

KEYSTONE INDUSTRIAL PORT COMPLEX



Morrisville, Bucks County, PA

**2,400+/- acres of land
Sites Immediately Available**

- 1,258 acres designated KOIZ, offering tax-free status through 2018
- Zoned Heavy Industrial
- Deep water port on site
- Two Class I Railroads on site: CSX and Norfolk Southern
- Tremendous capacities for all utilities at competitive prices per usage
- Outside storage permitted
- Highway access: I-95, PA Turnpike, NJ Turnpike and I-295



Pennsylvania's best economic incentive program significantly reduces the cost of doing business through abatements, exemptions, deductions and credits of state and local taxes such as local property tax, state sales, use tax, and Corporate

For more information contact:

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Plot	Status	Size (acres)
1	Available	95
2	Available	12
3	Available	70
4	Available	25
5	Available	65
6	Available	35
7	Available	20
8	Available	20
9	Available	6.74
10	Available	150
11	Available	28
12	Available	15
13	Available	30
14	Available	20
15	Available	24
16a	Kinder Morgan Bulk Terminals	125
16b	Available	125
17	Toll Brothers	17
18	International Salt Company	10
19	Under Contract	263
20	Available	40
21	USS Galvanize	60
22	Dominion Fairless Energy	45
23	Keywell	8.0
24	Chicago Steel	4.2
25	Available	50
26	Available	140
27	Under Contract	252

Sites can be subdivided

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