

2025 Focus Central Pennsylvania V.I.P. Industrial Site Selection Tour & Forum
Forging the Future: Industrial Investment Opportunities in Central PA.

Detailed Itinerary

Monday, May 5th, 2026

Day 1 – Transportation and logistics support will be provided for guests as needed from points of travel. Guests will arrive and check into luxury suites at the Rusty Rail, a destination location in Central PA, and relax or take a stroll along the award winning [Buffalo Valley Rail Trail](#), a 10.28-mile long finished scenic trail that spans between Lewisburg and Mifflinburg. Rusty Rail is an intricately restored industrial factory turned into a destination and thriving brewery, restaurant and event venue.

6:00pm to 8:00pm – Forum Kick Off & Networking Dinner at [Rusty Rail](#) in Mifflinburg, PA - Over dinner, meet and network with Central PA economic development and community leaders and engage in conversation over the regional economic summary and overview of the Forum itinerary and objectives.

6:00pm to 6:30pm: Reception & Networking

6:30pm to 7:00pm: Welcome & Introductions

7:00pm to 9:00pm: Networking Dinner with Regional Overview & Tour Plans Presentation

Tuesday, May 6th, 2026

Day 2 – The day will begin by boarding an executive passenger bus with spacious interior, luxury seating to include arm rests, tray tables and USB charging ports. There will be a brief stop for a local sourced breakfast and coffee then the group will embark on an immersive tour of Central Pennsylvania communities and large rail served shovel ready industrial sites located throughout five counties in the Central PA region. Details of all of the stops are listed below, the tour will include breaks and a networking lunch stop. The tour will conclude with a personalized guided tour of “a site selection deal closer” the [Pennsylvania College of Technology](#), an affiliate of Penn State University, a premier technical college and a world-class dinner at the on campus [Le Jeune Chef](#) restaurant. Following dinner, guests will be taken back to the Rusty Rail for the evening.

7:30am: Gather at the lobby of the Rusty Rail to board the passenger bus

7:45am: Depart Rusty Rail, 5 N 8th St, Mifflinburg, PA 17844, USA for breakfast

--10 minutes travel time

8:00am to 8:30am: DC Coffee & Tea Co. for Coffee & Breakfast, 7 Cedar Green Center, Mifflinburg, PA

--20 minutes travel time to include campus of Bucknell University and Downtown Lewisburg, PA and the route to the next stop will include a portion of the new billion dollar highway improvement project.

9:10am to 9:40am: **Sunbury Rail Served Industrial Site – 1400 Susquehanna Avenue, Sunbury PA** - a 20+ acre industrial zoned site with heavy infrastructure and rail served by main line Norfolk Southern, this site offers tax incentives and resources to support and encourage development.

--15 minutes travel time to include a drive by North Shore Railroad Company & Affiliates Headquarters

9:55am to 10:25am: **Point Township Industrial Site 3228 Point Township Drive, Northumberland, PA** – A 101-acre site, with approximately 70 buildable acres, is owned by the regional economic development group DRIVE, and is located along Rt 11, zoned industrial and can easily be rail served. This site has completed reviews and due diligence for permitting and construction of an industrial facility. The site would be served by short-line North Shore RR that connects to mainlines Norfolk Southern and Canadian Pacific.

--10 minutes travel time to DRIVE's Headquarters for a leg stretch and restroom break

--30 minutes travel time

11:20am to 12:00pm: **Mount Carmel Township Industrial Park South SR 54 & Locust Gap Hwy Mount Carmel PA** – A 111-acre site that could be rail served that can accommodate a 912,000 SF industrial facility, click here for a virtual site tour: <https://vimeo.com/927318240>. Zoned I1A - Industrial, the site is cleared for development and pre-permitted with heavy infrastructure capacity and is just 15 minutes from Interstate 81. All due diligence and preliminary engineering are complete to ensure the site is free of impediments and ready for development. The site is in a business-friendly township, and the zoning supports mixed industrial uses and has a maximum building height of 100'. The site has received NPDES permit, Land Development Plan approval from the township, received Jurisdictional Determination (JD), and the PennDOT Traffic Impact Study (TIS). This site has a LERTA (local tax abatement program) in place, and it is in an Energy Communities designated area!

--10 minutes travel time

12:10pm to 12:25pm: **SEEDCO Industrial Park, 100 Industrial Park Rd, Coal Township/Mount Carmel, PA 17866** – A large 340+ acre site suitable for industrial development. The site is designated as a Keystone Opportunity Zone (KOZ) tax free site until the end of 2030, has access to infrastructure and could be rail served. The site is located 15 minutes from Interstate 81.

--35 minutes travel time

1:00pm to 2:00pm: Networking lunch at **Pine Barn Inn**, located at the entrance to the campus of the Geisinger Medical Center, the flagship location for their integrated healthcare system with multiple locations throughout Pennsylvania and more than 2,000 healthcare professionals and over 24,000 employees.

--30 minutes travel time to include driving past two recent large rail served industrial projects, GAF a plastic roofing material manufacturer and Country View Family Farms feed mill with a loop track.

2:30pm to 3:00pm: **Great Stream Commons, Allenwood, PA Enterprise Blvd, Allenwood, PA (Union County)** This site is a community pre-planned business & industrial park that is permit ready with infrastructure and is located just minutes from Interstate 80. A few of the opportunities in this park include the following:

- [PNK Development Sites](#), 92 acres that are designated Keystone Opportunity Zone (KOZ) Sites until Dec 31st, 2027, ready for development.
- [Union County Site](#), 37 acres that can be rail served and there is a \$3M rail grant line item to support that extension.
- [Patton Shovel Ready Sites](#), 45 acres that are ready for development.
- [PNK Building 5](#), a new 473,760SF spec industrial building with 40' clear height, 104 docks, and 4 drive-in doors. This building could potentially be rail served.
- [PNK Building 4](#), a 252,000SF spec industrial building with 40' clear height, parking, truck stalls and dock doors.
- [Class A Distribution Center](#) - A 518,668 cutting-edge Class A distribution center built in 2024 that is expandable to 1,575,600 SF with all permits, entitlements and approvals secured for the full build out.

--20 minutes travel time to include driving past the home of the [Little League World Series](#), an annual event that brings 16 teams from around the world to compete for the world series title with the support of over 75,000 fans.

3:30pm to 5:00pm: Tour of the **Pennsylvania College of Technology**, an affiliate of Penn State University, an accredited institution and a member of the Middle States Commission on Higher Education (MSCHE) that has an undergraduate enrollment of 4,250. The tour will include a visit to their new *electronics lab* equipped with 16 student-installed Programmable Logic Controller stations (featuring both Allen-Bradley and Siemens PLCs), four Kuka industrial robots and a conveyer system; the recently unveiled \$5 million, 55,000 square foot *advanced welding lab*, believed to be the largest such facility in higher education nationwide, that includes an electron beam welder, CNC plasma cutters, laser welding, automation, robotics, and 124 individual welding booths; the *machining lab* a 14,299SF instructional space with 50 new machines; and the *Plastics Innovation & Resource Center*, a world-class training and research center for the plastics industry.

5:00pm to 6:30pm: A networking dinner will conclude the day at the [Le Jeune Chef](#) on the campus of Penn College. The restaurant provides casual fine dining, world-class cuisine expertly prepared by instructors, students, interns, and Le Jeune Chef's professional staff. They provide an ever-changing variety of flavorful culinary masterpieces created with fresh regional and seasonal items that are perfectly paired with one of the area's largest selections from the world's key wine-producing regions.

--48 minutes travel time back to the Rusty Rail for the evening

7:30pm: Arrive back at the Rusty Rail, 5 N 8th St, Mifflinburg, PA 17844, USA

Wednesday, May 7th, 2026

8:00am to 11:30am – Central Pennsylvania Forging the Future: Industrial Investment Opportunities in Central PA *Breakfast Panel* at [Rusty Rail](#) in Mifflinburg, PA. Enjoy over breakfast refreshments, engaging

and inspiring discussions on key findings and conclusions from the tour, discuss specific areas of feedback that can generate the most impact on a short term and long-term perspective. Wrap up the Forum with discussion and action items or requests for follow-up information. The tour will conclude with a thank you gift for all guests.

8:00am to 9:00am: Breakfast & Networking

9:00am to 11:00am: Panel Discussion – Discuss key findings and conclusions from the tour, discuss specific areas of feedback that can generate the most impact on a short term and long-term perspective. Wrap up the Forum with discussion and action items or requests for follow-up information.

11:00am to 11:30am: Conclude the VIP Industrial Site Selection Tour & Forum with a thank you and parting gift to each guest.

11:30am: Provide transportation for guests as needed to travel destinations.

DRIVE
Economic Development Entity

CBICC
CHAMBER OF BUSINESS & INDUSTRY
CENTRAL COUNTY

COUNTY of UNION
PENNSYLVANIA

MAP LEGEND

- Airports
- International Airports
- Colleges & Universities
- Technical & Trade Schools
- Penn College PIRC
- Shell Petrochemical Plant
- Major Highways
- Interstate Highways
- Rail Lines
- Ports

ppl
PPL Foundation

NS
NORFOLK SOUTHERN®

The VIP Industrial Site Selection Tour & Forum was made possible by generous support from Norfolk Southern and PPL Electric Utilities.

Focus Central Pennsylvania is a nonprofit, regional economic development marketing alliance, with the mission to attract investment that cultivates economic growth. Focus Central PA markets seven counties including Mifflin, Centre, Union, Snyder, Northumberland, Montour, and Columbia. This mission is accomplished by proactively marketing the region as a choice location for industrial and high impact economic investment projects. FocusCentralPA.org