdeveloped acres – brownfield site.
Sayre Borough II - Enterprise Center 5 acres - NBA Property 3 acres	Bradford	Sayre Borough	8	150,000 sq ft. Business Incubator in Sayre Borough. Space Available
Endless Mountains Industrial Complex	Sullivan	Cherry Township	12	33,000 sq. ft building with water and sewer infrastructure. Space Available
Forest City	Susquehanna	Forest City Borough	30	Undeveloped. Water, gas, electric sewer and fiber optic in place. Under six miles to a rail facility for transloading. * Site currently under development.
Blue Ridge	Susquehanna	New Milford Township	122	SITE NOT AVAILABLE FOR SALE OR LEASE
Bridgewater II	Susquehanna	Bridgewater Township	7	SITE NOT AVAILABLE FOR SALE OR LEASE
DuPont Site	Bradford	North Towanda Township	9	SITE NOT AVAILABLE FOR SALE OR LEASE

Southern Tier Plastics Building	Susquehanna	New Milford	3	Owned by Southern Tier Plastics, Inc. 46,000 square feet, Located just off I-81, vacant for 10 years
Cornell Building	Bradford	Tuscarora Township	8.57	SITE NOT AVAILABLE FOR SALE OR LEASE
Towanda Airport Property	Bradford	Towanda Township	10	Vacant, Greenfield, ready for industrial or commercial development
Mill's Pride Expansion Site	Bradford	Athens Township	30	NOT AVAILABLE – Adjacent facility plans to expand
Blue Swan Site	Bradford	Athens Township	69	Adjacent to Valley Business Park KOZ, vacant land, for commercial or industrial development
Valley Business Park Lot # 2	Bradford	Athens Township	85	Vacant land for commercial or industrial development
Wayne Building (518 Main Street, Forest City)	Susquehanna	Forest City Borough	.40	24,500 sq. ft, three story brick building and a 9,500 sq. ft two story annex masonry building. Former textile plant.
ABC Market Building (421-423 Main Street, Forest City)	Susquehanna	Forest City Borough	.41	30,000 + sq. ft. three story brick building with one story addition. Used to be a supermarket.

- Pennsylvania businesses that are not currently located in a KOZ that plan to locate into a KOZ must:
Increase full-time employment by 20%
OR
Make a capital investment equivalent to 10% of gross revenues
- Applications for benefits must be filed by December 31 of the calendar year in which benefits are being sought.

For more information contact Jill Koski at Koski@northerntier.org or at 570.265.9103.