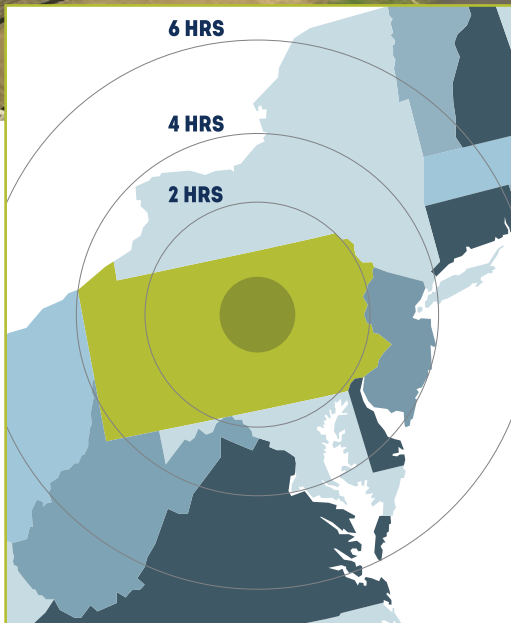




CENTRAL PENNSYLVANIA: PRIME LOCATION FOR GROWTH

Invest in Central PA



1 EQUIPPED TO MAKE AND MOVE PRODUCT

Prime Location, Lower Costs, Infrastructure, Energy, Uncongested, Incentives and Industrial Sites and Buildings.

2 WORLD CLASS INNOVATION & TECHNOLOGY RESOURCES

Proudly home to eight distinguished colleges & universities that have over 75,000 students enrolled; seven Career & Technical Centers and thirty-one public school districts as well as a variety of private and parochial schools.

BILLIONS OF DOLLARS IN INVESTMENT HAPPENING NOW IN CENTRAL PENNSYLVANIA

PRIVATE INVESTMENT

Companies that have recently invested millions of dollars and hired hundreds of new employees in Central PA include a container manufacturer, hydroponic greenhouse, thermoplastic manufacturer, foam board insulation manufacturer, advanced coating manufacturer, distribution center, conveyor belt manufacturer, logistics, ultrasound manufacturer, furniture manufacturer, metal injection molding manufacturer, electronics manufacturer and more!



PUBLIC INVESTMENT

Public infrastructure projects that have recently invested millions in new projects in Central Pennsylvania to support smart growth include High Schools, Colleges, Training Centers, Highways, Bridges, Hospitals, Airports, Electric, Natural Gas, Water, Sewer, Flood Protection, Housing and More!

TOP INDUSTRIES BY EMPLOYMENT

- Advanced Manufacturing
- Building and Construction
- Education
- Health Care
- Hospitality
- Leisure
- Entertainment

REGIONAL POPULATION:

628,900

AND PROJECTED TO INCREASE

REGIONAL JOBS:

18.2%

GOODS-PRODUCING INDUSTRIES

81.8%

SERVICE-PROVIDING INDUSTRIES



MAP LEGEND

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

5,370
sq. miles

REGION GEOGRAPHICS

Same geographic size as Rhode Island and Connecticut combined

\$19.47

AVERAGE HOURLY WAGE

\$18.57

MEDIAN HOURLY WAGE

Almost half (48.0%) of all jobs pay workers \$8.50 to \$15.00 per hour.

Most other jobs (52.0%) pay workers more than \$15.00 per hour.



In 8 hours or less from Central Pennsylvania reach:

- 60% of North America
- 115 Million People
- 46 Million Households
- 21 States



Central PA offers college towns, historical town centers, industrial areas and rural countryside.

3 PEOPLE

The 25,000 employers in Central PA have access to talent known for their dedication, hard work, ingenuity and pride.



4 QUALITY OF LIFE

Enjoy four seasons and the beautiful valleys and mountains of Central PA boasting miles of trails, rivers and outdoor activities. Located within a day-trip to major east coast cities like NYC and Washington, DC. Choose to live in forest hills, idyllic farm country, quaint and historic towns, or college towns that offer high quality schools, limited congestion and low cost of living. Culture and arts, festivals, lake beaches, wineries, outstanding medical institutions and more. "What a great place to live!"

5 INVESTMENT IN THE FUTURE

The Central PA region is experiencing billions of dollars of investment from growing companies, infrastructure, and community services paving the way for smart growth for today and in the future.

Contact us to get in touch with one of our 20+ Ambassadors of local manufacturing and community leaders to talk directly and confidentially with them about working smart and living happy in Central Pennsylvania:

focuscentralpa.org/ambassadors

Spotlight Industrial Sites

Keystone Opportunity Zones – free of state and local taxes until a designated time, some until 2028

- ✓ 15 tax free properties
- ✓ 123 industrial and commercial buildings and sites
- ✓ 65 buildings - total of 4,278,833 square feet
- ✓ 58 sites – total of 2,405 acres
- ✓ Lease, Sale, Build to Suit Options all available

Great Stream Commons, Allenwood PA – 500+ acre Master Planned Industrial Park with 350 available acres, located directly off of US Route 15, minutes from Interstate 80 Exit 210. Rail served and designed for a variety of uses, including manufacturing, warehousing and distribution. A Keystone Opportunity Zone tax free site until 2028.

SEEDCO Industrial Park, Shamokin PA – A 1,200 acre industrial site designated a Keystone Opportunity Zone tax free site with heavy infrastructure including rail service.

Industrial Flex Building, Danville PA – 91,635 square feet of industrial flex space on 4.62 acres, located directly on heavily traveled Route 11 just minutes to Interstate 80.

Benner Commerce Park, Bellefonte PA – A 40+ acres Keystone Opportunity Zone industrial site located 10 minutes from Penn State University's main campus and Research Park close to I-99/Route 150 interchange and just minutes from I-80.

Mifflin County Industrial Park Phase II, Lewistown PA – A Keystone Opportunity Zone shovel ready with complete infrastructure. Rail available on some lots, lots vary from 12 to 14 buildable acres.

Columbia County Business Park, Bloomsburg PA – Business Park located right off Interstate 80 at Exit 236. Lots from 10 acres that can support a 100,000 square foot facility to 3.15 acres including 40,000 square foot flex space and preapproved plans for office, warehouse and manufacturing.

Old Trail Industrial Park, Shamokin Dam PA – A 105 acre Keystone Opportunity Zone site that includes a 1,124-megawatt natural gas fired power plant with significant infrastructure including rail. Lots vary from 50 to 14 acre parcels, located just off of US Route 15, a major north south corridor, and 17 miles to Interstate 80.



Region's resource for corporate location and expansion decisions. Contact Focus Central PA for a confidential and efficient response to information about opportunities in Central Pennsylvania to support your company's growth strategy.



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Focus Central PA is a nonprofit supported by partners and investors. Partners: DRIVE Industry (Columbia & Montour Counties), Northumberland County Planning & Economic Development, Union County Planning & Economic Development, Centre County Chamber of Business & Industry (CBICC), Mifflin County Industrial Development Corporation (MICIDC), Greater Susquehanna Business Development Council (GSBDC) (Snyder County). Investors: North Shore Railroad Companies, SEDACog Joint Rail Authority, UGI Utilities, PPL Electric Utilities, FirstEnergy, Cushman & Wakefield, Geisinger, Grayston Enterprises LLC, LR Costanzo Co., PhilaPort, Citizens' Electric Company, Core Design Group, Larson Design Group, Moran Logistics, Norfolk Southern, and Patton Warehousing.