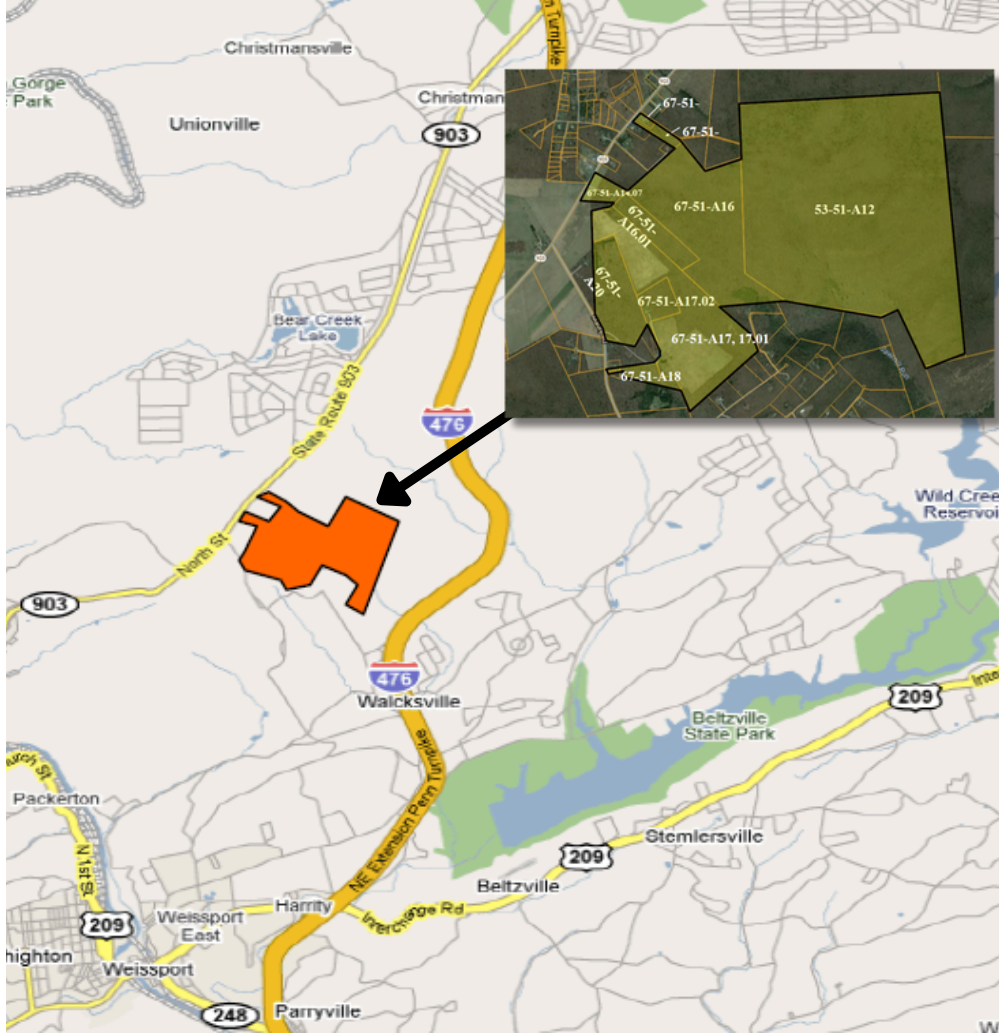


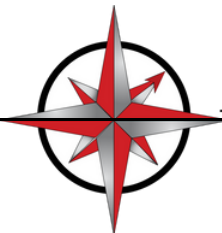
754.9 Acre Parcel Available For Sale

460 Maury Road, Penn Forest Twp, Carbon County, PA



PROPERTY HIGHLIGHTS

- 754.9 acres of land suitable for data center development
- 2 GW available from PP&L
- 2 GW potential from Natural Gas Power Plant
- No wetlands or flood plains
- Seller responsible for entitlements, site engineering & design with input from buyer
- 10 minutes from the PA Turnpike (I-476), 5 miles from exit 74 on the NE extension and 20 minutes from I-81. Within 90 miles of New York City and 70 miles of Philadelphia — excellent access to major East Coast markets
- More site information available upon request



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