


**INFRASTRUCTURE PLANNING:  
CAPACITY, RELIABILITY AND  
SUSTAINABILITY**  
WEDNESDAY, MARCH 13, 2024




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**PRESENTERS**



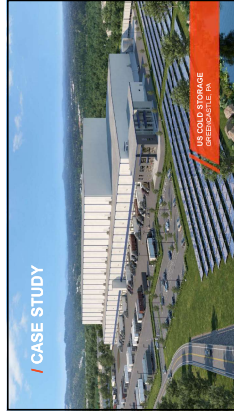
**MIKE PINCUS**,  
Vice President  
Bohler



**CHRIS DEWITT**,  
Chief of Infrastructure  
Ethos



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**CENTRAL PA INDUSTRIAL MARKET**


- Top spot for industrial development
- Better land cost and availability
- More demand and vacancy
- Development challenges faced in Central PA
  - Zoning restrictions
  - Municipal and public opposition
  - Access issues
  - Easy sites are gone!



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**RESEARCH, DUE DILIGENCE & ANALYSIS**

- Effective research and due diligence helps ascertain a project's limits and mitigate risk
  - Availability of water, sewer, electric, natural gas – does existing infrastructure exist and have capacity?
  - Traffic, impacts and rail access
  - Building height needs and restrictions
  - Geotechnical investigations for building foundations
  - Future plans for growth and expansion
  - Existing infrastructure capacity



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**FUTURE CHALLENGES AND OPPORTUNITIES**



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**FUTURE CHALLENGES AND OPPORTUNITIES**

- Increased demand for power and incorporating sustainability
  - On-site solar
  - Building for future solar and conduit for EV charging
- Increased resistance to industrial development
  - Pre-application meetings
  - Community improvements
- Coming to Central PA
  - On-shoring manufacturing
  - Advanced manufacturing
  - Data center/mission critical



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