

• INDUSTRIAL MARKET SET

# INDUSTRIAL JULY 2025 INTEL

North Central Pennsylvania Counties

**NORTH CENTRAL PENNSYLVANIA REGION**

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**ABOUT THIS REPORT**

**Lee & Associates of Eastern Pennsylvania** and **Focus Central PA** have partnered to provide greater clarity on North Central Pennsylvania’s industrial market. This report delivers valuable insights for investors, developers, and community stakeholders looking to understand market trends and opportunities emerging in this region.

**About Focus Central Pennsylvania** – Focus Central PA is a nonprofit regional economic development marketing alliance, covering seven counties in Central PA including Mifflin, Centre, Union, Snyder, Northumberland, Montour, and Columbia Counties. The mission is to attract investment that cultivates economic growth in Central PA. This mission is accomplished by proactively marketing the region’s opportunities to support smart industrial investment projects searching for locations. Focus Central PA is a dedicated professional team of economic development professionals that collaborate from the local, regional, and statewide levels to provide support and resources to assist companies looking to grow and expand.

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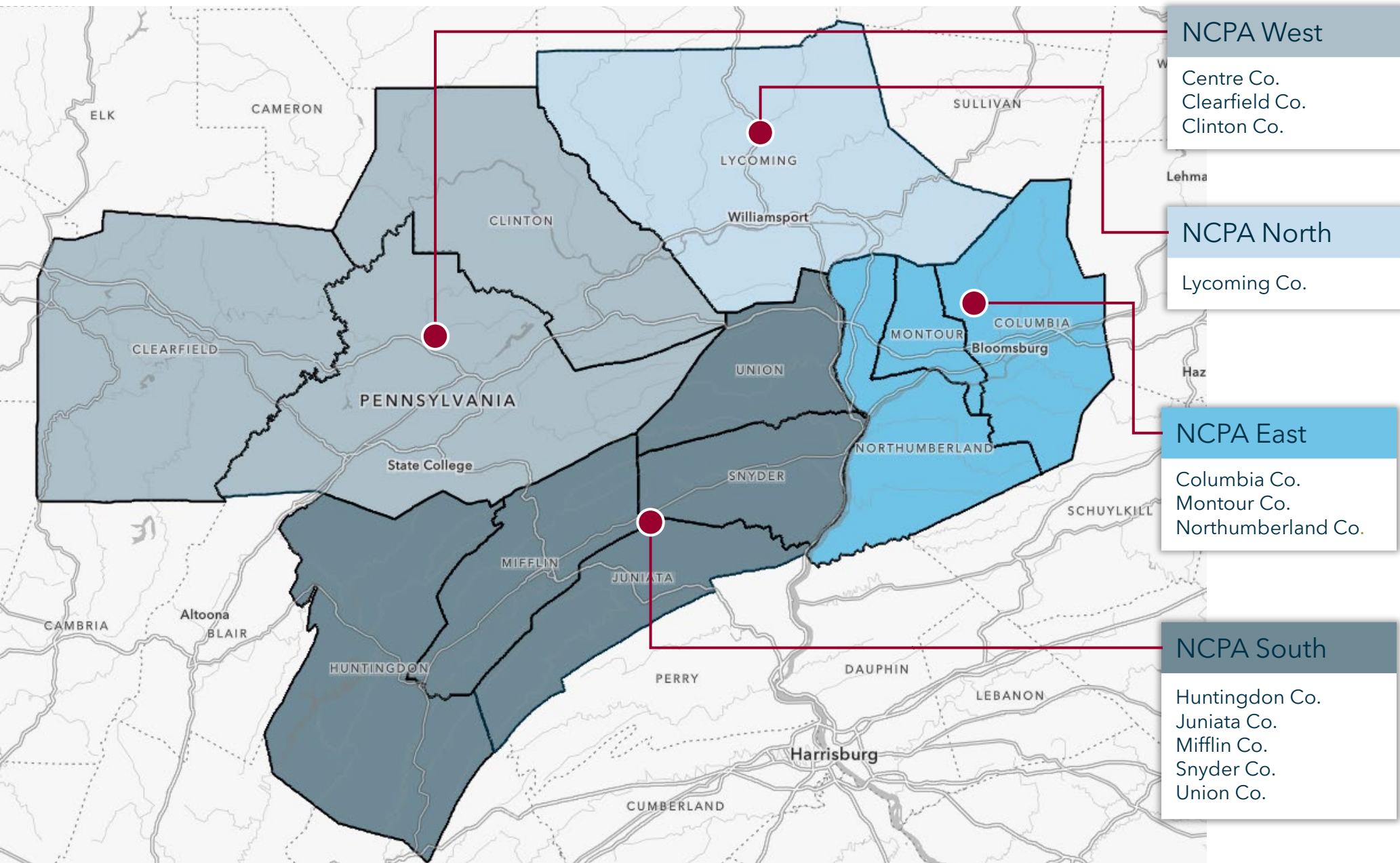
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## NORTH CENTRAL PENNSYLVANIA REGION | SUBMARKET CLUSTERS



# NORTH CENTRAL PENNSYLVANIA

NORTH CENTRAL PA NORTH

NORTH CENTRAL PA SOUTH

NORTH CENTRAL PA EAST

NORTH CENTRAL PA WEST

**New industrial investment lands in Centre and Union Counties**

Amazon and Il Pastaio both broke ground on new industrial facilities in North Central PA in the first half of 2025. Amazon purchased 100 acres in Benner Township, Centre County, and is constructing a 122,000 SF facility. Il Pastaio, an Italian pasta manufacturer, selected Union County for its first-ever North American manufacturing facility, a \$12.5 million, 71,300 SF build-to-suit project.

**Industrial leasing activity modest, but strategic**

While leasing volume remains light, the first half of the year included a few meaningful moves. The largest was ModCorr's lease of 252,282 SF in a newly delivered facility at Great Stream Commons. UDC Logistics also leased 62,000 SF in Sunbury.

**Chef Boyardee facility changes hands in notable sale**

The largest industrial sale in the region so far this year was ConAgra's 820,000 SF Chef Boyardee plant in Milton, which sold to Home Foods Brands as part of a \$600 million business acquisition. The \$8.2 million real estate transaction reflects continued reinvestment in legacy assets.

**Vacancy holds steady as region attracts targeted investments**

Overall vacancy landed at 5.43%, with Class B and C buildings seeing minor fluctuations. The region remains a slow-moving, low-turnover market where leasing and investment tend to occur at a deliberate pace.

# JUL '25

## MARKET INDICATORS

Standing stock in Centre, Clearfield, Clinton, Columbia, Huntingdon, Juniata, Lycoming, Mifflin, Montour, Northumberland, Snyder, & Union Counties in Pennsylvania

292

Number of Buildings

52,363,082

Standing Stock (SF)

179,326

Avg. Building Size (SF)

5.43%

Vacancy

170,142

Absorption

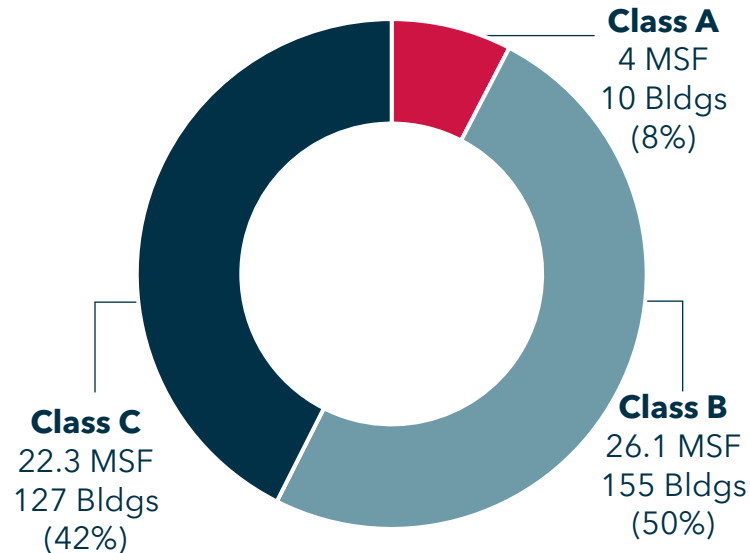
2,848,036

Pre-Construction (SF)

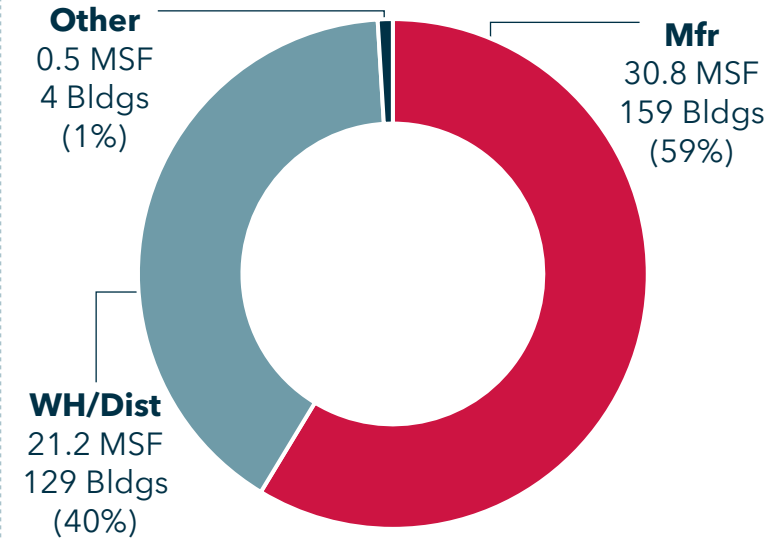
193,300

Under Construction (SF)

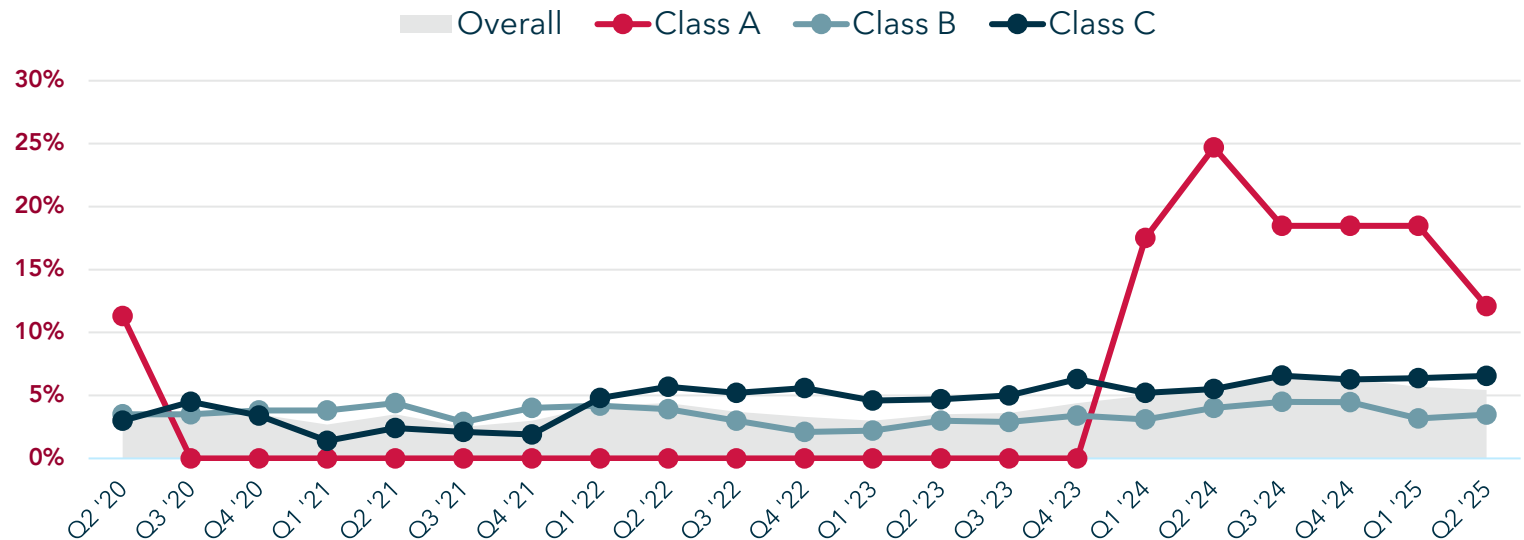
### MARKETSHARE BY BUILDING CLASS



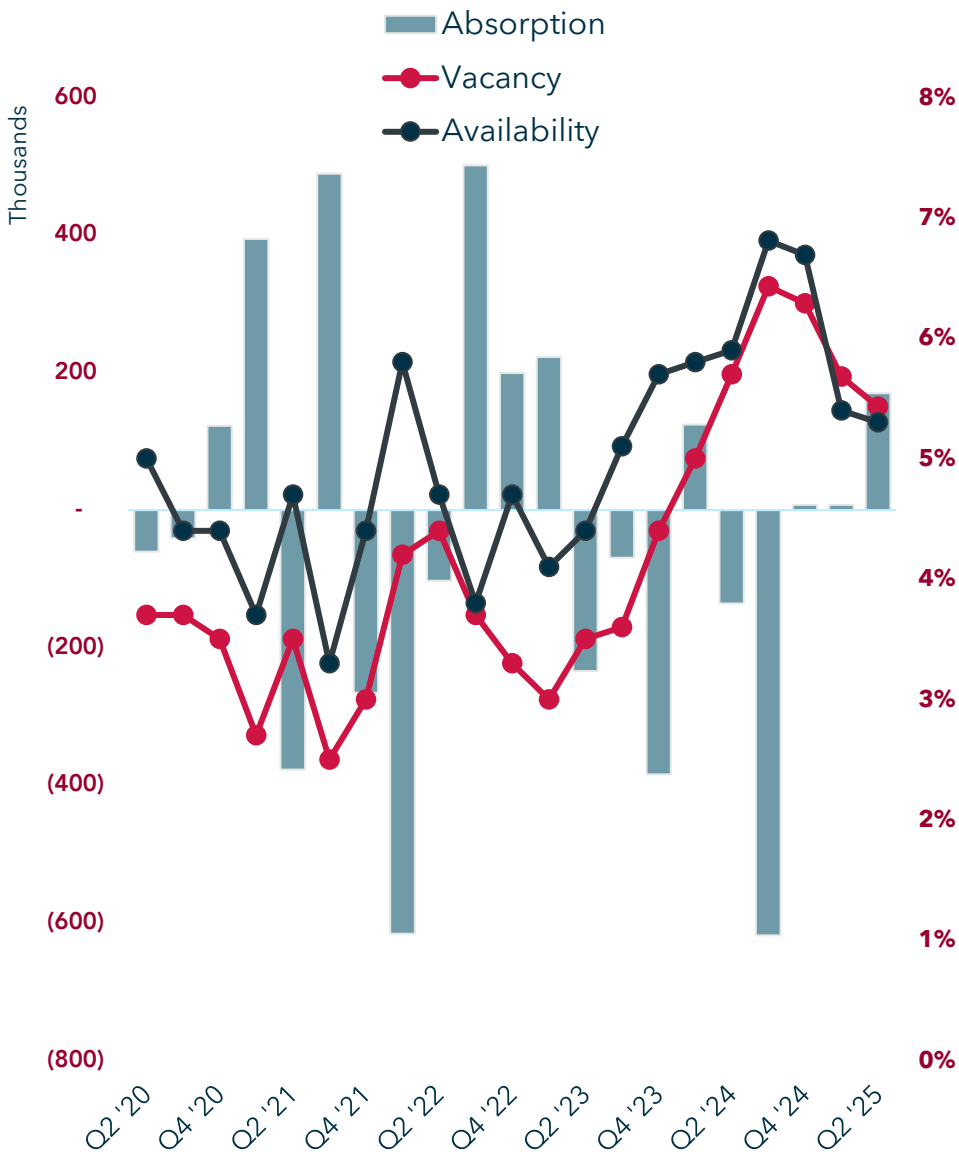
### MARKET SHARE (SF) BY BUILDING TYPE



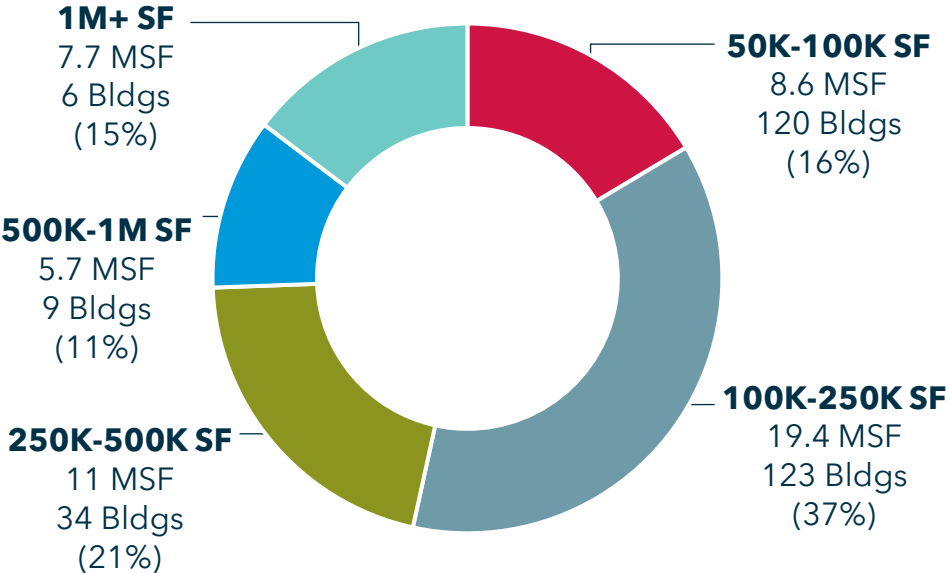
### VACANCY BY BUILDING CLASS



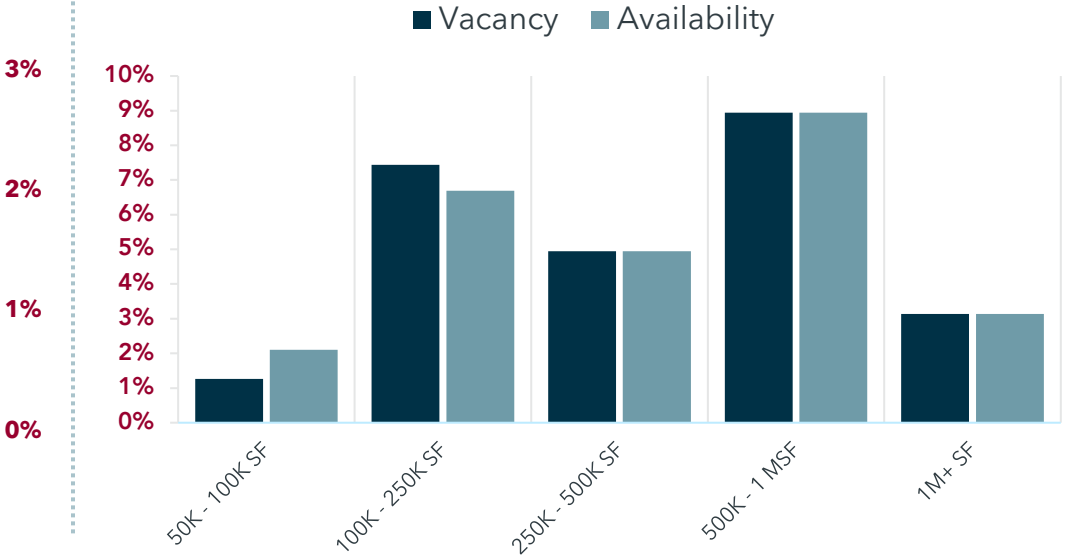
**VACANCY, AVAILABILITY, & ABSORPTION**



**MARKET SHARE BY SF RANGE**

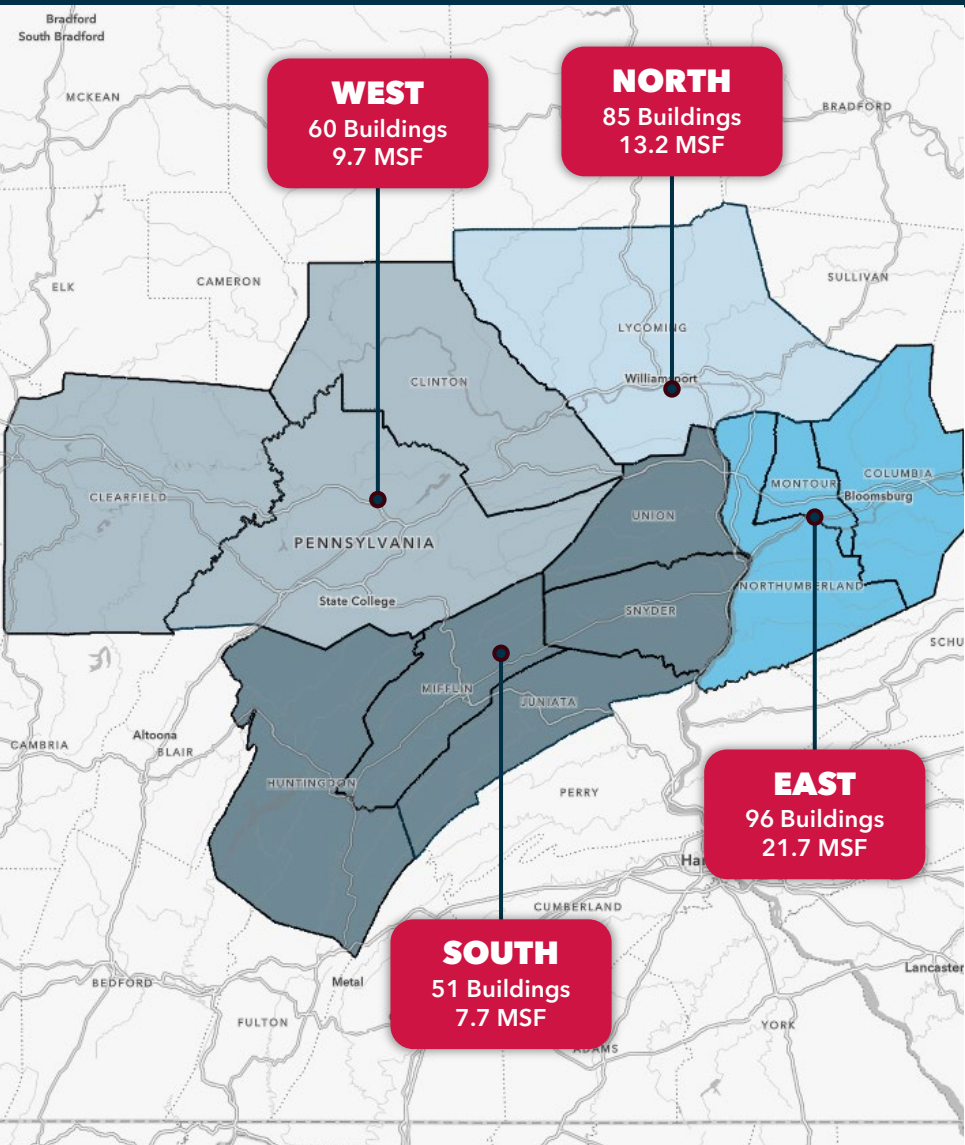


**VACANCY (%) VS. AVAILABILITY (%)**

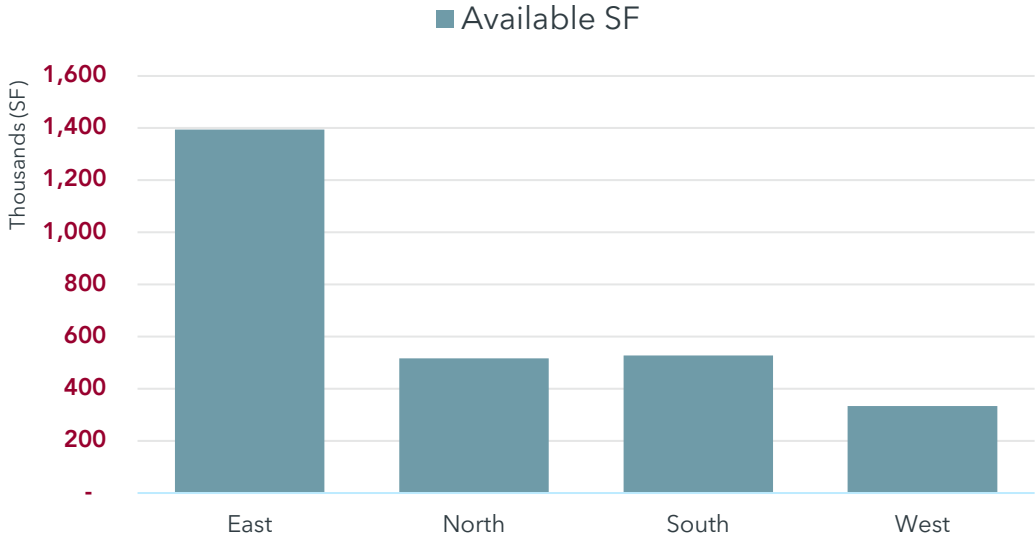




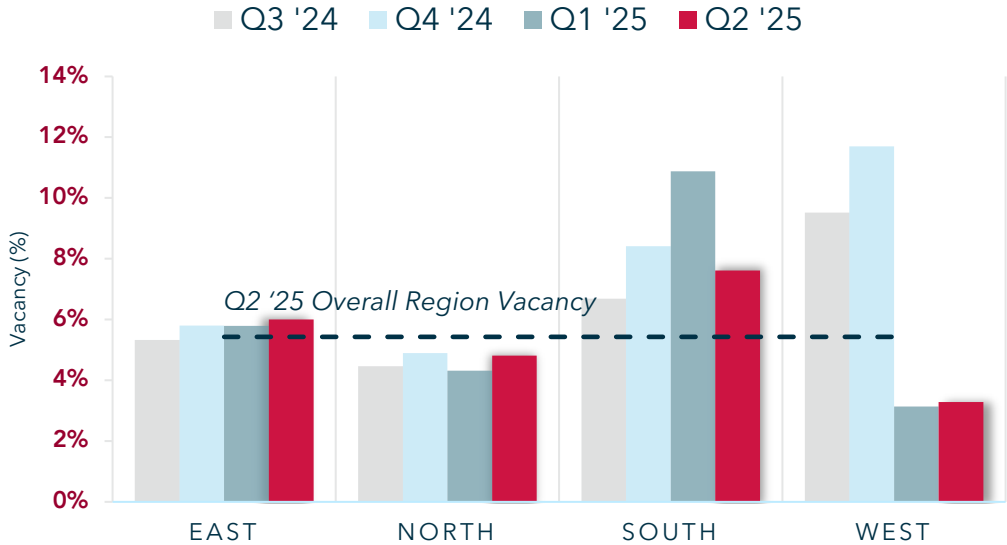
**STANDING STOCK BY SUBMARKET**



**JULY 2025 - AVAILABILITY BY SUBMARKET**



**VACANCY COMPARISON - PREVIOUS 4 QUARTERS**





## NORTH CENTRAL PENNSYLVANIA | STANDING STOCK

Submarket	# Bldgs	Standing Stock (SF)	Vacancy (%)	Absorption (Q2 '25)	Under Construction (SF)	Proposed (SF)
<b>NCPA East</b>	<b>96</b>	<b>21,662,939</b>	<b>6.00%</b>	<b>(15,000)</b>	<b>0</b>	<b>1,367,900</b>
Columbia Co.	31	7,889,023	5.84%	-	0	0
Montour Co.	7	2,065,475	0.00%	-	0	0
Northumberland Co.	58	11,708,441	7.17%	(15,000)	0	1,367,900
<b>NCPA North</b>	<b>85</b>	<b>13,228,018</b>	<b>4.81%</b>	<b>(65,000)</b>	<b>0</b>	<b>329,549</b>
Lycoming Co.	85	13,228,018	4.81%	(65,000)	0	329,549
<b>NCPA South</b>	<b>51</b>	<b>7,728,028</b>	<b>7.61%</b>	<b>252,282</b>	<b>71,300</b>	<b>1,150,587</b>
Huntingdon Co.	9	1,528,109	7.20%	-	0	100,000
Juniata Co.	4	646,997	0.00%	-	0	0
Mifflin Co.	10	1,927,567	0.00%	-	0	0
Snyder Co.	17	1,451,634	0.00%	-	0	0
Union Co.	11	2,173,721	22.00%	252,282	71,300	1,050,587
<b>NCPA West</b>	<b>60</b>	<b>9,744,097</b>	<b>3.29%</b>	<b>(2,140)</b>	<b>122,000</b>	<b>0</b>
Centre Co.	18	2,612,635	3.09%	6,860	122,000	0
Clearfield Co.	22	3,893,947	1.46%	-	0	0
Clinton Co.	20	3,237,515	5.65%	(9,000)	0	0
<b>OVERALL</b>	<b>292</b>	<b>52,363,082</b>	<b>5.43%</b>	<b>170,142</b>	<b>193,300</b>	<b>2,848,036</b>
Class A	10	3,954,879	12.09%	252,282	193,300	2,848,036
Class B	155	26,115,187	3.47%	(65,000)	0	0
Class C	127	22,293,016	6.56%	(17,142)	0	0

### TOP LEASE TRANSACTIONS (PAST 6 MONTHS)

#### ModCorr

89 Enterprise Boulevard | Allenwood, PA  
252,282 SF | March 2025

#### Il Pastaio

18108 Russell Road | Allenwood, PA  
71,300 SF | January 2025

#### UDC Logistics

222 Packer Street | Sunbury, PA  
62,000 SF | February 2025

### TOP SALE TRANSACTIONS (PAST 6 MONTHS)

#### Buyer: Home Foods Brands

#### Seller: ConAgra Foods

25 Ferry Lane, Milton, PA (Chef Boyardee)  
820,000 SF | Jun 2025 | \$8,200,000

#### Buyer: LPG Capital

#### Seller: Design Group Americas

20 Union Lane | Bloomsburg, PA  
226,000 SF | Mar 2025 | \$8,400,000

#### Buyer: Custom Filters Direct

#### Seller: Design Group Americas

1414 Susquehanna Avenue | Berwick, PA  
220,503 SF | Jun 2025 | \$2,400,000



# Lee & Associates Pennsylvania Teams

Lee & Associates is a leading commercial brokerage firm serving Pennsylvania and the surrounding region. Our offices in Pittsburgh, Central Pennsylvania, and Suburban Philadelphia provide full-service expertise across industrial, office, retail, land, and investment sales. With a strong local presence and a national platform, our team brings market intelligence, strategic guidance, and deep-rooted relationships to every assignment.

Lee & Associates  
of Western Pennsylvania  
**Pittsburgh, PA**

Lee & Associates  
of Eastern Pennsylvania  
**Plymouth Meeting, PA**

Lee & Associates  
of Eastern Pennsylvania  
**Mechanicsburg, PA**

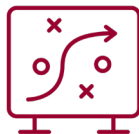
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## METHODOLOGY:

The Lee & Associates of Eastern Pennsylvania ("LAEP") Industrial Supply Report is a compilation of statistics and other metrics reflecting tenant activity and a base of existing industrial buildings and development sites located across the North Central PA market. Our tracking set includes industrial buildings 50,000 square feet and larger, which are used, designed for industrial use.

LAEP's research goal is to verify the information in our reports through the first-hand observations of our research team, the personal market knowledge of our brokers, and information received by the company through regular interactions with the broader industrial development and brokerage community. Other inputs include general Internet research across a variety of sources, Google Earth, and the analysis of information available through CoStar, LoopNet, CREXI and other subscription resources.

While reasonable effort is made to ensure the accuracy of our reports, errors of fact and calculation may occur. Moreover, many of the statements contained in this report are forward looking in nature. Consequently, all information is submitted subject to error and omission, and the user is encouraged to reach their own conclusions regarding current and future market conditions.

## TERMS AND DEFINITIONS:

**Approval:** A Development Approval is a legal document obtained through government entities, allowing for a development project to commence. An Approval specifies the location, design, structural details, and time frame for which the project will take place.

**Availability Rate:** The ratio of available existing space to total rentable space, expressed as a percentage.

**Available Space:** The total amount of existing space that is currently marketed as available for occupancy within six months of the end of the quarter reported. It includes any space that is available, regardless of whether the space is vacant, occupied, or available for sublease.

**Build-to-Suit (BTS):** A term describing a particular property, developed,

designed, and underwritten specifically for a certain tenant to occupy. A build-to-suit can be leased or owned by the occupier.

**Class A:** Extremely desirable, investment-grade properties which command the highest rents or sale prices when compared to other buildings in the same submarket. Class A buildings are well located, provide efficient tenant layouts and site designs, process and meet and/or exceed current desired key building specifications such as clear height, parking ratios, and construction material.

**Class B:** Buildings that satisfy most operating needs, but fall short of preferred building specifications and designs, typically due to their age. Class B properties typically command lower rents or sale prices compared to Class A properties.

**Class C:** Buildings that offer basic space but exhibit significant levels of functional obsolescence. Class C properties command lower rents or sale prices compared to other buildings in the same market.

**Concept:** A development scheme which is not the subject of active entitlement efforts. A Concept plan typically serves as the starting point in the site development process and is an essential part of the initial planning of any development project. Failed entitlement efforts are often carried as Concepts, given the potential for future re-submittal.

**Construction:** Activity tied to the physical construction of a building, usually triggered by building permits, footer excavations, steel orders or other confirmation of vertical intention. Earth disturbance and grading activities are not themselves considered Construction activity, unless the researcher is satisfied regarding the developer's intention to proceed with vertical construction.

**Demand:** A forward-looking measurement of prospective occupier activity, based largely on inquiries, property tours, RFP and proposal documents and negotiations. When

**Approval:** A Development Approval is a legal document obtained through government entities, allowing for a development project to commence. An Approval specifies the location, design, structural details, and time frame for which the project will take place.

## TERMS AND DEFINITIONS (CONTINUED):

**Delivered:** Buildings that have completed shell construction within the quarter reported. Completed construction includes properties that have been granted or are awaiting a certificate of occupancy.

**Development:** Reports regarding Development activity are intended to reflect Pre- Construction activities from conceptualization through entitlements and ultimately grading activities. Because Graded or Pad Ready sites are not always coupled with a vertical building schedule and permit, grading independent of vertical intention is considered to be a Development activity.

**Entitlement:** A legal right conveyed through approvals from government entities to develop a property/building for a specific use.

**Grading:** The process of preparing a site to receive a physical structure, including the removal of vegetative growth, topsoil removal, earthmoving, compaction and other site shaping activities. Unless it is coupled with a commitment to proceed with vertical Construction, Grading is considered to be a Development activity.

**Net Absorption:** The net change in occupied space over a given period of time. We typically report Net Absorption on a quarterly, year-to-date, and trailing 12-month basis.

**Pad Ready:** A "Pad Ready Site" is one that is entitled, fully graded, and ready for Construction.

**Pre-Construction:** A term describing a particular property which is not yet under construction. Pre-Construction includes properties that may or may not have full entitlements. For purposes of our reports, the term Pre-Construction is synonymous with Development.

**Pre-leased:** Tenant has been secured after a speculative building decision has been actualized, with leases signed prior to substantial completion.

**Quality Control:** The process of Constant Quality Control ("CQC") entails regular evaluation of the entire data set used in the development and reporting of this Logistics Set. This entails regular changes / adds / corrections/ deletions to previously reported data in order to ensure accuracy and adherence to criteria required for inclusion in the reported Logistics Set. Most often such adjustments result in differences which are statistically or measurably insignificant, and as such are not noted. Where such adjustments are impactful, however, they are footnoted on the page in question.

**Speculative Construction:** A term describing a particular property which was under- written without a known or specific tenant to occupy the building upon delivery. Speculative Construction (sometimes referred to as "Spec") can be constructed and leased or purchased prior to delivery.

**Sublease:** Space that is available for lease from the current tenant, rather than directly from the property owner, and has a remaining lease term of two years or longer.

**Submarkets:** Specific geographic boundaries that serve to delineate a group of buildings that are competitive with each other and constitute a generally accepted primary competitive set. Submarkets are non-overlapping, contiguous geographic designations which cumulatively match the boundaries of the Market (or Submarket Cluster) they are located within.

**Under Construction:** Buildings in a state of construction. Properties under construction do not impact standing stock or net absorption totals until delivery occurs.

**Vacancy Rate:** A measurement expressed as a percentage of the total amount of physically vacant space, divided by the total amount of existing inventory within a given Market or Submarket.

**Vacant Space:** Space that is not currently occupied by a tenant and available for immediate occupancy.



INDUSTRIAL MARKET SET

# INDUSTRIAL **INTEL**

**JULY 2025**

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