

INDUSTRIAL MARKET SET

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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 PA – 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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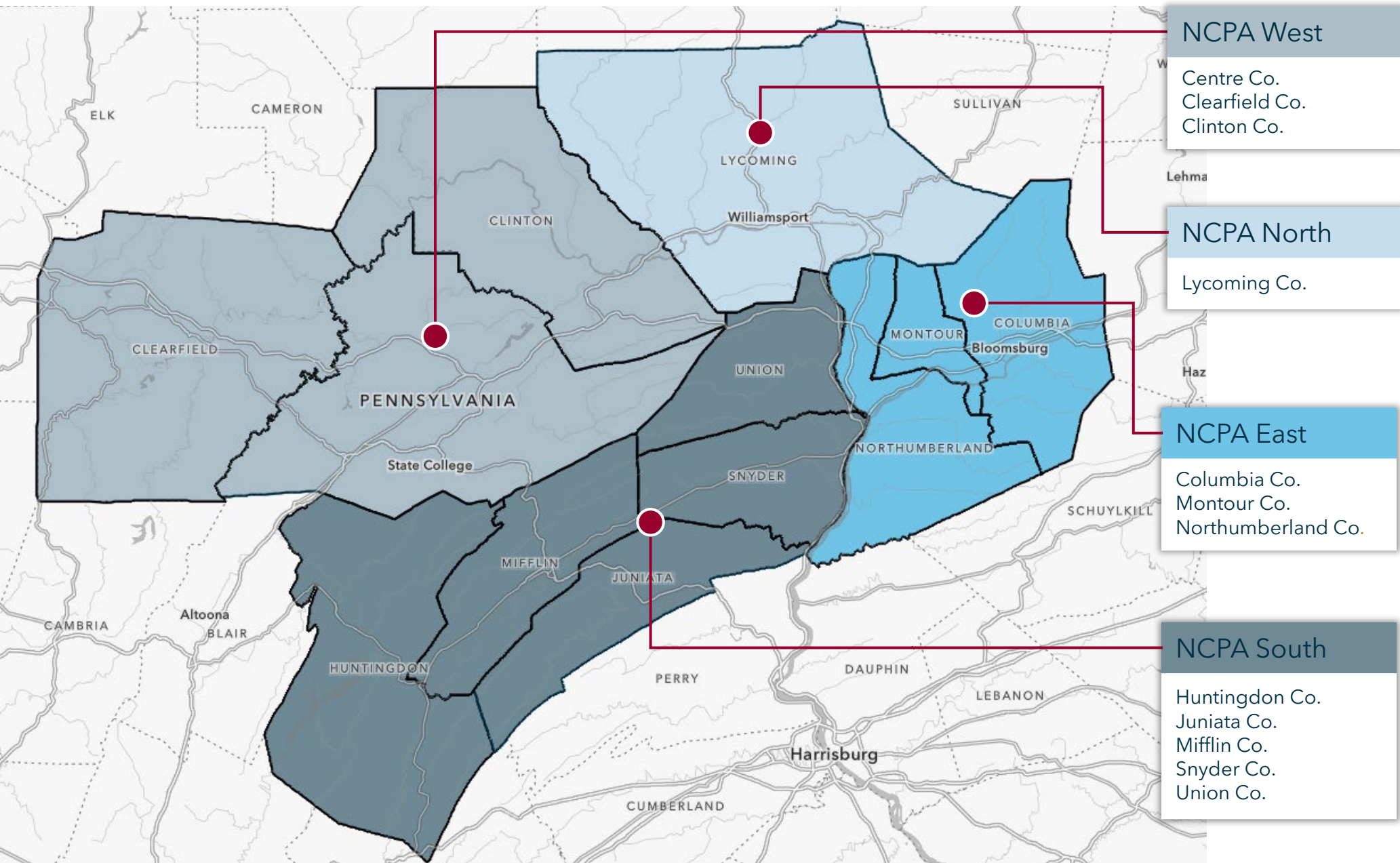
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NORTH CENTRAL PENNSYLVANIA REGION | SUBMARKET CLUSTERS



NORTH CENTRAL PENNSYLVANIA

NORTH CENTRAL PA NORTH

NORTH CENTRAL PA SOUTH

NORTH CENTRAL PA EAST

NORTH CENTRAL PA WEST



KEY HIGHLIGHTS

Vacancy edges higher, but remains within a healthy range

Overall vacancy remained relatively stable from Q4 2025 to Q1 2026 before increasing to 5.17% at the end of Q2. The increase was primarily tied to four new vacancies totaling approximately 173,000 SF. This is a meaningful shift in a smaller regional market, but conditions remain relatively tight, with less than 3.0 MSF available across the North Central Pennsylvania region.

Leasing activity moderated from late 2025 levels

Leasing activity totaled just under 250,000 SF during the first half of 2026, below the roughly 370,000 SF recorded during the second half of 2025. Two of the largest transactions were tied to sale-leaseback activity, including Hoeganaes Corporation's approximately 147,500 SF lease in Watsontown and Altor Solutions' 54,000 SF lease in Bloomsburg.

Sales activity includes several large industrial assets

Six industrial properties sold during the first half of 2026, totaling just under 800,000 SF. The largest transaction was the 300,000 SF former Cabinetworks Group manufacturing facility in Mifflinburg, which was acquired by John Brothers Holdings, LLC and is expected to support the expansion of the company's vertically integrated manufacturing operations in Union County.

Reinvestment in existing facilities supports regional economic development

Recent sales activity also points to continued reinvestment in legacy industrial assets across the region. In addition to the Mifflinburg transaction, Berwick Industries' purchase of the former Berwick Offray bow and ribbon production facility is expected to revive manufacturing operations at the site, supported by state funding incentives and planned job creation.

H1 '26

MARKET INDICATORS

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

306

Number of Buildings

53,478,658

Standing Stock (SF)

5.17%

Vacancy

(170,966)

Net Absorption

249,284

Leasing Activity (SF)

2,848,036

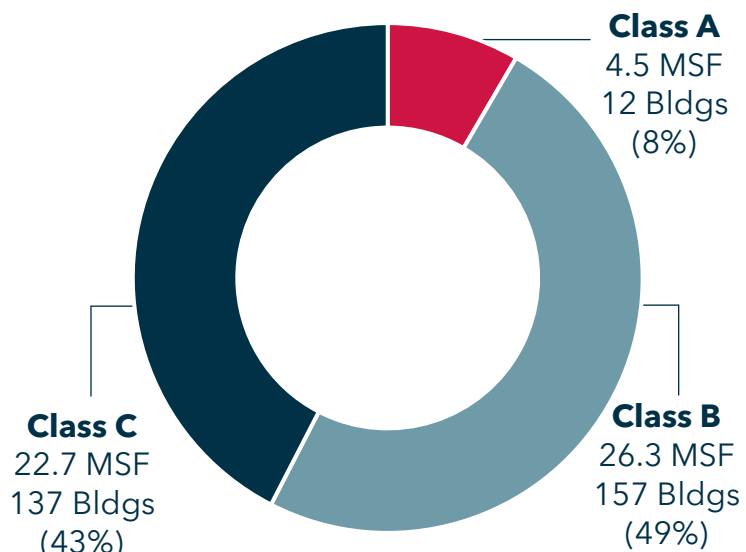
Pre-Construction (SF)

71,300

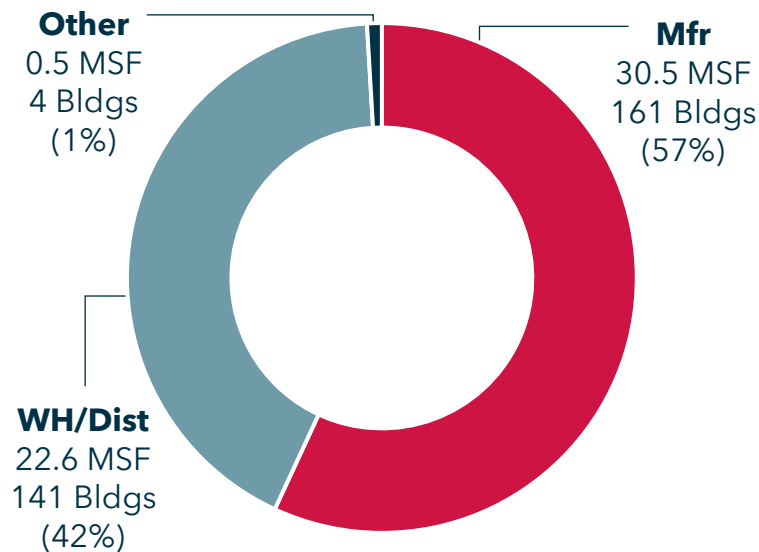
Under Construction (SF)

NORTH CENTRAL PENNSYLVANIA | STANDING STOCK

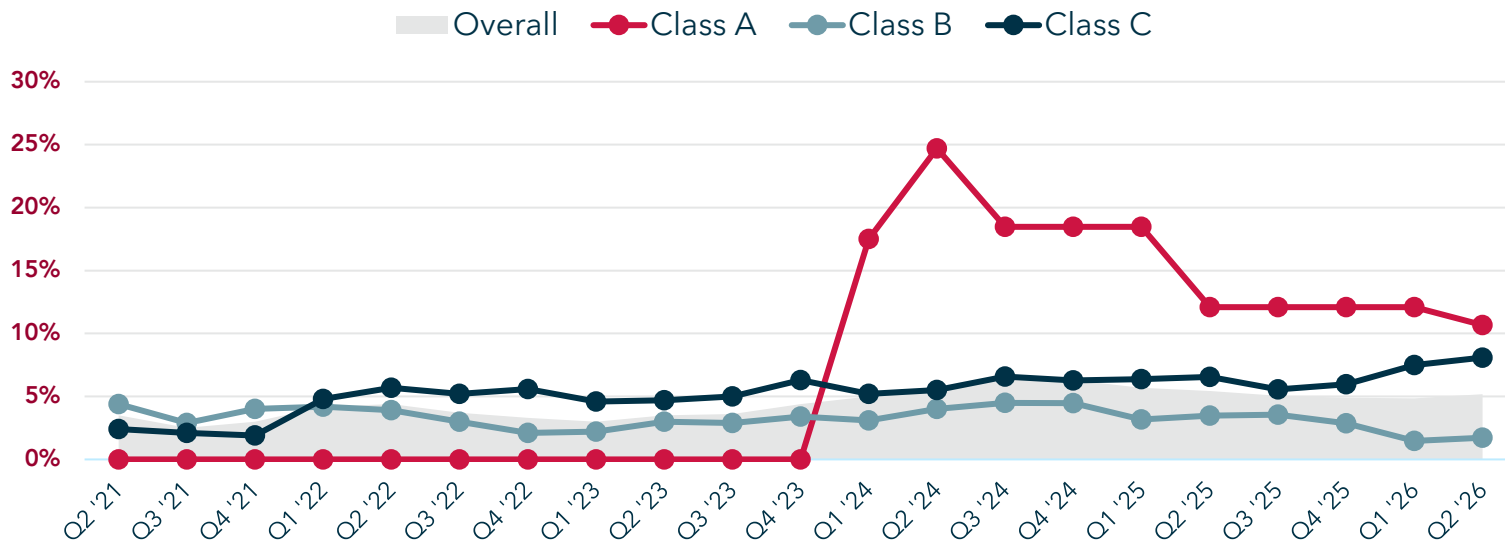
MARKETSHARE BY BUILDING CLASS



MARKET SHARE (SF) BY BUILDING TYPE

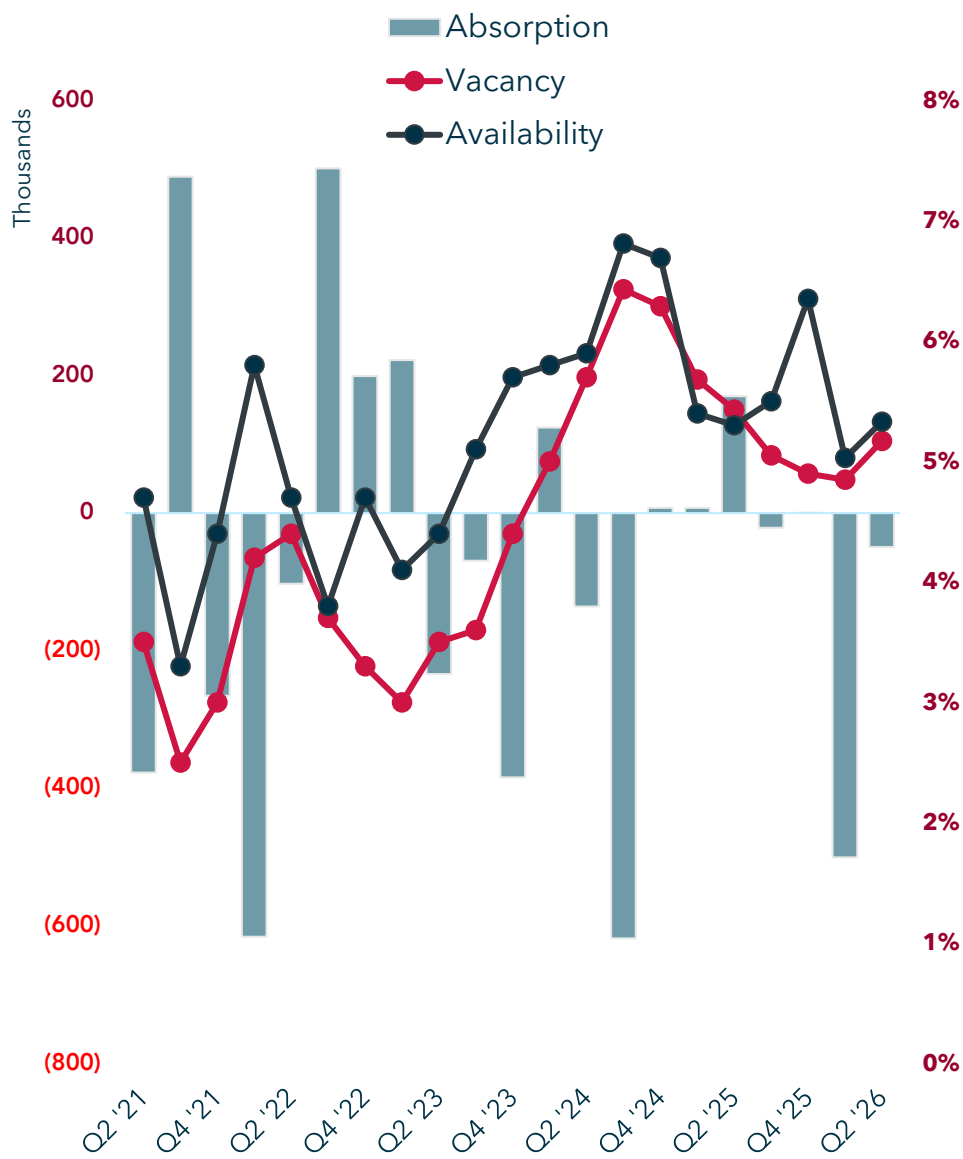


VACANCY BY BUILDING CLASS

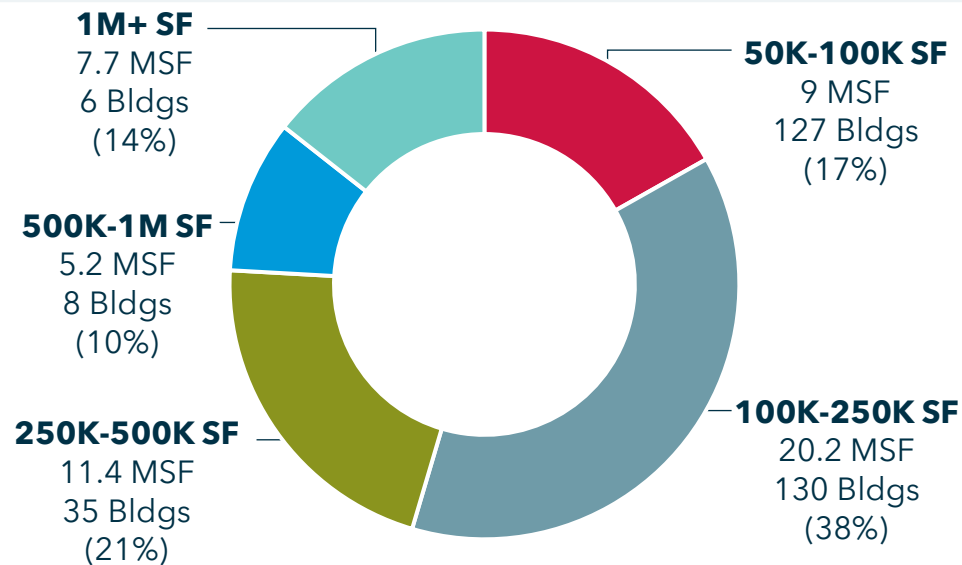


NORTH CENTRAL PENNSYLVANIA | STANDING STOCK

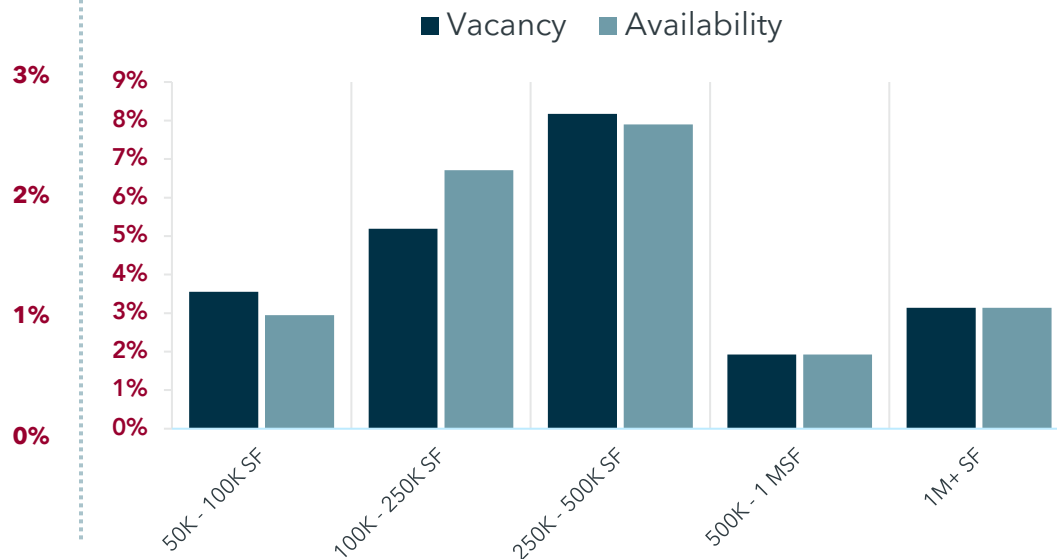
VACANCY, AVAILABILITY, & ABSORPTION



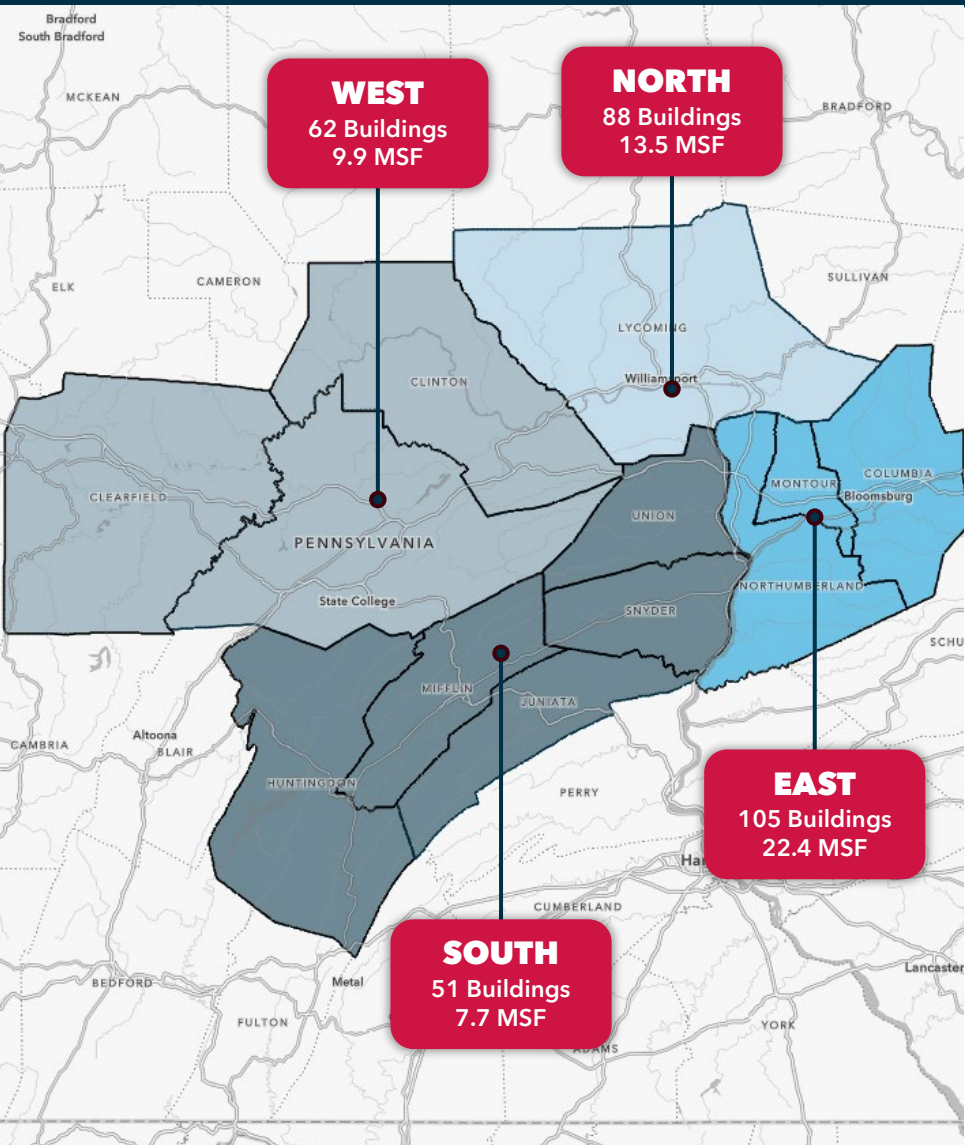
MARKET SHARE BY SF RANGE



VACANCY (%) VS. AVAILABILITY (%)



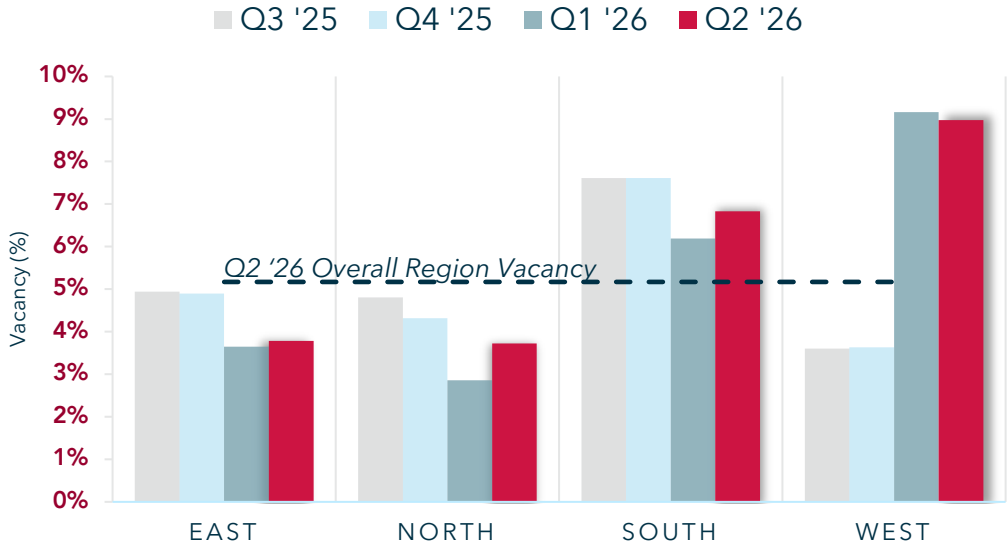
STANDING STOCK BY SUBMARKET



Q2 2026 - AVAILABILITY BY SUBMARKET



VACANCY COMPARISON - PREVIOUS 4 QUARTERS



NORTH CENTRAL PENNSYLVANIA | STANDING STOCK

Submarket	# Bldgs	Standing Stock (SF)	Vacancy (%)	Absorption (Q2 '26)	Under Construction (SF)	Proposed (SF)
NCPA East	105	22,363,299	3.78%	-	-	1,367,900
Columbia Co.	31	7,864,775	3.06%	-	-	-
Montour Co.	7	2,065,475	0.00%	-	-	-
Northumberland Co.	67	12,433,049	4.87%	-	-	1,367,900
NCPA North	88	13,456,258	3.72%	(123,000)	-	329,549
Lycoming Co.	88	13,456,258	3.72%	(123,000)	-	329,549
NCPA South	51	7,729,393	6.83%	(50,000)	71,300	1,150,587
Huntingdon Co.	9	1,528,109	0.00%	-	-	100,000
Juniata Co.	4	648,362	0.00%	-	-	-
Mifflin Co.	10	1,927,567	0.00%	-	-	-
Snyder Co.	17	1,451,634	3.44%	(50,000)	-	-
Union Co.	11	2,173,721	22.00%	-	71,300	1,050,587
NCPA West	62	9,929,708	8.97%	2,034	-	-
Centre Co.	21	2,850,635	0.97%	2,034	-	-
Clearfield Co.	22	3,893,947	18.01%	-	-	-
Clinton Co.	19	3,185,126	5.09%	-	-	-
OVERALL	306	53,478,658	5.17%	(170,966)	71,300	2,848,036
Class A	12	4,486,879	10.66%	-	71,300	-
Class B	157	26,323,166	1.72%	(70,966)	-	-
Class C	137	22,668,613	8.09%	(100,000)	-	-

TOP LEASE TRANSACTIONS (PAST 6 MONTHS)

Hoeganaes Corporation (Leaseback)

4330 Paradise Rd | Watsonstown, PA
147,500 SF | Q2 2026

Altor Solutions (Leaseback)

17 Industrial Dr | Bloomsburg, PA
54,000 SF | Q1 2026

Details Pending

2925 W 4th St | Williamsport, PA
29,750 SF | Q1 2026

TOP SALE TRANSACTIONS (PAST 6 MONTHS)

Buyer: Ritz-Craft Corporation

Seller: Cabinetworks Group, LLC

100 Industrial Park Rd | Mifflinburg, PA
300,000 SF | Q1 2026 | \$2,600,000

Buyer: Sak and Sas, LLC

Seller: Milco Industries Incorporated

550 E 5th St | Bloomsburg, PA
166,250 SF | Q1 2026 | \$368,000

Buyer: RA Watsonstown Investments, LLC

Seller: Hoeganaes Corporation

4330 Paradise Rd | Watsonstown, PA
147,500 SF | Q2 2026 | \$2,200,000

POINT TOWNSHIP

NORTHUMBERLAND COUNTY, PA

FEATURED PROPERTY



PROPERTY OVERVIEW

The Point Township site is a 101.73-acre industrial-zoned property in Northumberland County, Pennsylvania, located along Route 11. The site can be subdivided and is being prepared for future industrial use, with on-site water and sewer facilities planned. Existing and planned infrastructure includes access to a 12KV electric line, a gas distribution main, and potential rail service through North Shore Railroad, with connections to Norfolk Southern and Canadian Pacific.

The property is located near Interstate 80, giving future users access to major transportation routes across Pennsylvania and the broader Northeast. Within a four-hour drive, the site can reach Philadelphia, New York, Washington D.C., and Pittsburgh, along with major ports and parcel facilities. The surrounding labor market includes approximately 230,000 people within 45 minutes, including an industrial labor force of roughly 26,000.

In 2026, DRIVE Industry received a \$5.7 million PA SITES Grant to help move the property closer to shovel-ready status. The grant will support the practical site readiness work needed before development can occur, including land development planning, permitting, transportation review, site grading, wetlands mitigation, utility planning, location and construction of a water tank in support of required fire suppression capabilities, and flood plain remediation.

"The Point Township site has incredible potential." said Jennifer Wakeman, Executive Director for DRIVE. ***"The PA SITES grant allows us to unlock that potential by creating a shovel-ready, rail-served property in the heart of the Susquehanna Valley."***

Wakeman also added, ***"Industrial sites of this size with rail access are a rare commodity in the region. We're using the PA SITES grant to create a property that will reduce the time and investment required for development."***

FOR ADDITIONAL INFORMATION

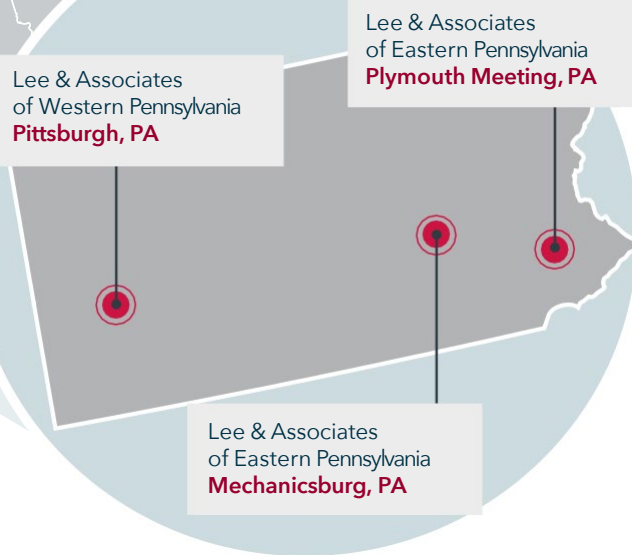
For additional information on this site, contact:

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PROPERTY TYPE	Industrial Land
LOT SIZE	101.73 acres (can be subdivided)
ZONING	Industrial
WATER/SEWER	On-site facilities planned
ELECTRIC	12KV line
GAS	Distribution main
RAIL SERVED	North Shore Railroad with connections to Norfolk Southern and Canadian Pacific

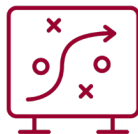
Lee & Associates is a leading commercial brokerage firm serving Pennsylvania and the surrounding region. Our offices in Pittsburgh, Central Pennsylvania, and Suburban Philadelphia provide full-service expertise across industrial, office, retail, land, and investment sales. With a strong local presence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



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REPRESENTATION**



**INVESTMENT
SALES**



**PROPERTY
MANAGEMENT**



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INTEL Interns

S U M M E R 2 0 2 6



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Smeal College of Business '27



Lindsey Napoli
University of North Carolina
at Charlotte '27

Lee & Associates' Pennsylvania offices are using a research-led internship program to give students direct exposure to the data, relationships, and real-world experience that shape commercial real estate.

The internship program is designed to bring students into that work while also showing them the many ways commercial real estate careers can take shape. Interns are introduced to research fundamentals, data sourcing, reporting, market analysis, brokerage support, investment concepts, and technology development. They spend time with brokers and staff across departments to better understand how deals, data, relationships, and market knowledge intersect. They also spend time with partner organizations connected to the broader commercial real estate ecosystem, including firms in engineering, finance, environmental consulting and economic development.

Interested In Future Research Internship Program Opportunities?
Contact Heather Kreiger

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

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H1'26

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