

● INDUSTRIAL MARKET SET

INDUSTRIAL H2 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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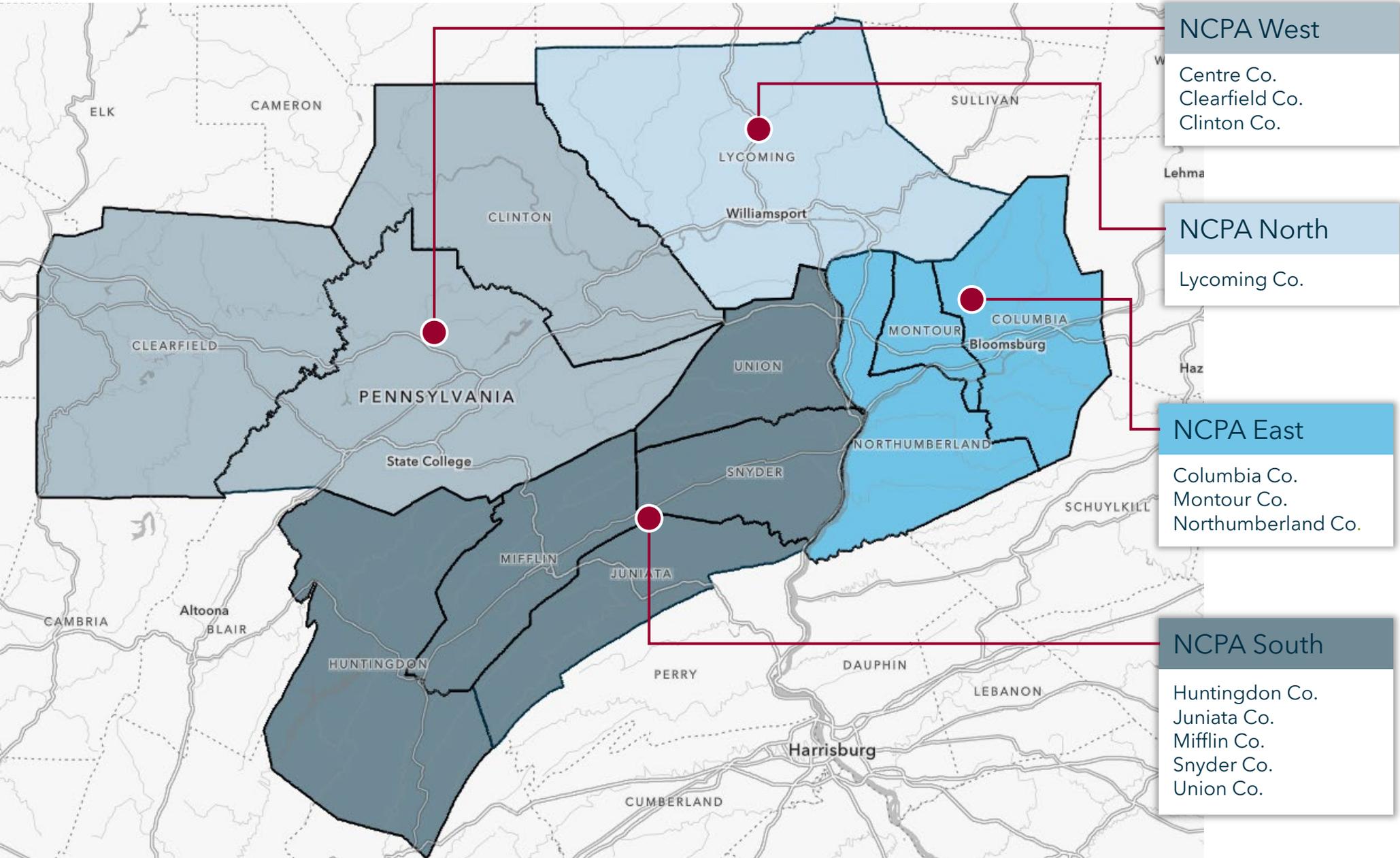
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NORTH CENTRAL PENNSYLVANIA REGION | SUBMARKET CLUSTERS



NORTH CENTRAL PENNSYLVANIA

NORTH CENTRAL PA NORTH

NORTH CENTRAL PA SOUTH

NORTH CENTRAL PA EAST

NORTH CENTRAL PA WEST

Fundamentals remain stable in a low-turnover market

Vacancy ended Q4 2025 at 4.90%, keeping the region below 5% despite limited market velocity. Net absorption was essentially flat, consistent with a market where quarterly results are more sensitive to a few large occupier moves than broad-based leasing momentum.

Q4 availability increased; vacancy impact is likely a lagging indicator

Availability rose to 6.35% in Q4, driven primarily by two C&S Wholesale Grocers facilities in DuBois (Clearfield County) totaling 612,800 SF that are expected to be fully vacant by end of March 2026. Unless backfilled, these blocks are likely to push vacancy higher in H1 2026, even if leasing activity elsewhere remains steady.

Supply growth remains disciplined and primarily user-driven

The region has 193,300 SF under construction, and it is build-to-suit, keeping near-term deliveries tied to committed users rather than adding speculative inventory. The broader pipeline totals ~2.85M SF proposed, providing longer-term runway for growth as opportunities mature.

Economic development wins are manufacturing-led; data center interest is early-stage

Recent wins are concentrated in manufacturing expansion, facility reuse, and job creation. First Quality Retail Services (Mifflin County) announced a \$142.2M expansion that is expected to create 91 jobs over three years while retaining 2,441 existing positions. Farm Plast is investing \$8M to redevelop a formerly vacant 200,000 SF manufacturing facility in Muncy Township (Lycoming County) with plans to create 69 jobs over three years. Verne Inc. (Lycoming County) announced a \$4.5M project expected to create 61 full-time jobs. In parallel, the region is seeing early-stage data center site interest tied to land and power availability, though project timing remains uncertain.

H2 '25

MARKET INDICATORS

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

295

Number of Buildings

53,072,447

Standing Stock (SF)

179,907

Avg. Building Size (SF)

4.90%

Vacancy

481

Net Absorption (SF)

2,848,036

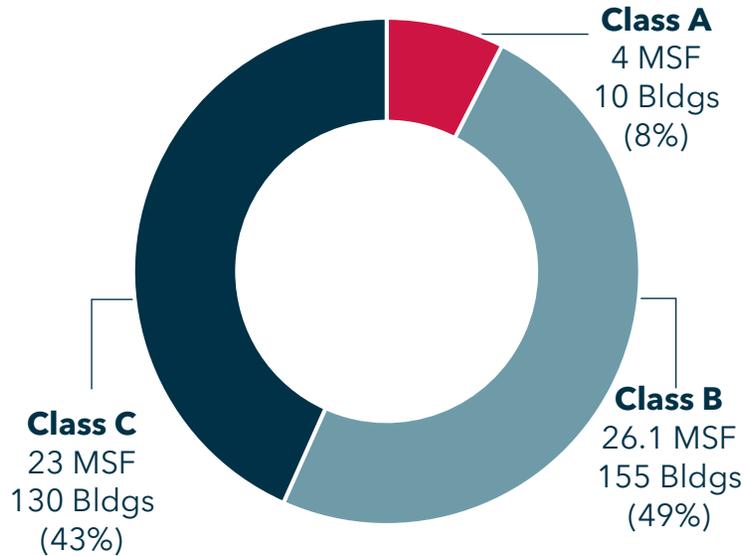
Pre-Construction (SF)

193,300

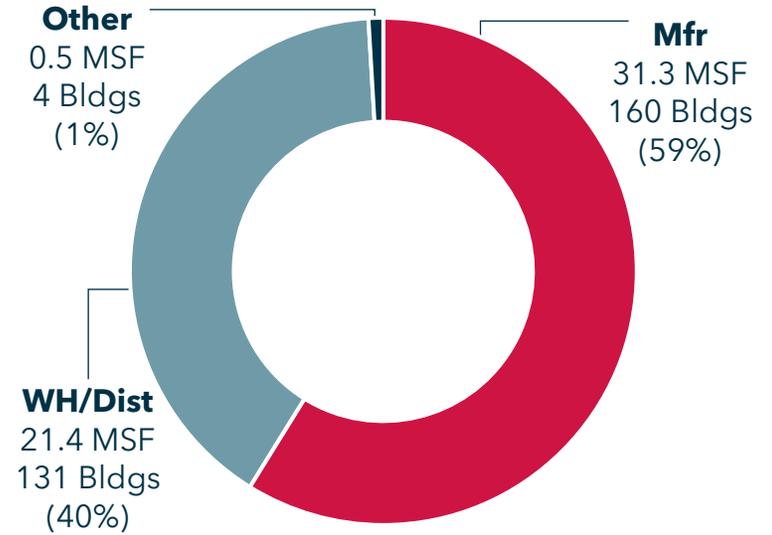
Under Construction (SF)

NORTH CENTRAL PENNSYLVANIA | STANDING STOCK

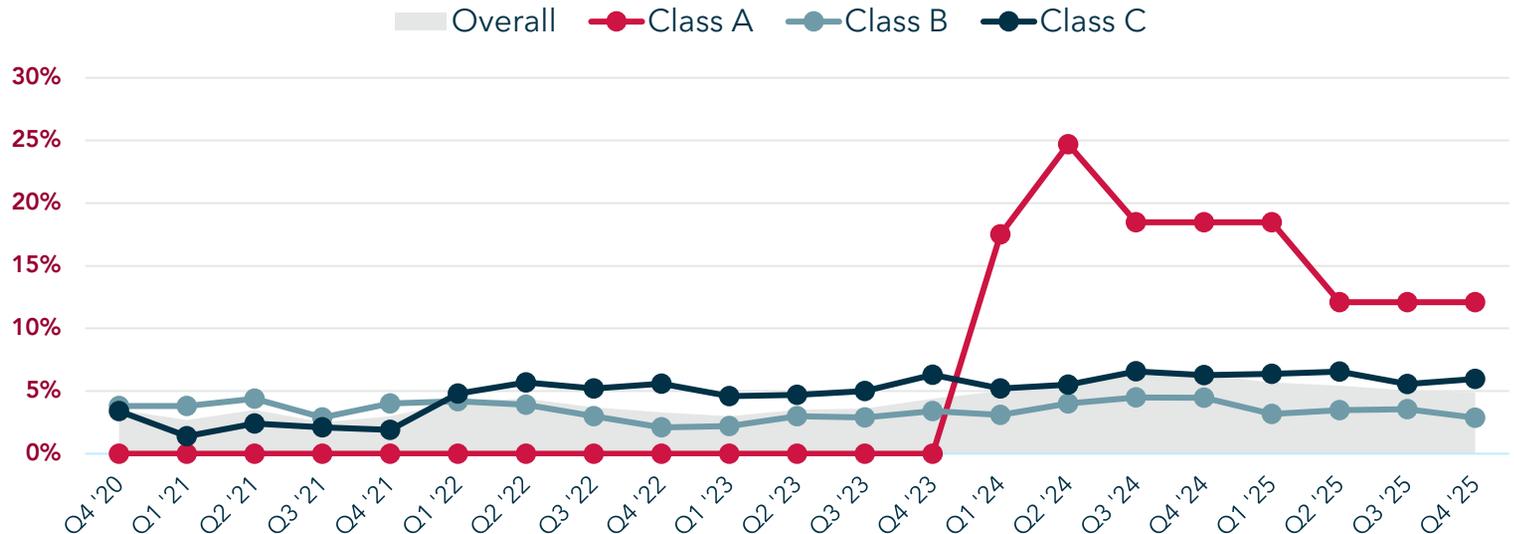
MARKETSHARE BY BUILDING CLASS



MARKET SHARE (SF) BY BUILDING TYPE

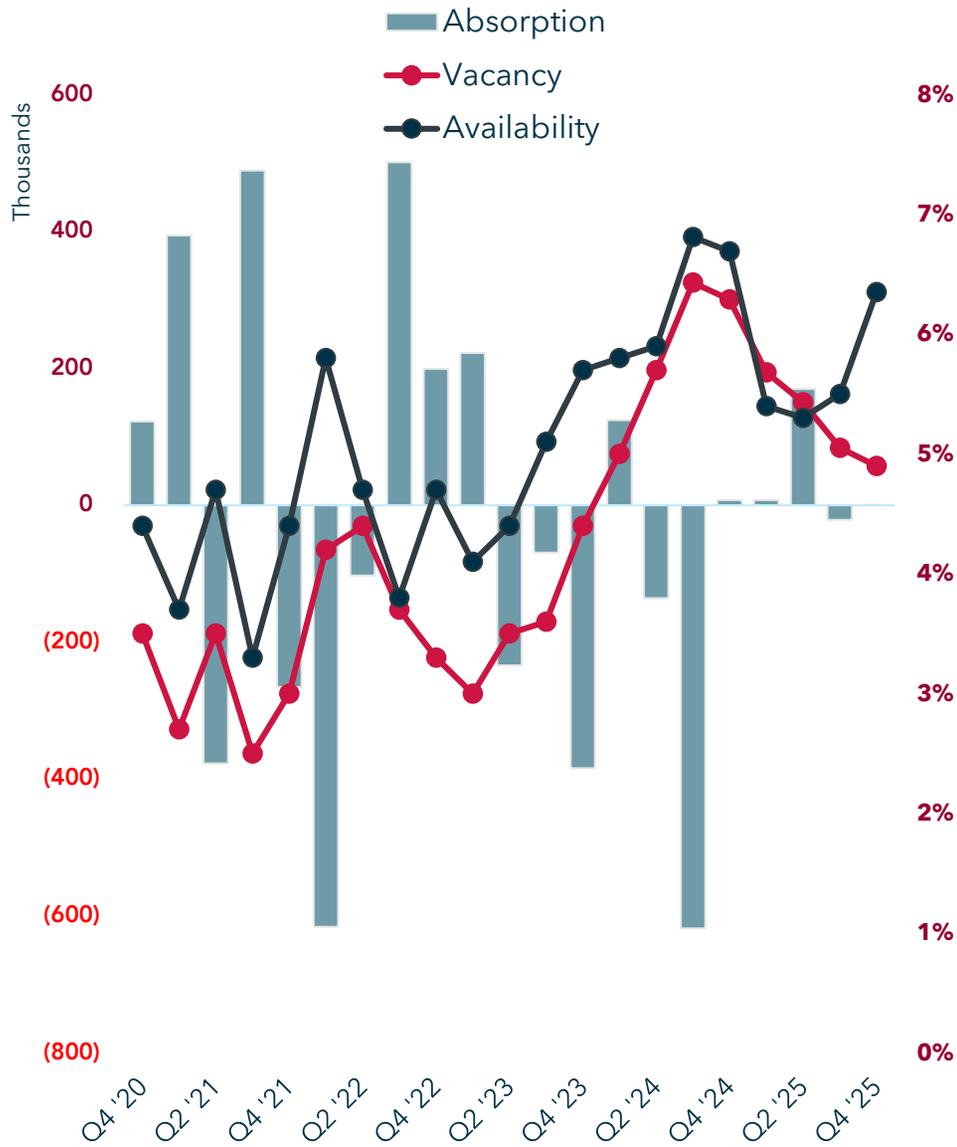


VACANCY BY BUILDING CLASS

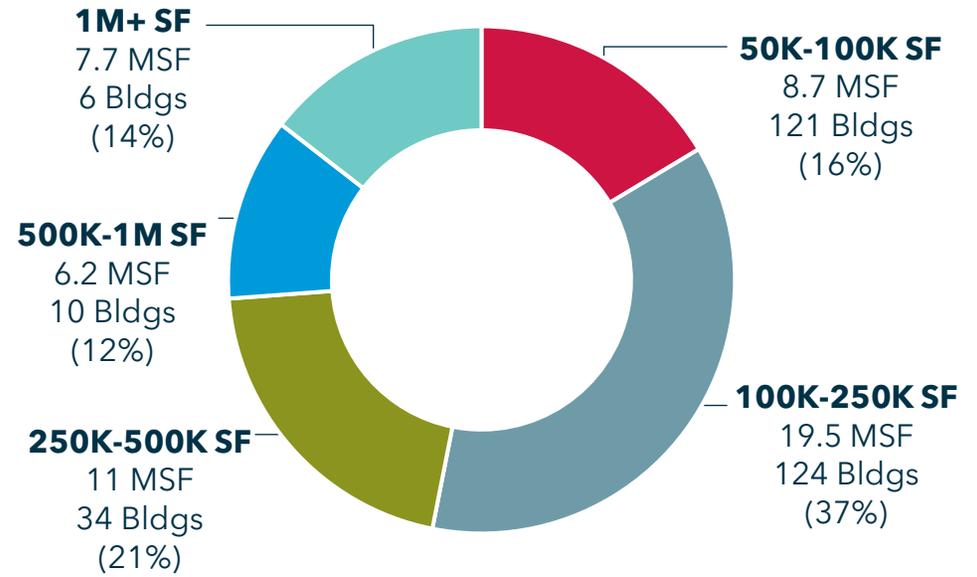


NORTH CENTRAL PENNSYLVANIA | STANDING STOCK

VACANCY, AVAILABILITY, & ABSORPTION



MARKET SHARE BY SF RANGE

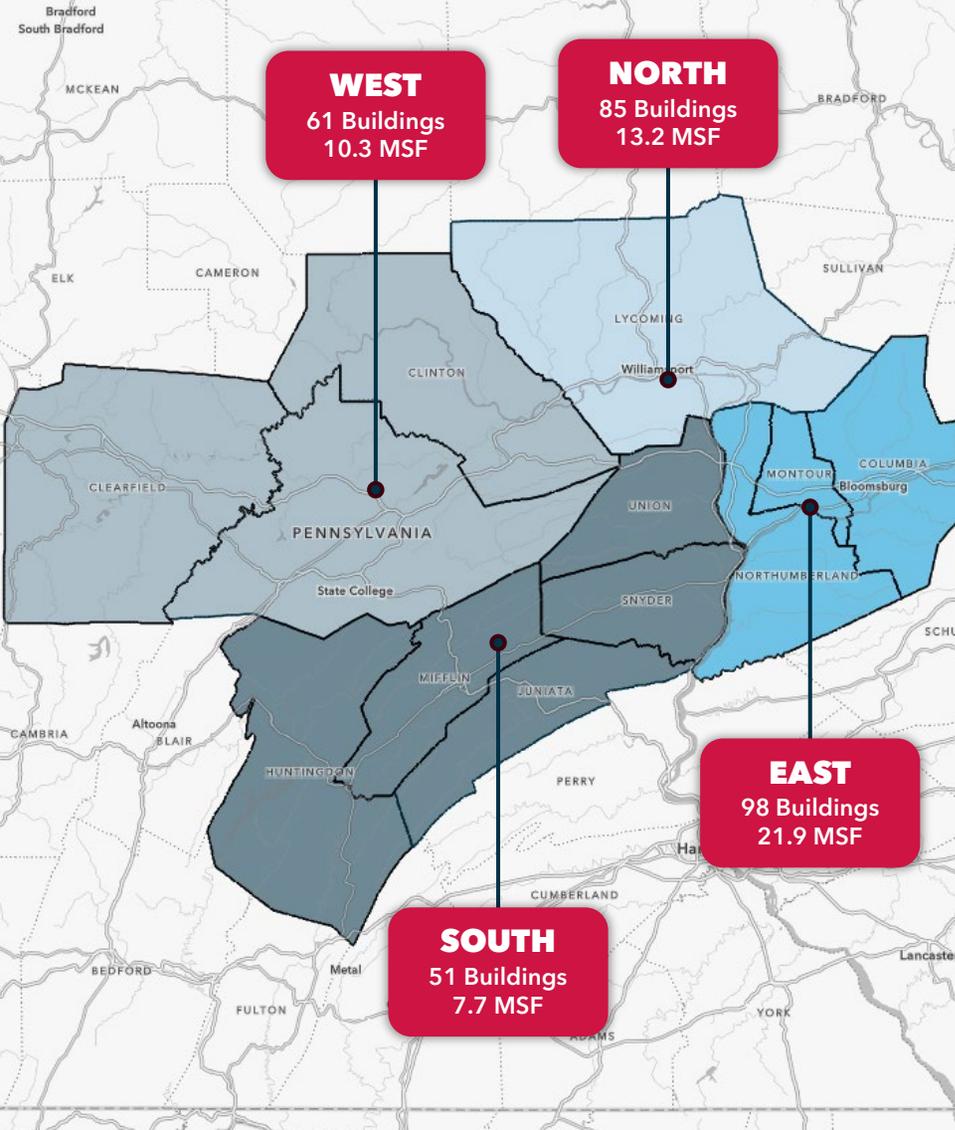


VACANCY (%) VS. AVAILABILITY (%)



NORTH CENTRAL PENNSYLVANIA | STANDING STOCK

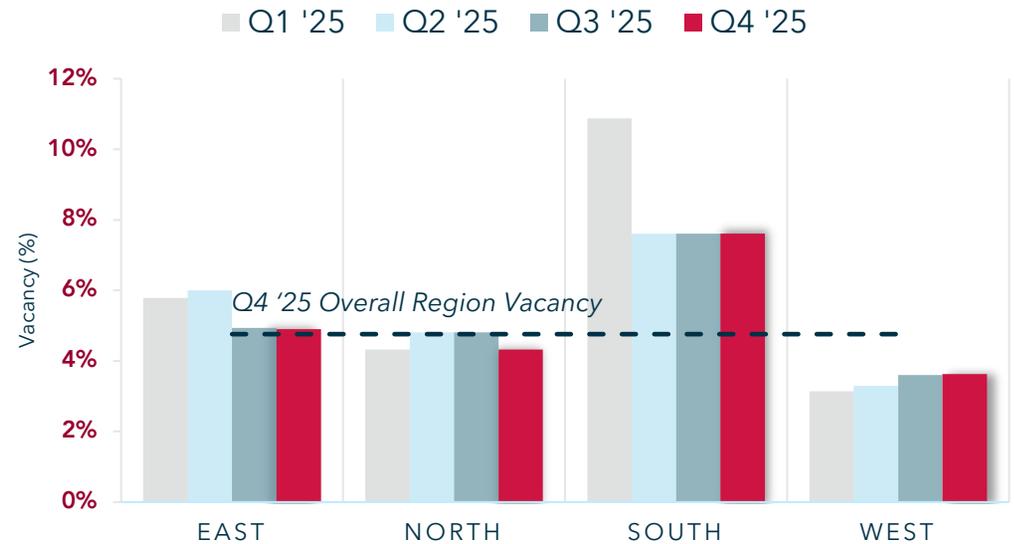
STANDING STOCK BY SUBMARKET



Q4 2025 - AVAILABILITY BY SUBMARKET



VACANCY COMPARISON - PREVIOUS 4 QUARTERS



NORTH CENTRAL PENNSYLVANIA | STANDING STOCK

Submarket	# Bldgs	Standing Stock (SF)	Vacancy (%)	Absorption (Q4 '25)	Under Construction (SF)	Proposed (SF)
NCPA East	98	21,862,939	4.90%	9,050	-	1,367,900
Columbia Co.	31	7,889,023	3.05%	-	-	-
Montour Co.	7	2,065,475	0.00%	-	-	-
Northumberland Co.	60	11,908,441	6.97%	9,050	-	1,367,900
NCPA North	85	13,228,018	4.32%	-	-	329,549
Lycoming Co.	85	13,228,018	4.32%	-	-	329,549
NCPA South	51	7,729,393	7.61%	-	71,300	1,150,587
Huntingdon Co.	9	1,528,109	7.20%	-	-	100,000
Juniata Co.	4	648,362	0.00%	-	-	-
Mifflin Co.	10	1,927,567	0.00%	-	-	-
Snyder Co.	17	1,451,634	0.00%	-	-	-
Union Co.	11	2,173,721	22.00%	-	71,300	1,050,587
NCPA West	61	10,252,097	3.63%	(8,569)	122,000	-
Centre Co.	19	3,120,635	3.65%	-	122,000	-
Clearfield Co.	22	3,893,947	2.27%	(31,569)	-	-
Clinton Co.	20	3,237,515	5.25%	23,000	-	-
OVERALL	295	53,072,447	4.90%	481	193,300	2,848,036
Class A	10	3,954,879	12.09%	-	-	-
Class B	155	26,116,552	2.88%	22,481	-	-
Class C	130	23,001,016	5.66%	(22,000)	-	-

TOP LEASE TRANSACTIONS (PAST 6 MONTHS)

Details Pending

12393 Wm Penn Hwy | Thompsettown, PA
186,365 SF | December 2025

Forum Energy Technologies

1102 Industrial Park Rd | Clearfield, PA
96,556 SF | August 2025

Details Pending

141 3rd Ave | Lock Haven, PA
23,000 SF | December 2025

TOP SALE TRANSACTIONS (PAST 6 MONTHS)

Buyer: JPH Enterprises

Seller: Cabinetworks Group, LLC

12393 Wm Penn Hwy | Thompsettown, PA
292,030 SF | Oct 2025 | \$4,500,000

Buyer: Parts ASAP

Seller: Spartronics

2333 Reach Rd | Williamsport, PA
180,966 SF | Nov 2025 | \$8,000,000

Buyer: The Patton Logistics Group

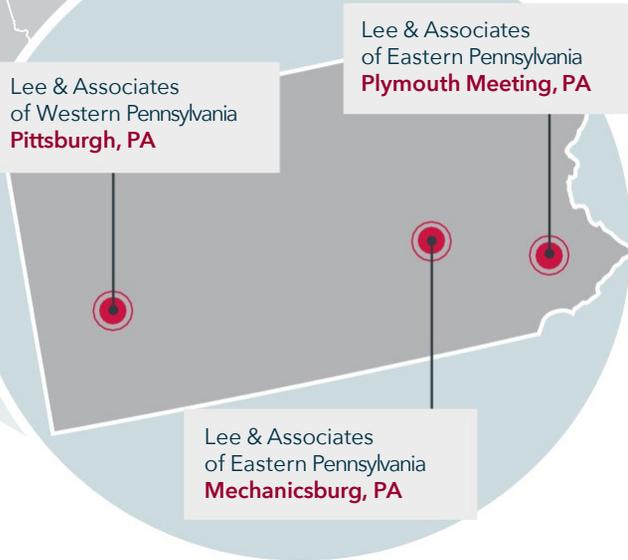
Seller: Milton Transportation

189 State Rd | Milton, PA
100,000 SF | Jul 2025 | \$3,750,000



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.



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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 buildings that are 50,000 square feet and larger, which are used or 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:

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.

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.

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.

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.

TERMS AND DEFINITIONS (CONTINUED):

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 Industrial Market 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 underwritten 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 H2 2025 INTEL

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