

Making connections you need, to get your project up and running ... *FAST*



Permits

Utilities

Incentives

Sites

Connecting you with the resources you need to get the job done.

Select Major Manufacturing Employers

Metal Fabrication

Milton Steel, Inc.
Standard Steel, LLC
Overhead Door Corporation

Fabricated Structural Metal
Steel Mills/Transportation Equipment
Insulated Metal Doors

Agro-Foods

Kellogg Co.
Frito-Lay, Inc.
Del Monte Foods Co.

Breakfast Cereal Manufacturing
Snack Foods
Canned Goods

Equipment Manufacturing

Raytheon Co.
GE Inspection Technologies
Kardex Production USA

Search and Navigation Instruments
Non-destructive Testing Instruments
Industrial Machinery

Wood Product Manufacturing

Wood-Mode Cabinetry
Armstrong Cabinet Products
Conestoga Wood Products

Cabinetry
Cabinetry
Cabinetry

Paper and Plastic Products

First Quality Products Inc.
International Paper Co.
Trinity Packaging Corp.

Hygienic Paper Products
Paper, Packaging Products
Plastic Packaging Products

Education, Research, Scientific & Technical Services

Penn State University
Accu-Weather Inc.
Tech Group-West Company

Education, Research, Athletics
Weather Forecasting
Medical Product Solutions

Transportation Equipment

Textron Lycoming
Great Dane, LP
Leer East Inc.

Aircraft Engine & Parts
Trailer Fabrication & Assembly
Truck Caps & Covers

Energy

Halliburton
Sooner Pipe
Aset Solar

Concrete – Natural Gas Industry
Piping - Natural Gas Industry
Solar Parts

Government & Service Employers include Penn State University, Geisinger Health Systems.
Employee numbers across all Major NAICS codes noted on the Population Page.

Education Resources – Colleges & Universities

<p>Bucknell University 1 Bucknell University Lewisburg, PA 17837-0000 570.577.2000 http://www.bucknell.edu/</p> <p>Completions: 928 #3 on All-Time List (CoSida) for Producing Academic All Americans</p>	<p>Liberal Arts & Pre-professional</p> <p>47 majors and 65 minors Covering engineering, management, education, sciences and music, as well as nationally ranked programs and pre-professional advising that prepare students for success in law and medicine.</p> <p>Largest Private Liberal Arts School in United States</p>
<p>Penn State University 201 Old Main Street University Park, PA 16802-1589 814.865.4700 http://www.psu.edu/</p> <p>Completions: 14,318 #1 among 479 corporate executives "whose bachelor graduates were the best-trained and educated, and best able to succeed once hired."</p>	<p>Liberal Arts, Research and Professional</p> <p>160 Majors on all campuses Covering a wide array of fields of study. Research Statistics: Ranked ninth among U.S. universities by the National Science Foundation, with \$753 million in research and development spending for science and engineering. During the 2009-2010 fiscal year, Penn State received \$780 million in research expenditures.</p>
<p>Bloomsburg University 400 East Second Street Bloomsburg, PA 17815-0000 570.389.4000 http://www.bloomu.edu</p> <p>Completions: 1,978 Ranked as one of country's top schools in northeast</p>	<p>Liberal Arts</p> <p>54 undergraduate programs and 20 graduate programs and a doctorate in audiology program.</p> <p>Noted for education programs, including graduate degree program in Instructional Technology, Elementary & Secondary Education programs, Audiology & Speech Pathology</p>
<p>Penn College of Technology/PSU Affiliate One College Avenue Williamsport, PA 17701-5799 570.326.3761 http://www.pct.edu</p> <p>Completions: 1,670 In top 10 public, 4 year colleges in north by US News.</p>	<p>Technology & Liberal Arts</p> <p>100 certificate, associate and baccalaureate degree programs in a variety of fields including Automated Manufacturing & Machining, Civil Engineering, CAD, Electronics & Computer Engineering, Plastics & Polymers and Welding</p>
<p>Lock Haven University 401 North Fairview Street Lock Haven, PA 17745-2390 570.893.2011 http://www.lhup.edu</p> <p>Completions: 940</p>	<p>Liberal Arts</p> <p>Approximately 70 undergraduate and 5 graduate programs Offers a "Small College Lifestyle with a Big University Education"</p>
<p>Susquehanna University 514 University Avenue Selinsgrove, PA 17870-1025 570.374.0101 http://www.susqu.edu</p> <p>Completions: 437</p>	<p>Liberal Arts – Over 50 majors and minors in programs. Pre-professional programs in Dentistry, Law, Medicine, Ministry, Optometry, Pharmacy, Physical Therapy, Podiatry, Teaching and Veterinary Medicine</p> <p>93% of faculty holding doctorates or higher. Student-to-faculty ratio of 13 to 1.</p>
<p>Lycoming College 700 College Place Williamsport, PA 17701-5192 570.321.4000 http://www.lycoming.edu</p> <p>Completions: 274</p>	<p>Liberal Arts</p> <p>Special programs - Pre-law & health profession advising, co-op program with Duke University's Environmental Science & Forestry program, accelerated MBA program with College of Business at RIT, the Clean Water Institute, Institute for Management Studies, Center for the Study of Community and the Economy</p>

Education Resources – Trade & Technical

COMMUNITY COLLEGE

Luzerne County Community College-Branch
1100 Spruce Street
Kulpmont, PA 17834
570.373.5676

2 East Arch Street
Shamokin, PA 17872
570.648.2544 www.luzerne.edu

BUSINESS & TECHNOLOGY

South Hills School of Business and Technology
124 East Market Street
Lewistown, PA 17044
717.248.8140

480 Waupelani Drive
State College, PA 16801
814.234.7755 <http://www.southhills.edu/>

BUSINESS SCHOOLS & TRAINING

McCann School of Business
1147 North 4th Street
Sunbury, PA 17801
570.286.3058 <http://www.mccann.edu/>

Newport Business Institute
941 West Third Street
Williamsport, PA 17701
570.326.2869
<http://www.newportbusiness.com/>

Nova Southeastern Univ/Williamsport
100 Pine Street
Williamsport, PA 17701
570.366.0515 <http://www.nova.edu/>

HEALTH RELATED

Central Susquehanna LPN Career Center
1339 Saint Mary Street, Suite 2
Lewisburg, PA 17837
570.768.4960 <http://www.lpn.csiu.org/>

St. Joseph Institute for Holistic Studies
134 Jacobs Way
Port Matilda, PA 16870
814.692.4954 <http://www.stjosephinstitute.com/>

The Valley School of Healing Arts
1752 S. Susquehanna Trail
Port Trevorton, PA 17864
570.374.2222 <http://www.valleyschoolofhealingarts.com/>

Phlebotomy Institute Of Central PA
125 Puddintown Road
State College, PA 16801
814.234.1669

TRUCK DRIVING

Professional Drivers Academy
2300 Housels Run Road
Montandon, PA 17850
800.875.2511 <http://www.pdacdl.com/>

SPECIALIZED CORPORATE TRAINING (on-site)

WorkKeys - Free workforce assessments available.
Developed by ACT, a national non-profit company steeped in a
tradition of building quality assessment tools.

570.322.0600
<http://www.cpwdc.org/workkeys/workkeys-for-employers/>

Penn State Workforce Development Programs
Offers customized training solutions to corporations
570.320.5238 <http://ceup.psu.edu/corporate-programs>

Population

(within 45 minutes of center of region)

Population	834,945
Total Employees	338,628

Employees by Major Occupation (2010)	
Administrative Support Workers	60,484
Professional Specialty Occupations	51,573
Other Services: Site Based	49,440
Executive, Managers, and Administrators	35,033
Precision, Craft, and Repair: Site Based	33,874
Sales Workers and Clerks	28,882
Technologies and Technicians	11,583
Handlers, Helpers and Laborers	11,470
Transportation and Materials Moving Workers	11,071
Machine Operators, Assemblers, and Inspectors	10,393
Construction, Repair, and Mining: Field Based	10,271
Farming, Forestry, and Fishing	7,369
Sales Professionals	7,223
Protective Services	6,204
Other Services: Field Based	1,931
Technical, Sales, and Administrative: Field Occupations	985

Employees by Major Establishment Type (2010)	
Government	29,825
Hospitals	28,446
Primary and Secondary Education	19,216
Restaurants	14,969
Health and Medical Services	14,615
Durables Wholesale	11,907
Social Services	10,709
Machinery and Equipment Mfg	10,466
Metals Fabrication	9,090
Banks and Financial Institutions	6,611
Colleges and Universities	6,125
Professional Services	5,993
Food Manufacturing	5,737
Entertainment and Recreation Services	5,356
Lumber and Wood Production	3,460
Printing and Publishing	2,665
Paper Manufacturing	2,638
Furniture Manufacturing	2,226
Apparel and Textile Manufacturing	1,414
Agriculture, Forestry and Fishing	1,263
Textile Mills	1,117

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Incentives & Assistance

PA First – For use on Machinery/equipment; Job training; Infrastructure; Land and building improvements; Environmental assessment/remediation; Acquisition of land, buildings, right-of-ways; Working capital; Site preparation, demolition, clearance. Grants and loans up to \$5,000 for each job projected to be created or retained.

Rail Freight Assistance Grant (PA DOT) – Up to 750k for rail maintenance and up to 100k for rail construction.

Industrial Sites Reuse Program (PADEP) -Grants and loans up to \$200,000 for environmental assessments; Grants and loans up to \$1 million for remediation of brownfields

Small Business First Fund Loan - Land and building acquisition and construction; Machinery and equipment purchase and upgrades; Working capital; Environmental compliance/pollution prevention. \$25,000 cost per job retained or created; 3% 15 year term for land and building; 10 year term for machinery and equipment; 3 year term for working capital.

PIDA (Pennsylvania Industrial Development Authority Loan) – For land and building projects. 3.75%-4.75% rate, 35K/job, max-2 million

MELF (Machinery & Equipment Loan Fund) –3.75% rate, 25K/job, 50% of equipment cost, max of 5 million

WedNet/Guaranteed Free Training - \$450/employee for entry-level training or \$800/employee for information technology

CJT (Customized Job Training) – 75% of costs for job specific customized training.

Job Creation Tax Credits – Credits for creation of at least 25 new jobs or 20% expansion of existing workforce. Credits to \$1,000/new job applied against state Corporate Income and Capital Stock & Franchise Tax

R& D Tax Credits - 10% tax credit of company's increased research and development expenses over a base period (prorated to not exceed \$15 million annual cap for all businesses); Up to 20% of total pool set aside for small businesses.

KOZ – Properties designated as such free from state taxes

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Government Contacts

STATE CONTACTS

Governor Tom Corbett
717.787.2500

State Representative
District 5-Glenn Thompson 814.353.0215
District 10-Thomas Marino 570.988.7801
District 9- William Shuster 814.696.6318

State Senator
District 23 Gene Yaw 570.322.6457
District 27 John R. Gordner 570.784.3464
District 34 Jake Corman 814.355.0477
District 35 John Wozniak 717.787.5400

Governor's Action Team
Kate Fairweather
kfairweather@state.pa.us 570.523.0897

COUNTY ECONOMIC/INDUSTRIAL DEVELOPMENT

Centre County	Trudy Mitchell	814.235.1666
Clinton County	Mike Flanagan	570.748.5782
Columbia County	Fred Gaffney	570.784.2522
Juniata County	Ronald Shearer	717.436.8201
Lycoming County	Jason Fink	570.320.4212
Mifflin County	Rob Postal	717.242.0393
Montour County	Bob Hickox	570.784.2522
Northumberland County	Pat Mack	570.988.4343
Snyder County	Charlie Ross	570.743.4100
Union County	Don Alexander	570.524.3852

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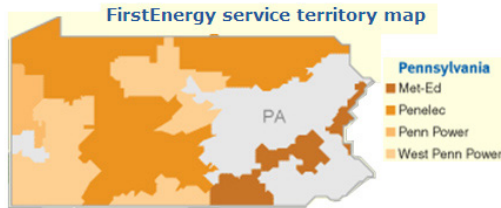


Electric & Gas Contacts

UGI Penn-Gas
Andy Rohrer
Arohrer@ugi.com
570.893.5707

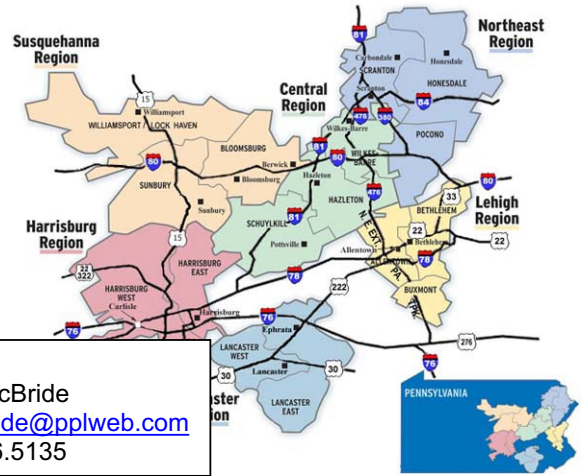
UGI Penn-Electric
570.819.4844

Citizens Electric
Union County coverage area
Eric Winslow
Winslowe@citizenselectric.com
570.522.6141



First Energy-Penelec
Larry Morris
Immorris@firstenergycorp.com
610.921.6489

PPL ELECTRIC UTILITIES SERVICE TERRITORY



PPL
Teri MacBride
tjmacbride@pplweb.com
570.416.5135

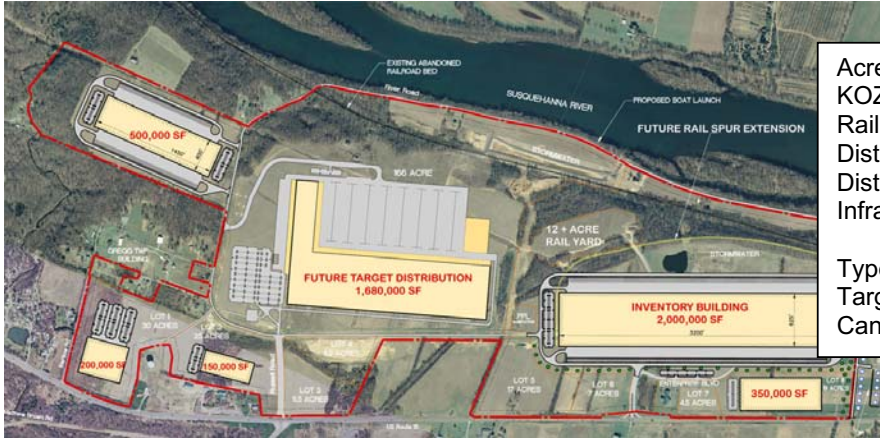
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Select Industrial Parks & Land



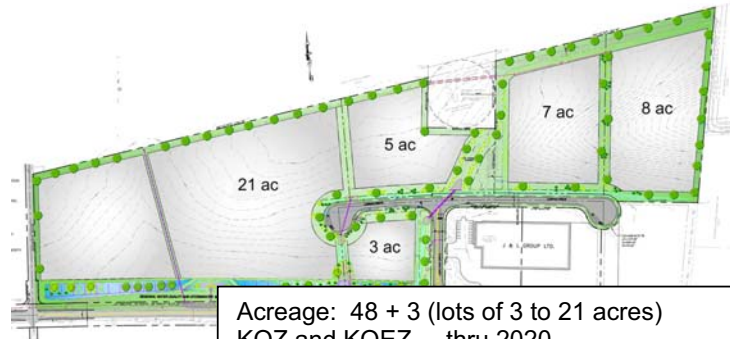
Great Stream Commons – Concept Plan
Allenwood, PA Union County



Acreage: 300 of 670
 KOZ thru 2017 & KOEZ thru 2020
 Rail: Scheduled for 2012 q3
 Distance to I-80: 5 mi
 Distance to US 15: 0 mi
 Infrastructure: Shovel Ready, Public w, w/w,
 3 phase electric, natural gas
 Type: Commercial & Manufacturing
 Target Corp owns 166 acres
 Can facilitate 2 mil sf rail served building



Pawling Station
Selinsgrove, PA Snyder County



Acreage: 48 + 3 (lots of 3 to 21 acres)
 KOZ and KOEZ – thru 2020
 Rail: Feasible
 Distance to I-80: 20 mi
 Distance to US 11/15: 2 mi
 Distance to US Rte 522: 0
 Infrastructure: Sites are Shovel-Ready
 Type: Light Industrial



Mifflin County Industrial
Lewistown, PA Mifflin County






Acreage: 2- 30 acres,
 (37 ac nearby)
 KOZ through 2013
 Rail: Yes
 Distance to I-80/99: 40 mi
 Distance to US 22/522: .5 mi
 Distance to US 322: 2 mi
 Infrastructure: heavy
 Other Tenants: Overhead
 Door, Trinity Packaging,
 GE Inspection Technologies
 Type: Heavy to Light Industrial

Other Developable Land – Montour County




16 acres – Commercial zoned
 Boedker Property, Ridge Road & Rte 11,
 Danville, PA
 Feasibility Study Good, Road Access,
 Municipal w & w/w



Buildings - > 50,000

	<p>Former CNH/Central Penn, Maple St., Belleville, Mifflin County Acreage 75 Drive-In Doors: 10 Loading Docks: 20 Former Ag & construction equipment manufacturing Special Characteristics: Abundant Yard Storage Heavy Infrastructure on Site Lease: As low as \$1.00/sf</p>
<p>Multi-Use 450,000 sf in multiple buildings</p>	
	<p>Greater Lewistown Corporate Center, 600 Roundhouse Rd, Lewistown Acreage: 34 Ceiling – 21' to 24' Columns: 25x70 and 30x40 Docks: 19, Rail Doors: 3, Drive-in doors: 2 Rail Former Polyester Yarn Sale: \$ 3.3 million, Lease: \$1.75/SF NNN</p>
<p>Office /Industrial 330,000 sf total, 9000 sf</p>	
	<p>Iron Town Center TRW 601 E Market St., Danville, Montour County Acreage: 15.2 Ceiling: 26' Columns: 2 – 100' x 660' long bays w/ 26' ceilings Heavy Electric Renovated: 2008 Rail, Siding soon Sale: \$2.5 mil, Lease: \$2.50/sf NNN KOZ through 2021</p>
<p>Warehouse/Mfg - 195,000 sf</p>	
<p>Industrial – 93,252 sf</p>	<p>Former Metso Minerals, Wall St., Danville, Montour County Acreage: 7 Ceiling: 30' Former use: Steel fabrication, Open production area Rail Sale & Lease: Negotiable</p>
	<p>PA House Warehouse, Lewisburg, Union County 60,000 sf 4 acres Ceilings: 24' 1,000 sf Office easily enlarged 11 Docks, 1 easily created drive-in Insulated Natural Gas Hookups Lease: \$2.50/sf NNN</p>
<p>Warehouse – 91,960 sf</p>	






Buildings 26k – 50k sf

	<p>Greater Lewistown Plaza, Logan Blvd., Mifflin County Space 1: 8837 sf Finished 175 seat Call Center w/ 10 offices, open area, conference rooms, cafeteria, ADA rest rooms & storage space. Space 2: 27,000 sf - potentially 700 seat call center large open area with several offices, cafeteria, storage space and rest rooms. 7 restaurants on contiguous property. Anchored by Weis Markets and JC Penney. Lease: \$6.00-\$9.00/sf NNN</p>
	<p>Feeser Foods, 700 Roundhouse Rd, Lewistown, Mifflin County Acreage: 1.67 Ceiling – 20' Docks: 3, Drive-In: 1 Rail Siding Former Use: Commercial and Distribution for Food Products Sale: \$560,000, Lease: \$2.75/SF NNN</p>
	<p>Runnerless Knits, 301 N 5th St, Sunbury, Northumberland County Warehouse: 15,000 sf Office: 600 sf Acreage: 0.74 Ceiling Ht: 23' Docks: 3 plus 1 street level Former Use: Swimsuit liner manufacturer Infrastructure in place Modern Warehouse addition & production work space Sale: \$925,000 Lease: \$7435.00/mo</p>
	<p>Philips Products, Snyder County Located in a KIZ Heavy Infrastructure Excellent Condition, Willing to renovate Lease: \$1.25/sf NNN</p>

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Buildings – 25,000 sf and smaller

	<p>C & R Properties, 16 Industrial Park Rd., Lewistown, Mifflin County Acreage: 4 Ceiling: 14' Docks: 2 Excellent Condition, on Interchange Former Use: Training/classrooms; electronics Lease: negotiable</p>
	<p>D.O.W., 4650 W Branch h/w, Lewisburg, Union County Docks: 1, Drive-in Door: 1 Excellent Condition Along US 15, 6 miles from I-80 Former Use: HVAC, Beauty Salon, Office, Retail Sale or Lease</p>
	<p>Derr/Grillman, 84 West Charles, Lewistown, Mifflin County Acreage: 2 Ceiling: 16' - 18' Docks: 2, Drive-in Doors: 3, Excellent Condition Sale: \$475,000</p>
	<p>Nittany Paper/10 Duquesne Way, Lewistown, Mifflin County Acreage: 0.59 Ceiling: 15' - 20' Docks: 2, Overhead Doors: 4 Rail: Feasible, Energy Efficient Sale: possible Lease: negotiable</p>
	<p>Walnut & Union Streets, Beavertown, Union County Docks: 2 Open Space with Offices Excellent electric service Renovations Lease: \$3.00/sf</p>

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Buildings – Retail, Grocery, Restaurant

 <p><i>Retail 142,369 sf</i></p>	<p>Former ValuCity, Selinsgrove, Snyder County Acres: 15 Parking: 320 Rt 11/15 frontage w/ mall traffic Subdividable to 20k sf up to 70k sf Lease: 3.20/sf NNN Permits colleges and universities, commercial recreational or entertainment facilities, contractor's offices and shops, med clinics & related labs, office, retail, schools, storage & warehousing</p>
 <p><i>Retail 26,389 sf</i></p>	<p>Former Giant Supermarket, 30 Baldwin Blvd., Shamokin Dam, Snyder County Zoning permits retail sale of goods, offices, banks, dry cleaners, health & fitness clubs, restaurants Lease: \$12.00/sf to \$18.00/sf Estimated triple net charges for 2010 Common Area Maintenance & Insurance-\$1.93/sf & Real Estate Taxes-\$0.72/sf.</p>
 <p><i>Former Restaurants 4,469 sf</i></p>	<p>370 & 400 International Drive, Lewisburg, Union County 1.5 acres Parking: 320 Rt 11/15 frontage w/ mall traffic Subdividable to 20k sf up to 70k sf Lease: 3.20/sf NNN</p>

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Transportation Map



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Recent Expansions & Locations

General Electric Inspection Technologies	Instrumentation	\$10.5 million
Standard Steel/Sumitomo Site	Steel	\$320 million
Nittany Paper Mills	Paper products	75,000 s.f.
First Quality Baby Products	Hygienic products	1,000,000 s.f.
Kardex Production USA	Industrial machinery	250,000 s.f.
Halliburton	Concrete	12 million
Sooner Pipe	Tubular Distribution	50 jobs

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FOCUS YOUR SITES ON CENTRAL PENNSYLVANIA for

- ◆ 49 Industrial Parks, 16 in tax-free KOZ areas
- ◆ 7 Colleges & Universities with an additional 7 Satellite Programs
- ◆ 9 Technical & Specialized Training Schools
- ◆ 300,000 plus labor force
- ◆ Cost of Living Index 91.2%
- ◆ Median Home Value \$104,000
- ◆ Median Income \$42,840
- ◆ Workforce Training and Assessment Programs
- ◆ No Toll Roads & Interstates with virtually no congestion

*We compared incentives, labor force and facilities ...
and chose to locate in Central PA because it provided the best value.*

Rick Hersman
VP Human Resources
Kardex USA, Inc.



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