MARKET **LOGISTICS** REPORT

LOGISTICS

NORTHEASTERN PENNSYLVANIA IS A LEADING LOGISTICS HUB ALONG THE EASTERN SEABOARD

MERICLE
COMMERCIAL REAL ESTATE SERVICES

CONTENTS

WELL KNOWN COMPANIES WITH

MAJOR DISTRIBUTION CENTERS

IN NORTHEASTERN PENNSYLVANIA

- Adidas
- Amazon.com
- American Eagle Outfitters
- Americold
- AutoZone
- Big Lots
- Chewy.com
- Core-Mark
- Costco
- CVS Health
- DB Schenker
- DHL Supply Chain
- FedEx Ground
- Henkel
- ID Logistics
- Isuzu
- J.P. Boden
- Kenco
- Lineage Logistics
- Lockheed Martin
- Lowe's
- McLane Company
- Michaels
- Nestle Health Science
- Patagonia
- PepsiCo
- Reynolds
- Safelite
- Saks Fifth Avenue
- Samsung
- Signify
- Specialty Building Products
- Spreetail
- T.J. Maxx
- The Home Depot
- True Value
- UPS
- Walmart
- Wegmans
- Wise Foods

Northeastern Pennsylvania (NEPA), including the cities of Scranton, Pittston, Wilkes-Barre, and Hazleton, has become one of the leading logistics hubs along the Eastern Seaboard. The area has become a hotbed for direct-to-store, e-commerce, and last mile distribution operations.

This analysis of NEPA as a location for distribution centers was prepared by Mericle Commercial Real Estate Services, the largest privately-owned developer of industrial, flex, and office space along Pennsylvania's I-81 Corridor. Mericle lists firms such as Amazon.com, American Eagle Outfitters, Chewy.com, CVS Caremark, DB Schenker, DHL Supply Chain, FedEx Logistics, Henkel, ID Logistics, Isuzu, J.P. Boden, Kenco, Lockheed Martin, Lowe's, Michaels, PepsiCo, Reynolds Consumer Products, Saks Fifth Avenue, and The Home Depot among its many distribution center tenants and clients.

For more about Mericle, visit **mericle.com.**

TRANSPORTATION RESOURCES

INFRASTRUCTURE • INTERMODAL • HIGHWAYS • RAIL ACCESS

FIVE HOURS AWAY FROM NEPA'S DISTRIBUTION HUB

A MAIN DRIVER OF NEPA'S GROWTH AS A

MAJOR DISTRIBUTION HUB

IS ITS PROXIMITY TO THE LARGE POPULATION CENTERS IN THE NORTHEAST U.S.

63M PEOPLE

LIVE WITHIN A

FIVE-HOUR DRIVE

FROM THE CENTER OF NEPA

DRIVE TIME POPULATION STATS

TIME	POPULATION
One Hour	1,006,971
Two Hours	9,948,829
Three Hours	34,725,792
Four Hours	49,872,337
Five Hours	63,065,713

Source: ArcGIS Business Analyst

CITIES WITHIN A 5-HOUR DRIVE FROM NEPA

CITY	DRIVE TIME
Allentown, PA	1:09
Binghamton, NY	1:15
Newburgh, NY	1:46
Philadelphia, PA	1:47
Harrisburg, PA	1:48
Reading, PA	1:55
Trenton, NJ	2:04
Edison, NJ	2:09
Wilmington, DE	2:09
State College, PA	2:11
New York City	2:12
White Plains, NY	2:15
Syracuse, NY	2:17
Altoona, PA	2:45
Waterbury, CT	2:47
Dover, DE	2:53
Albany, NY	2:54
Bridgeport, CT	2:58
Baltimore, MD	2:59
Hartford, CT	3:14
Rochester, NY	3:40
Arlington, VA	3:46
Washington D.C.	3:59
Pittsburgh, PA	4:22
Boston, MA	4:50

ONE LOCATION.
FIVE MAJOR METROS.

ONE TRUCK SHIFT

63M
PEOPLE
WITHIN A FIVE HOUR DRIVE

ROAD ACCESS

NEPA is in the center of the Boston/Washington Corridor and is at the confluence of five major highways.

Interstates 81, 80, 84, 380, and 476 meet here and provide excellent access to firms wishing to serve Maine to Virginia and west to Ohio. I-78 can be reached in less than one hour.

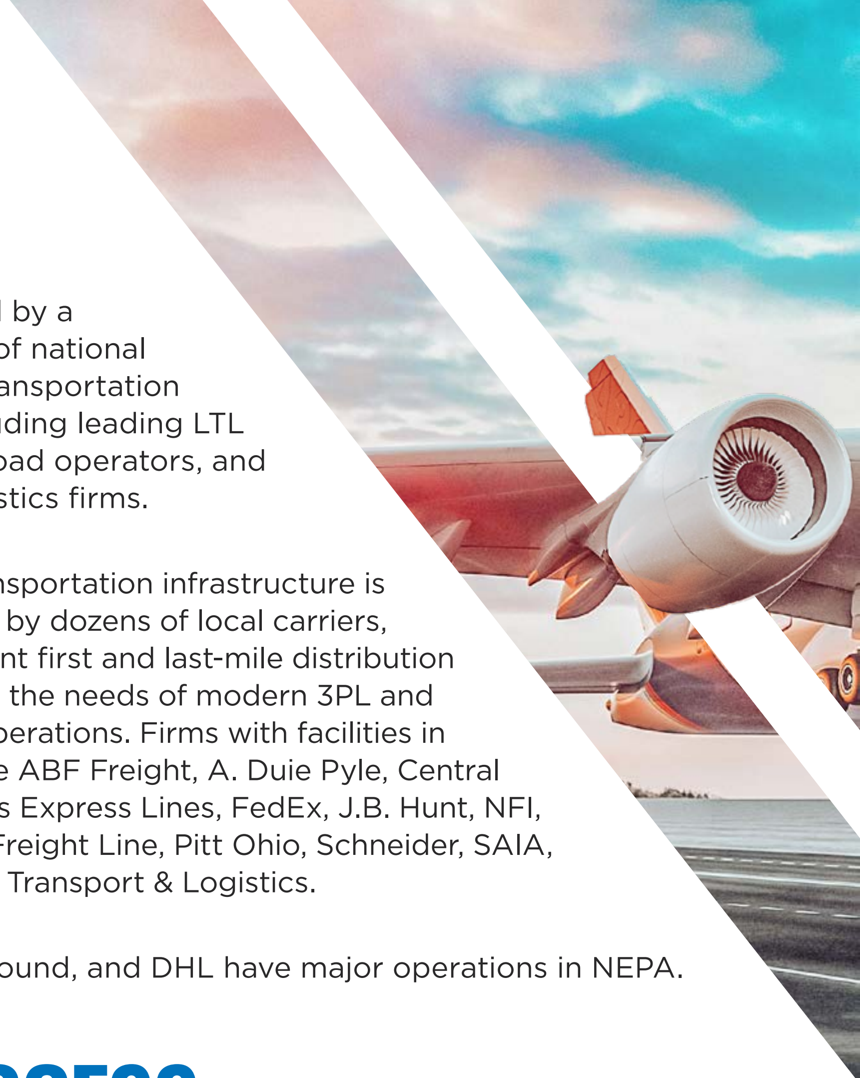
Interstates 81, 80, 84, and 380 are toll-free in NEPA, and there are no major bridges or tunnels in the region to delay truck departures or arrivals.

The region's main highway, I-81, runs from the US/Canadian border in the North to Knoxville, Tennessee in the South. I-81 intersects several major East-West highways, which include I-80 (access to New York City), I-78 (access to the Lehigh Valley and New Jersey), I-84/I-90 (access to Boston), I-76 (access to Pittsburgh and Philadelphia), I-70/I-270 (access to Washington DC), and I-83 (access to Baltimore).

NEPA is quickly accessible from major seaports along the East Coast. For example, estimated travel times from the nearest ports to the center of NEPA are as follows:

- **Port of Philadelphia = 1:53 hrs**
- **Port of New York and New Jersey = 2:28 hrs**
- **Port of Baltimore = 3:03 hrs**

More than 100 million people, about one third of the nation's population, live within a 500 mile radius from NEPA. More than 52 million people live within 200 miles. New York City, Philadelphia, Harrisburg, and Syracuse can all be reached in approximately two hours.



NEPA is served by a deep network of national and regional transportation providers, including leading LTL carriers, truckload operators, and integrated logistics firms.

This robust transportation infrastructure is complemented by dozens of local carriers, enabling efficient first and last-mile distribution and supporting the needs of modern 3PL and e-commerce operations. Firms with facilities in the area include ABF Freight, A. Duie Pyle, Central Transport, Estes Express Lines, FedEx, J.B. Hunt, NFI, Old Dominion Freight Line, Pitt Ohio, Schneider, SAIA, UPS, and Ward Transport & Logistics.

UPS, FedEx Ground, and DHL have major operations in NEPA.

AIR ACCESS

NEPA is served by two primary commercial airports: Wilkes-Barre/Scranton International Airport (AVP) and Lehigh Valley International Airport (ABE).

Wilkes-Barre/Scranton International Airport (AVP) offers convenient access to major hub airports with daily nonstop flights to cities such as Charlotte, Philadelphia, Washington D.C., and Chicago, along with additional connecting service to destinations nationwide.

AIR ACCESS CONTINUED...

Air service is provided by major carriers including American Airlines, United Airlines, and Breeze. AVP is also home to Ascension FBO, a premier fixed-base operator serving corporate and private aviation needs. Learn more at **flyavp.com.**

Lehigh Valley International Airport (ABE), located approximately one hour south of NEPA, provides a range of nonstop destinations and serves as a key regional air travel option. ABE offers direct service to major hubs including Atlanta, Charlotte, Chicago, and Philadelphia, as well as popular leisure destinations in Florida and the Southeast. Multiple airlines operate from ABE, providing extensive connectivity for both business and leisure travelers. Learn more at **flyabe.org.**

RAIL ACCESS

Norfolk Southern provides primary Class I rail service throughout Northeastern Pennsylvania and operates a major intermodal terminal in Taylor, PA, near Scranton. This facility enables efficient containerized freight movement between the region, major East Coast ports, and key inland markets.

Complementing Norfolk Southern are short line operators such as the RJ Corman-operated Luzerne and Susquehanna rail line and the Reading Blue Mountain & Northern Railroad, which provide localized service and connections to the national rail network, supporting rail-served industrial development and supply chain flexibility.

NEPA EXCELS AS AN E-COMMERCE & OMNICHANNEL FULFILLMENT LOCATION

With continued demand for fast, reliable delivery and the evolution of omnichannel distribution, companies are seeking locations that offer both strategic access to major consumer markets and cost-efficient operations. Northeastern Pennsylvania provides a compelling solution, combining immediate access to Interstates 81, 80, 84, 476, and 380 with proximity to the dense population centers of the Northeast and Mid-Atlantic.

The region's strong transportation infrastructure, access to FedEx and UPS small package networks, availability of modern speculative industrial facilities, and competitive operating costs continue to attract distribution and fulfillment operations.

These advantages are further supported by a large, reliable workforce and a robust higher education network that helps sustain long-term growth.

Major e-commerce operations in Northeastern Pennsylvania include companies such as Amazon, Chewy, American Eagle Outfitters, Boden, and CVS Health, along with a growing number of third-party logistics providers supporting e-commerce and omnichannel supply chains.

INDUSTRIAL REAL ESTATE

INDUSTRIAL • DISTRIBUTION • E-COMMERCE • FLEX SPACE


60M
SQUARE FEET
INDUSTRIAL SPACE ABSORBED IN NEPA SINCE 2014
THE HOME DEPOT
LOWE'S
Saks Fifth Avenue
ISUZU
EXIT 115
INTERSTATE 476
315
EXIT 175
EXIT 175A
INTERSTATE 81
amazon
THE HOME DEPOT

REAL ESTATE

Average industrial lease rates in NEPA are significantly lower than those in most major metro areas.

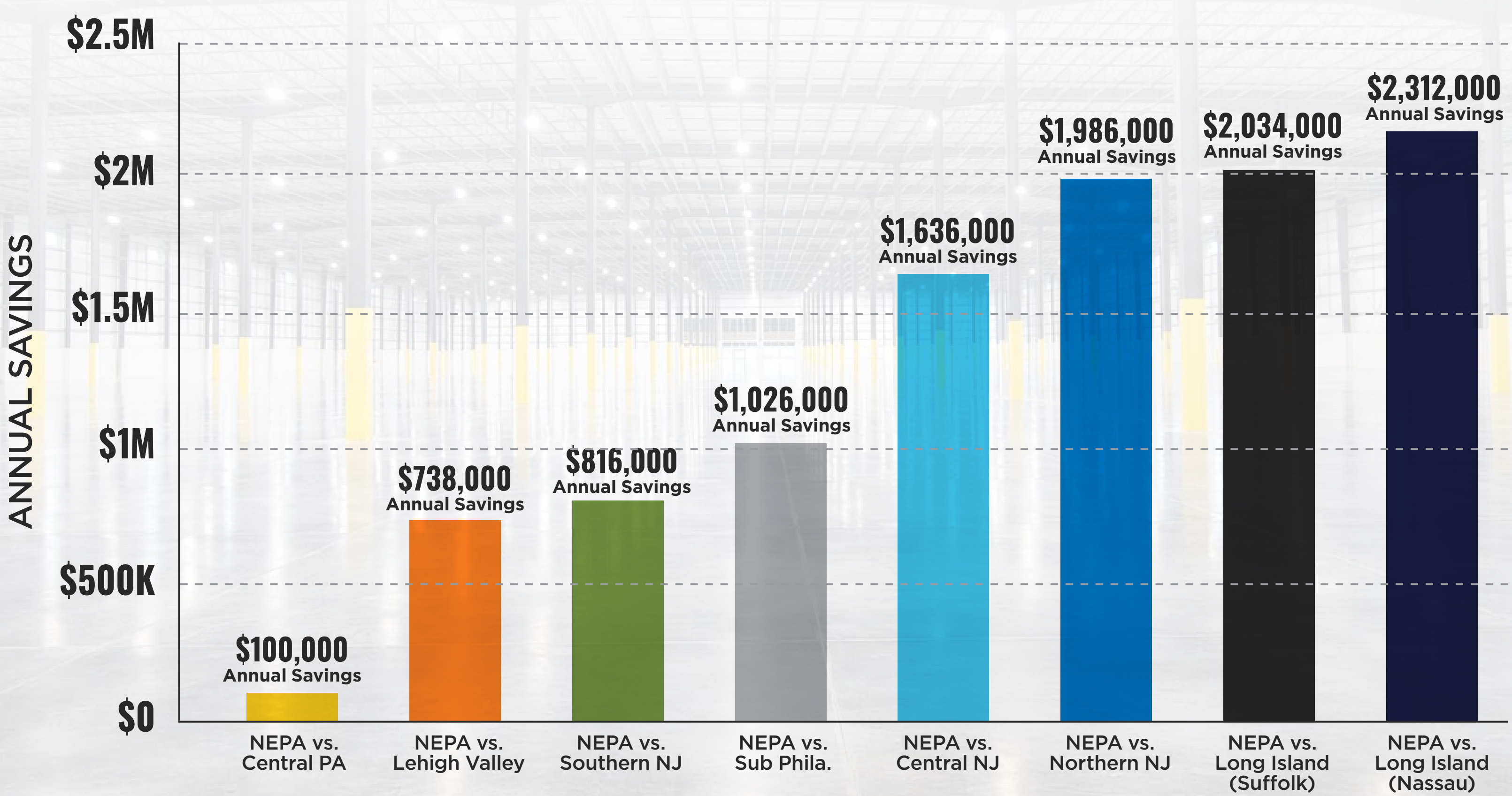
Logistics companies that move to NEPA from major Northeast metro areas enjoy significant savings.

In 2026, NEPA developer Mericle Commercial Real Estate Services reviewed market reports prepared by national real estate firms CBRE, Cushman & Wakefield, JLL, Colliers, and others as well as information available on LoopNet.com and determined that the average base lease rate for industrial space in NEPA is 68% of the rate in the Lehigh Valley, PA, 49% of the rate in Central New Jersey, and 44% of the rate in Northern New Jersey.

In addition, operating expenses (OPEX) for industrial buildings in NEPA are the lowest in Eastern Pennsylvania and are significantly lower than those in the New York/ New Jersey metropolitan area.

AVERAGE ANNUAL BASE RENT SAVINGS

200,000 SF | NORTHEASTERN PA (NEPA) VS. COMPETING METROS



WORKFORCE

LABOR AVAILABILITY • COMPETITIVE LABOR COSTS • WORKFORCE DEVELOPMENT

LABOR AVAILABILITY

Despite its strong industrial growth since 2000, NEPA's unemployment rate continues to run higher than state and national averages.

The statistics in the table below detail how the region has compared to the state and nation in recent years.

According to the Bureau of Labor Statistics, there are **31,800 people employed in the Transportation & Warehousing sector in the Scranton/Wilkes-Barre/Hazleton, PA MSA.**

Labor availability for companies needing seasonal help is enhanced by the fact that there are more than **43,000 college students in the immediate NEPA area**, many of whom often seek part-time employment.

YEAR	NEPA CIV. LABOR FORCE	EMPLOY.	UNEMPLOY.	NEPA RATE	PA RATE	US RATE
2026	283,875	270,555	13,320	4.7%	4.2%	4.3%
2025	280,457	268,459	11,998	4.3%	4.1%	4.0%
2024	280,251	268,364	11,887	4.2%	4.0%	3.6%
2023	278,400	265,600	12,800	4.6%	4.0%	3.6%
2022	274,800	260,600	14,200	5.2%	4.4%	3.6%

Sources: U.S. Bureau of Labor Statistics and the PA Department of Labor & Industry. Rates are not seasonally adjusted.

The following statistics detail how Northeastern Pennsylvania's *(defined by the Bureau of Labor Statistics as Wilkes-Barre, Scranton, and Hazleton)* labor availability compares to those in nearby markets.

METROPOLITAN STATISTICAL AREA	UNEMPLOYMENT RATE %				
	2026	2025	2024	2023	2022
Scranton–Wilkes-Barre–Hazleton, PA	**4.7%**	**4.3%**	**4.2%**	**4.6%**	**5.5%**
New York–Newark–Jersey City, NY/NJ	4.3%	4.3%	4.1%	3.7%	4.4%
Allentown–Bethlehem–Easton, PA	4.2%	3.6%	3.4%	3.3%	4.4%
Philadelphia–Camden–Wilmington, PA/NJ/DE	4.1%	3.5%	3.3%	3.1%	4.4%
Reading, PA	4.2%	3.5%	3.3%	3.2%	4.8%
Trenton, NJ	4.3%	3.2%	3.0%	2.6%	3.1%
Harrisburg–Carlisle, PA	3.7%	3.1%	2.9%	2.7%	3.8%
York–Hanover, PA	3.7%	3.0%	2.8%	2.7%	4.1%
Hagerstown–Martinsburg, MD	3.6%	3.0%	2.8%	2.5%	4.1%
Lebanon, PA	3.6%	2.9%	2.7%	2.6%	4.0%
Lancaster, PA	3.1%	2.8%	2.6%	2.4%	3.8%

Sources: U.S. Bureau of Labor Statistics and the PA Department of Labor & Industry. Rates are not seasonally adjusted.

LABOR MANAGEMENT

The rate of unionization of private employers in NEPA has been steadily declining since the 1980s. In 1986, 20.2% of the private workforce in NEPA had union membership. By 2025, the percentage had dropped to 3.2%.

Source: unionstats.com

LABOR COST

NEPA's very affordable cost of living contributes to the region's wage rates being cost competitive when compared to those in other metro areas.

TRANSPORTATION & MATERIAL MOVING OCCUPATIONS

MSA	Mean Hourly Wage (2025)	Annual Mean Wage (2025)
Scranton–Wilkes-Barre–Hazleton, PA	$22.09	$45,950
York–Hanover, PA	$22.11	$45,990
Lebanon, PA	$22.18	$46,140
Lancaster, PA	$22.20	$46,180
Hagerstown–Martinsburg, MD	$22.52	$46,850
Reading, PA	$22.69	$47,190
Trenton-Princeton, NJ	$22.77	$47,370
Allentown–Bethlehem–Easton, PA	$22.99	$47,820
Harrisburg–Carlisle, PA	$23.24	$48,330
Philadelphia–Camden–Wilmington, PA/NJ/DE	$23.43	$48,730
New York–Newark–Jersey City, NY/NJ	$27.92	$58,070

Source: U.S. Bureau of Labor Statistics

EDUCATION & TRAINING

SKILLED WORKFORCE • TRAINING PROGRAMS • TALENT PIPELINE

16 COLLEGES AND UNIVERSITIES SERVE THE BUSINESS COMMUNITY IN NORTHEASTERN PENNSYLVANIA

The demand for labor in the transportation and warehousing sector remains elevated nationwide, driven by sustained e-commerce activity, supply chain reconfiguration, and ongoing driver and warehouse workforce shortages. In this environment, access to a reliable and trainable workforce has become a critical factor in site selection for distribution operations.

Northeastern Pennsylvania is well positioned to meet this demand. The region's network of 16 colleges and universities plays an active role in supporting the logistics workforce pipeline, offering degree programs, technical training, and continuing education aligned with industry needs. This consistent investment in workforce development, combined with NEPA's strong labor participation and competitive cost structure, helps ensure employers have access to both entry-level and skilled talent necessary to support long-term distribution and fulfillment operations.

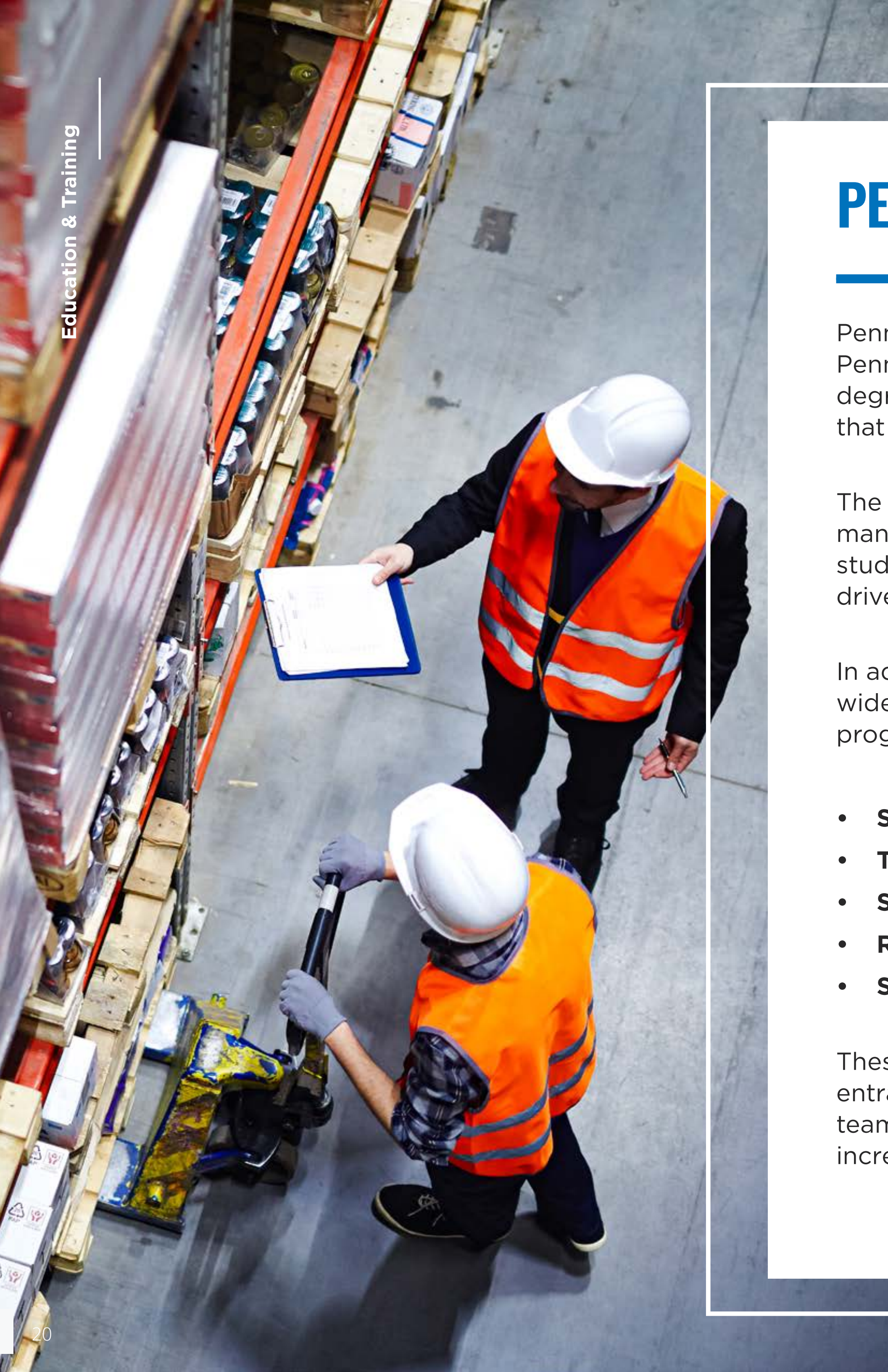
Multiple Penn State campuses are located throughout Northeastern Pennsylvania, providing access to one of the nation's top-ranked supply chain education systems.

PennState

Penn State's supply chain and business programs continue to receive national recognition, equipping graduates with the analytical, operational, and leadership skills required in today's increasingly complex and technology-driven logistics environment.

Johnson College

Johnson College plays a critical role in supporting the region's skilled workforce pipeline. The College offers degree and certificate programs in Diesel Technology, Preventative Maintenance, and Heavy Equipment Technology, ensuring employers have access to technicians trained to support modern fleet and equipment needs.



A partial list of key programs of interest to distribution companies includes:

PENN STATE UNIVERSITY

Penn State maintains a strong presence in Northeastern Pennsylvania through multiple branch campuses, providing both degree programs and flexible workforce training opportunities that support the evolving needs of the supply chain industry.

The University offers undergraduate programs in supply chain management and supply chain information systems, preparing students for careers in logistics planning, operations, and data-driven decision-making.

In addition to traditional degree programs, Penn State provides a wide range of certificate, open enrollment, and corporate training programs focused on areas such as:

- **Supply chain leadership and operations**
- **Transportation and sourcing strategies**
- **Supply chain analytics and data-driven decision making**
- **Risk management and supply chain security**
- **Strategic procurement and inventory management**

These programs are designed to support both new workforce entrants and incumbent workers, helping employers upskill teams in response to automation, technology integration, and increasingly complex supply chain networks.

Northeastern Pennsylvania's workforce pipeline is further strengthened by a network of universities, community colleges, and technical institutions offering both academic and hands-on training programs tailored to logistics and distribution operations.

THE UNIVERSITY OF SCRANTON
A JESUIT UNIVERSITY

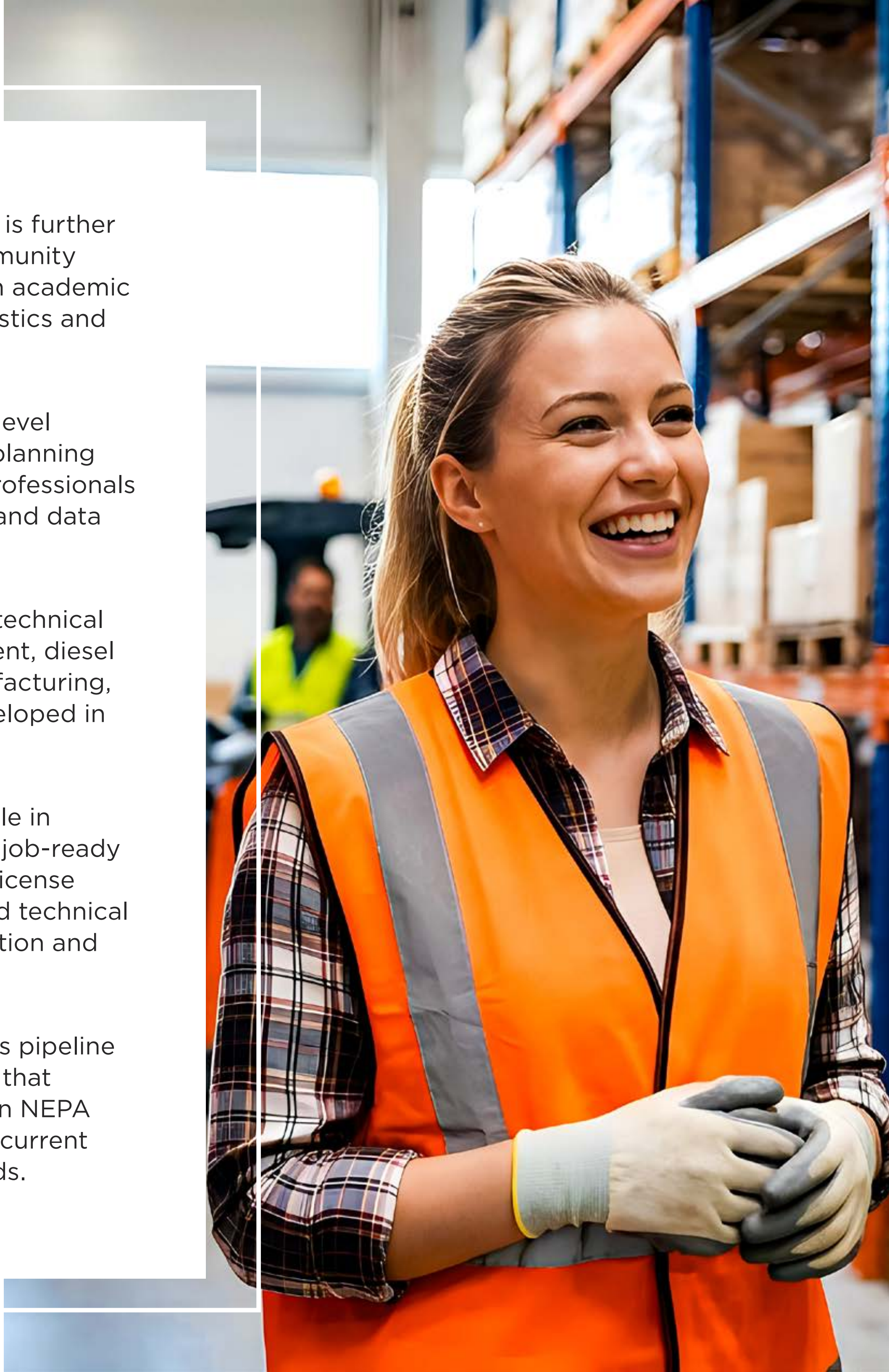
The University of Scranton provides graduate-level education in areas such as enterprise resource planning (ERP) and business systems, helping prepare professionals for roles that integrate operations, technology, and data management.

Johnson COLLEGE

Johnson College offers associate degrees and technical training in logistics and supply chain management, diesel technology, mechatronics, and advanced manufacturing, along with customizable training programs developed in partnership with industry employers.

Community colleges in the region play a vital role in workforce development by delivering practical, job-ready training. Programs include commercial driver's license (CDL) instruction, professional truck driving, and technical certifications that support entry into transportation and warehouse careers.

Together, these institutions provide a continuous pipeline of both skilled and professional talent, ensuring that distribution and logistics companies operating in NEPA have access to a workforce capable of meeting current demands while adapting to future industry needs.



TRAINING SUPPORT

GUARANTEED FREE TRAINING PROGRAM (WEDnetPA)

Pennsylvania's WEDnetPA program provides grant funding through the Department of Community and Economic Development (DCED) to support workforce training for new and existing employees. Funding can be used for a wide range of training initiatives, including technical skills, equipment operation, safety, and leadership development.

Eligible employers can receive reimbursement for qualified training expenses, helping to offset the cost of onboarding and upskilling workers. Training can be delivered through approved educational partners, third-party providers, or a company's internal training staff, offering flexibility to meet specific operational needs.

WORKFORCE INNOVATION & OPPORTUNITY ACT (WIOA)

The Workforce Innovation and Opportunity Act (WIOA) is a federally funded program administered locally through Workforce Development Boards. The program provides financial support to help employers recruit, hire, and train workers for in-demand occupations.

Through on-the-job training (OJT) and other workforce programs, employers may receive reimbursement for a portion of wages paid to new hires during the training period.

Additional funding may be available for classroom instruction and skills development aligned with industry needs.

WIOA programs are designed to connect employers with a reliable pipeline of candidates, including individuals who are unemployed, underemployed, or transitioning careers, helping companies build and sustain a skilled workforce.

Visit dced.pa.gov to learn more about the Guaranteed Free Training Program. For more information about the Workforce Innovation and Opportunity Act, contact your local PA CareerLink® office.

COST ADVANTAGES & INCENTIVES

COMPETITIVE COST OF LIVING • BUSINESS TAX INCENTIVES

FOREIGN TRADE ZONE BENEFITS

While home values have increased nationwide, Northeastern Pennsylvania continues to offer a significant housing cost advantage.

Data Sources & Methodology: Market values are synthesized estimates based on aggregate county-level data from the Zillow Home Value Index (ZHVI) and Redfin Market Insights. Tax ranges are calculated using weighted averages of local municipal millage rates and public county assessment data. All projections reflect single-family, detached suburban properties criteria: 4 Bed, 2,000–3,000 SF, built 1986–present, standard lots (<0.5 acres), in move-in condition.

AVERAGE COST OF A TYPICAL 4-BEDROOM HOME

COUNTY	EST AVG PRICE ($)	EST PRICE/ SF ($)	EST ANNUAL TAXES ($)
Luzerne, PA	**$375,000-$440,000**	**$163**	**$5,800-$7,000**
Lackawanna, PA	**$385,000-$450,000**	**$167**	**$6,000-$7,200**
Dauphin, PA	$410,000-$485,000	$179	$6,500-$7,800
Cumberland, PA	$440,000-$520,000	$192	$6,800-$8,200
Lancaster, PA	$450,000-$530,000	$196	$6,800-$8,500
Northampton, PA	$465,000-$545,000	$202	$7,200-$8,900
Hartford, CT	$460,000-$550,000	$202	$8,500-$11,000
Lehigh, PA	$480,000-$560,000	$208	$7,800-$9,500
Camden, NJ	$490,000-$580,000	$214	$10,500-$13,500
New Castle, DE	$490,000-$580,000	$214	$4,200-$5,800
Gloucester, NJ	$510,000-$600,000	$222	$10,000-$13,000
Burlington, NJ	$540,000-$650,000	$238	$11,000-$14,000
Orange, NY	$560,000-$670,000	$246	$10,500-$13,500
Prince George's, MD	$580,000-$690,000	$254	$6,500-$8,200
Dutchess, NY	$590,000-$710,000	$260	$10,000-$13,000
Bucks, PA	$620,000-$760,000	$276	$8,500-$11,000
Anne Arundel, MD	$640,000-$780,000	$284	$6,800-$8,500
Montgomery, PA	$650,000-$790,000	$288	$8,000-$11,000
Middlesex, NJ	$680,000-$810,000	$298	$12,000-$15,000
Chester, PA	$720,000-$880,000	$320	$8,500-$11,500
Suffolk, NY	$730,000-$890,000	$324	$11,500-$15,000
Union, NJ	$740,000-$920,000	$332	$14,000-$18,500
Howard, MD	$760,000-$930,000	$338	$8,500-$11,000
Somerset, NJ	$780,000-$950,000	$346	$13,500-$17,500
Rockland, NY	$820,000-$995,000	$363	$15,000-$20,000
Morris, NJ	$890,000-$1,150,000	$408	$14,500-$19,000
Fairfield, CT	$950,000-$1,250,000	$440	$13,500-$18,000
Bergen, NJ	$1,050,000-$1,350,000	$480	$18,000-$24,000

INCENTIVES

Local Economic Revitalization Tax Assistance Act (LERTA)

Properties located in LERTA zones benefit from multi-year real estate tax abatements on improvements. In most cases, the three taxing bodies – the county, the school district, and the municipality – agree to the LERTA designation for specific properties.

There are several active LERTA sites in NEPA. CenterPoint Commerce & Trade Park near Pittston, Luzerne County, is one of the largest business parks in the area. In CenterPoint, all sites are located in a LERTA zone that offers a 10-year, 100% real estate tax abatement on improvements. In CrossRoads East Business Park near Hazleton, Luzerne County, a 10-year, 100% LERTA is also in place for all buildings constructed.

Federal Qualified Opportunity Zones (QOZ)

CrossRoads East Business Park and Humboldt Industrial Park, both in the Greater Hazleton area, are located in a federal Qualified Opportunity Zone (QOZ).

The Qualified Opportunity Zone (QOZ) designation can make it more cost-effective for developers and investors to build new industrial facilities within the parks. By reinvesting capital gains into projects located in a QOZ, investors may be able to defer and potentially reduce certain taxes, particularly if the investment is held long term.

This creates a financial incentive to direct capital into developments like CrossRoads East and Humboldt Industrial Park.

For prospective tenants, this added investment incentive can translate into real advantages. It can support more competitive lease rates, increase the availability of modern, build-to-suit facilities, and help accelerate project timelines. In practical terms, the QOZ designation helps attract capital to the parks, making it easier for companies to secure high-quality space in a cost-effective and timely manner.

Foreign Trade Zone

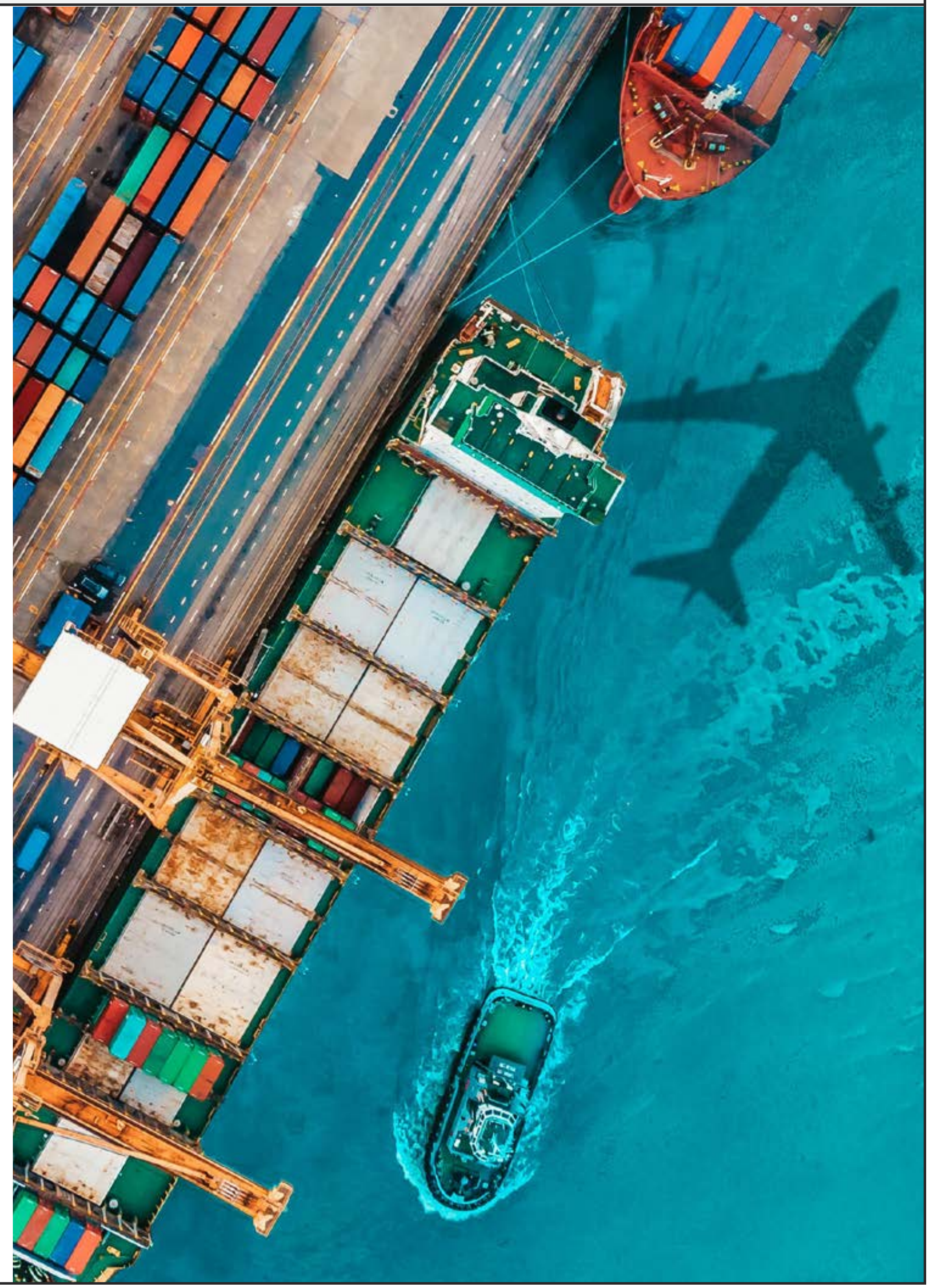
There are more than 2,000 acres of Foreign-Trade Zone (FTZ) designated land across multiple business parks in Northeastern Pennsylvania.

These sites are part of Foreign-Trade Zone #24, administered by the Eastern Distribution Center. Key locations include CenterPoint Commerce & Trade Park near Pittston, as well as sites in the Jessup Small Business Center and Valley View Business Park near Scranton.

FTZ designation can provide meaningful cost and cash flow advantages for companies involved in importing, exporting, or manufacturing. Within an FTZ, companies may defer, reduce, or eliminate certain customs duties on imported goods.

Benefits can include duty deferral until goods enter U.S. commerce, elimination of duties on re-exported products, relief from inverted tariffs, and no duties on waste, scrap, or domestic value-added activity.

These advantages can help improve supply chain efficiency and reduce overall operating costs for companies locating in NEPA.



THIRD PARTY LOGISTICS

In addition to the dozens of truckload and less than truckload companies with operations in NEPA, there are also numerous third party logistics (3PL) companies active here:

- A2b Fulfillment
- AIT Worldwide Logistics
- Berks Warehouse
- Calex
- COPE Services, Inc.
- Costco Logistics
- Davinci
- DHL Supply Chain
- DB Schenker
- DSV North America
- East Coast Logistics & Dist.
- FedEx Supply Chain
- FulFillPlus
- Hub Group
- ID Logistics
- Karchner Logistics
- Kenco Group
- MasonHub
- MGL US Logistics
- Neovia
- NFI
- Patton Warehousing
- R.C. Moore
- Romark Logistics
- Ryder Supply Chain Solutions
- ShipMonk
- ShipNetwork
- TC Logistics
- Titan Warehousing
- UPS
- Valley Distributing & Storage

COLD CHAIN SPACE

Some of the nation's largest cold storage companies have major industrial facilities in NEPA.

For example, Americold, Arcadia Cold Storage & Logistics, Henningsen Cold Storage Company, Lineage Logistics, RLS Logistics, and United States Cold Storage, Inc., together operate more than one million square feet of cold chain space here. In addition, Prime Inc., one of North America's largest refrigerated trucking companies, has a large terminal in NEPA.

UTILITIES

RELIABLE INFRASTRUCTURE • COMPETITIVE RATES • SCALABLE CAPACITY

Northeastern Pennsylvania is utility strong with natural gas, public water and sewer, abundant power, and fiber service readily available to business parks.

NATURAL GAS

Northeastern Pennsylvania is located within the Marcellus Shale region, one of the most productive natural gas fields in the United States, providing businesses with access to a reliable and cost-effective energy supply. High-pressure natural gas infrastructure, owned and maintained by UGI Utilities, serves all of the region's business parks, ensuring dependable service for industrial operations.

Ongoing development of the Marcellus Shale has resulted in significant investment in pipeline and distribution infrastructure throughout the region. This has helped maintain long-term supply stability and competitive pricing, giving companies in NEPA access to abundant natural gas resources to support manufacturing, distribution, and other energy-intensive operations.

WATER

Northeastern Pennsylvania offers reliable, high-quality water service with strong system capacity and pressure levels that support modern industrial and distribution operations. In some business parks, water pressure is sufficient that facilities may install pressure-reducing systems to meet specific building requirements.

Water service in the region is primarily provided by Pennsylvania American Water, the state's largest investor-owned water utility and a subsidiary of American Water (NYSE: AWK). The company serves approximately 2.4 million people across Pennsylvania and continues to invest significantly in infrastructure upgrades, including the replacement of aging mains, valves, and service lines. These ongoing investments help ensure consistent water quality, dependable service, and robust fire protection for businesses operating in NEPA.

SANITARY SEWER

All of Northeastern Pennsylvania's business parks are served by modern sanitary sewer systems with capacity to support large-scale industrial and distribution operations. Regional wastewater treatment facilities are designed to handle significant volumes and a wide range of industrial discharge.

In many cases, these systems can accommodate higher levels of biochemical oxygen demand (BOD) and suspended solids, reducing or eliminating the need for on-site pre-treatment. This can simplify operations, lower upfront costs, and streamline permitting for companies locating in NEPA.

ELECTRIC POWER

Electric power in Northeastern Pennsylvania is provided by PPL Electric Utilities and UGI Utilities, both of which offer reliable service to the region's industrial and business parks. Most sites can accommodate modern distribution requirements, with available capacity to support high-load users, automation, and advanced material handling systems.

While energy costs have increased across all markets in recent years, NEPA continues to offer a competitive cost structure relative to major Northeast metro areas such as Northern New Jersey and New York. Combined with strong infrastructure and available capacity, this makes the region well positioned to support the power demands of today's distribution and fulfillment operations.

TELECOM

Northeastern Pennsylvania offers robust and redundant telecommunications infrastructure supported by multiple providers, including Verizon, Frontier Communications, Lumen, PenTeleData, and Comcast. These providers deliver a full range of services, including fiber-optic, cable, and legacy copper networks, ensuring flexibility and reliability for business operations.

Significant investment has been made in expanding high-speed fiber infrastructure across the region. For example, Comcast Business has deployed its private, national fiber network within CenterPoint Commerce & Trade Park near Pittston, enabling tenants to access high-capacity, secure connectivity solutions.

Businesses in NEPA can take advantage of scalable, high-performance internet, as well as point-to-point and multipoint networking options, often with rapid deployment timelines to support new and expanding operations.

ABOUT MERICLE

VERTICALLY INTEGRATED • READYTOGO!™ SPEED

LONG-TERM PARTNERSHIP

ABOUT MERICLE

We Build Buildings.
We Build Careers.
We Build Communities.

31M+ SQUARE FEET DEVELOPED

21 BUSINESS PARKS

400+ PROFESSIONALS

20,000+ EMPLOYEES IN MERICLE BUILDINGS

WHO WE ARE

Mericle Commercial Real Estate Services is the largest privately-owned developer of industrial, office, and flex space along Pennsylvania's I-81 Corridor, serving as a trusted partner to companies seeking efficient access to the Northeast and Mid-Atlantic markets.

OUR HISTORY

Founded in Wilkes-Barre, Pennsylvania, in 1985, Mericle has developed more than 31 million square feet of commercial space across 21 business parks in Northeastern Pennsylvania. Today, more than 20,000 people work in Mericle-developed facilities throughout the region, supporting a diverse base of distribution, manufacturing, and corporate users.

THE MERICLE ADVANTAGE

What sets Mericle apart is its fully integrated, in-house development platform. With approximately 450 professionals across design, engineering, construction, and property management, Mericle controls every stage of the development process—allowing for greater speed, cost control, and accountability.

OUR TEAM

The company's team includes architects, engineers, tradespeople, and real estate professionals working together to deliver high-quality facilities on aggressive timelines. In fact, Mericle has never missed a tenant occupancy deadline.

OUR APPROACH

Mericle's proactive development approach further differentiates it from national developers. In addition to constructing speculative buildings, the company prepares sites in advance through its ReadyToGo!™ program—fully entitling and preparing pad-ready parcels for immediate construction. This allows tenants to significantly accelerate project timelines and reduce development risk.

OUR TENANTS & CLIENTS

Leading companies including Amazon, Chewy, FedEx Supply Chain, The Home Depot, PepsiCo, CVS Health, and Michaels Stores have selected Mericle as their development partner in Northeastern Pennsylvania. Backed by local expertise, long-term ownership, and a commitment to execution, Mericle delivers responsive, reliable solutions for companies with critical real estate needs.

MERICLE
COMMERCIAL REAL ESTATE SERVICES

BOB BESECKER
Vice President - Senior Director of Leasing
bbesecker@mericle.com

JIM HILSHER
Vice President - Director of Marketing
jhilsher@mericle.com

BILL JONES
Vice President - Business Development
bjones@mericle.com