

QUALITY BUSINESS

The Morris County Economic Development Corporation serves as a special aid for business development in the county for those currently operating in the county. The organization's database of online real estate listings - an objective, confidential, efficient and tailored to the requirements of specific businesses. MCEDC can provide you with studies on the office and industrial real estate cost of living, transportation projects, and historical and projected economic data.



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QUALITY LABOR FORCE

A well-educated labor force is one of Morris County's most outstanding features. The portion of the county's population age 25 and older with a college degree is 45% - nearly three times the state and national average - while 77% hold graduate degrees. More than 90% of the population over age 25 has a high school diploma. >>> More



Local development is enhanced by the county's 3 four-year colleges and universities and the County College of Morris, all of which offer both liberal arts and professional development programs. The State of New Jersey's Customized Training Program provides annual grants of more than \$58 million to the business community for



upgrading worker skills. >>> Morris County's skilled labor pool is a large one. The county's 2002 civilian labor force was 267,000, while the seven surrounding counties totaled more than 1.5 million. This civilian labor force is expected to grow at a healthy rate of 9.3% by 2012.



QUALITY OF LIFE
Much is done to quality of life. Morris County has few peers. Conicise suburban towns, rolling mountains and sophisticated downtowns all offer a diverse array of housing and recreation opportunities. >>> The county is in New Jersey's Sun-Skylands Region, home to 60,000+ acres of state



parkland and 37 county parks, all offering ample outdoor fun. Monthly public and private golf courses and ample recreation programs for youth round out a long list of offerings for active residents. >>> Morris County is also a stronghold for arts, culture and history. It is home to such institutions as the Morris Museum, recently named a Top Ten USA cultural destination, the critically acclaimed



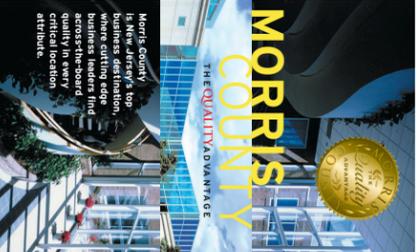
Shakespearean Theatre of New Jersey, the stunning gardens at the Fellowship House in Andover. The New Palisades of New Jersey and Morristown National Historical Park, the first such park in the nation. The county is also just 30 minutes away from New York City and its endless menu of things to do. >>> Morris County is also a convenient drive from the Jersey Shore



and its 200 miles of beaches and oceanfront. In the opposite direction, Pennsylvania's Pocono Mountains beckon skiers and all seek-out a quiet, but close retreat. >>> Shoppers will find a wealth of major malls, premium outlets and downtown shops. Dining options are equally plentiful and range from elegant four-star bistros to casual eateries catering



To the office family, >>> Morris County's residents are served by four major hospitals and top health care facilities. More than 180 churches and synagogues, plus a strong collection of civic organizations anchor a vibrant community.



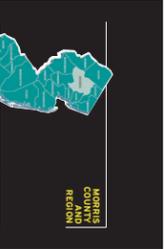
Morris County is New Jersey's top business destination where cutting edge business leaders find quality in every critical location attribute.



QUALITY LOCATION
 Located just 35 miles outside of New York City, Morris County lies in the heart of the Boston-Washington corridor, the nation's wealthiest region and home to a market of some 60 million consumers with a collective purchasing power of \$1 trillion within overnight delivery.



QUALITY ECONOMIC CLIMATE
 Morris County enjoys a highly diversified economy driven by powerful industry sectors - pharmaceutical, healthcare services, and financial services. Projections show ongoing growth, with Morris County adding 47,000+ jobs by 2012 and the surrounding state closely pacing



MORRIS COUNTY AND REGION

national real output through 2015. And with small business growth tracking population growth nationwide, the county's expanding population bodes well for enter-entures. >>> Businesses operating in Morris County enjoy a number of competitive advantages, including some of the lowest corporate, small business, and personal income tax rates in the New York

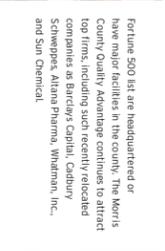


Metro Region. The rebate for job creation, utility rebates and a wide array of financing and assistance programs further enhance the county's appeal as a business destination.

QUALITY BUSINESS COMMUNITY
 Morris County companies find themselves in good company as 50+ members of the



Fortune 500 list are headquartered or have major facilities in the county. The Morris County Quality Advantage continues to attract top firms, including such recently relocated companies as Barclays Capital, Calbury Schweppes, Alkermes Pharma, Whelan, Inc., and Sun Chemical.



QUALITY INFRASTRUCTURE
 Morris County has a highly developed transportation system that opens all significant modes of work of highways, railroads, airports and seaport facilities. >>> Interstate highways 80, 280 and 287 connect Morris County to the nation and a comprehensive intracounty roadway system is being augmented with an annual state investment



In road and bridge improvements. >>> Camden rail stations include NJ Transit service to Manhattan and to Amtrak's Northeast Corridor via connecting service. Countywide passenger bus service is offered by Morris County Metro while NJ Transit and several private carriers run service into New York City. >>> Newark Liberty International Airport, the busiest air facility in



the New York Metropolitan Area. It has the 30 busiest airports within the county. Morristown Municipal Airport provides 24-hour service for domestic and international corporate travel. Also less than 30 minutes away, the Port Newark/Elizabeth Marine Terminal forms the largest, most comprehensive collection of marine cargo handling facilities on the East Coast



of North America. >>> The county's telecommunications infrastructure features a highest-speed/digital transfer network, including fiber optics, survivable SONET rings, and digital central offices.

QUALITY REAL ESTATE
 Morris County leads the state in office space inventory - nearly 27 million square



feet - and the county's Class A office parks are operated by some of the nation's top real estate developers, including Hartz Mountain, Boston Associates Realty Corporation, J.P. Properties, Mack-Coll Realty Corporation, and The Rockefeller Group Development Corporation. >>> More than 40 million square feet of industrial space are also located in the county.

