2026

FOOD AND BEVERAGE

INDUSTRY REPORT

FOR NORTHEASTERN PENNSYLVANIA (NEPA)

MERICLE
COMMERCIAL REAL ESTATE SERVICES

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INTRODUCTION

Northeastern Pennsylvania (NEPA), consisting of Northern I-81 Corridor communities such as Scranton, Pittston, Wilkes-Barre, and Hazleton, has long been a magnet for food and beverage manufacturing and distribution operations.

Several factors have combined to grow the food industry in NEPA. These include quick access to raw materials and the Northeast's consumption zones, an available, quality, and affordable labor supply, abundant and reliable utilities, and a wide variety of affordable sites and buildings with room for expansion.

COMPANIES WITH FOOD OR BEVERAGE DISTRIBUTION OPERATIONS IN NEPA

- Americold
- Banko Beverage
- Bimbo Bakeries
- Campbell's/Snyder's Lance
- Chewy.com
- Coca Cola
- Core-Mark
- Core X
- Flowers Foods
- Gress Refrigerated Services & Logistics
- Herr's Food Products
- ID Logistics
- Lineage
- McLane Co.
- Nestle Health Science
- PepsiCo
- Pero Family Farms
- Red Bull
- Romark Logistics
- Tastee Choice
- U.S. Cold Storage
- US Foods
- UTZ Brands
- Walmart
- Wegmans Food Markets

COMPANIES WITH FOOD OR BEVERAGE MANUFACTURING PLANTS IN NEPA

- Alphia Group
- Aspire Bakeries
- Ateeco (Mrs. T's Pierogies)
- Barry Callebaut
- Bazooka Candy Brands
- Bimbo Bakeries
- BC Bundt
- Cargill
- Citterio USA
- D.G. Yuengling & Son
- Gertrude Hawk Chocolates
- Gonnella Frozen Products
- Greencore
- The Hershey Company
- J&J Snack Foods
- J.M. Smucker Company
- Lion Brewery
- Little Leaf Farms
- Maid-Rite Specialty Foods
- Michael Foods Egg Products
- Mission Foods (GRUMA)
- Nardone Brothers Baking
- National Bakery
- Niagara
- USHydrations
- Pasqualichio Brothers
- Pittston Co-Packers
- Quaker Oats (Gatorade)
- Topps Company, Inc.
- Wise Foods

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

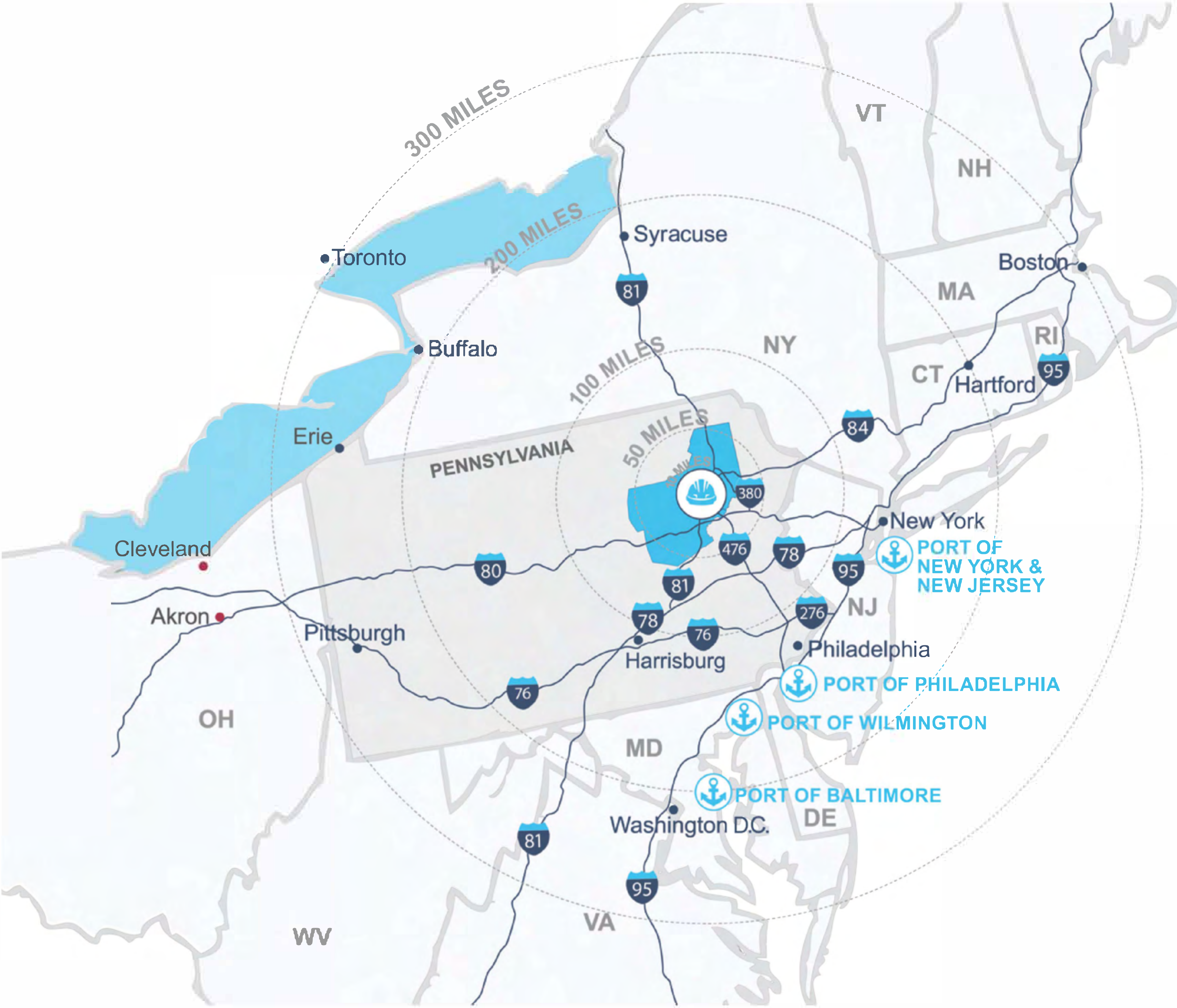
DRIVE TIME POPULATION STATS

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


300 MILES
200 MILES
100 MILES
50 MILES
Toronto
Syracuse
Buffalo
Erie
Cleveland
Akron
Pittsburgh
Harrisburg
Philadelphia
New York
Boston
Hartford
Washington D.C.
PENNSYLVANIA
NY
VT
NH
MA
RI
CT
NJ
DE
MD
OH
WV
VA
81
84
95
380
476
78
80
76
276
PORT OF NEW YORK & NEW JERSEY
PORT OF PHILADELPHIA
PORT OF WILMINGTON
PORT OF BALTIMORE

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.

REAL ESTATE

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

Food and beverage companies in Northeastern Pennsylvania (NEPA) benefit from a highly competitive real estate environment that supports both manufacturing and distribution operations.

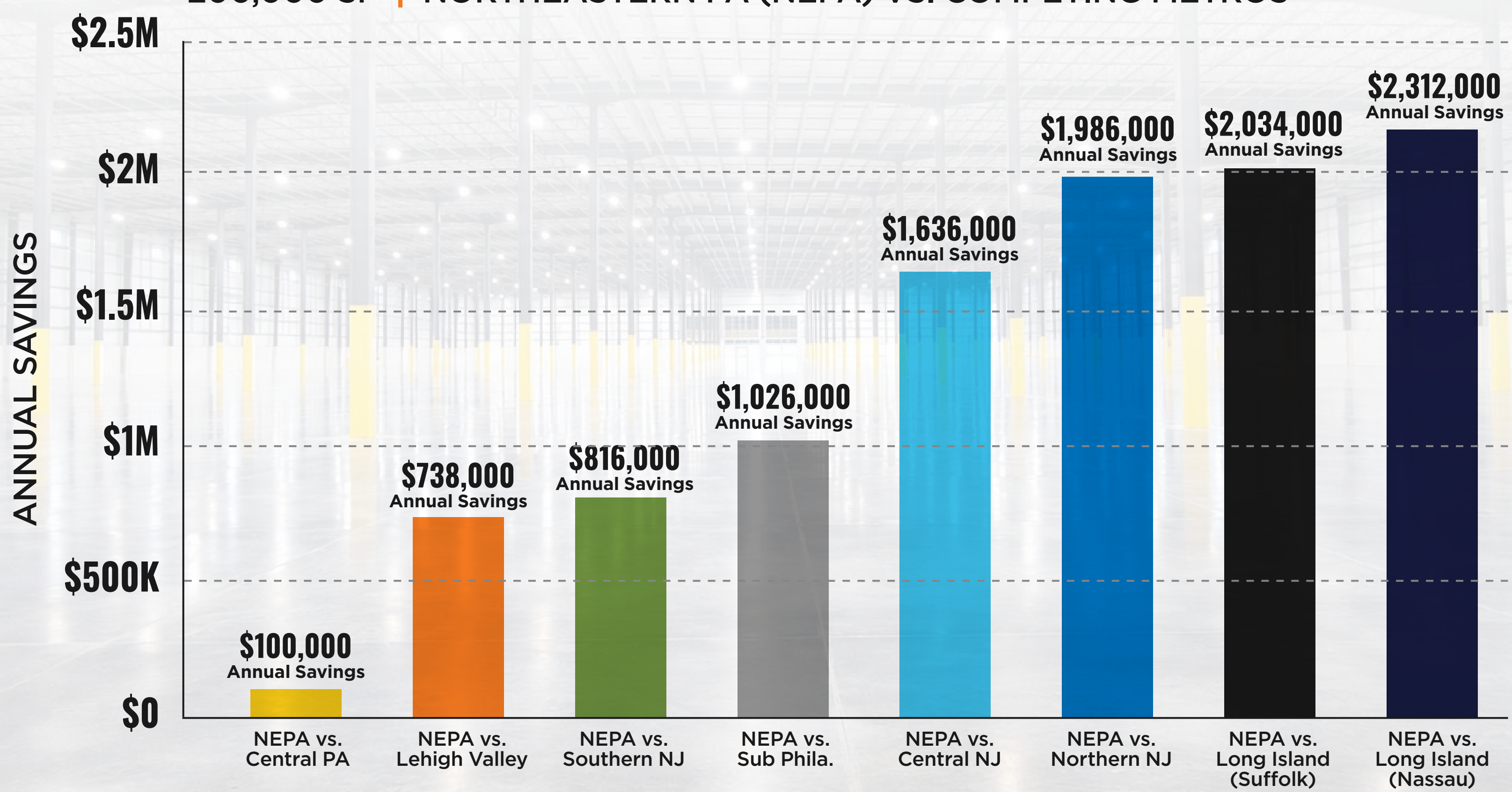
One of NEPA's most significant advantages is cost. Industrial lease rates are substantially lower than in major Northeast markets such as Northern New Jersey, Central New Jersey, and Long Island. In many cases, companies can reduce base lease costs by 40–60%, while also benefiting from lower operating expenses, including taxes, utilities, and maintenance.

NEPA also offers a wide range of modern industrial facilities, including bulk warehouses, flex manufacturing space, and build-to-suit opportunities tailored to food processing, packaging, cold storage, and distribution.

Speed to market is another key advantage. NEPA's many pre-permitted sites and speculative buildings allow companies to move from site selection to operation more quickly than in many competing markets, an important benefit for companies facing tight production schedules or shifting demand.

AVERAGE ANNUAL BASE RENT SAVINGS

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



DELIVERING REAL ESTATE SOLUTIONS IN NEPA

Northeastern Pennsylvania's strength as a food and beverage hub is reflected in the number of companies operating here, including Bimbo Bakeries, PepsiCo, Campbell's/Snyder's-Lance, Mission Foods, Wegmans, Red Bull, and US Foods.

These companies benefit not only from NEPA's location and workforce, but also from the region's ability to consistently deliver industrial real estate solutions.

A network of experienced developers and contractors supports this growth, with many projects delivered through speculative construction and pre-permitted sites that allow for faster occupancy.

For food and beverage companies, successful projects in NEPA typically offer:

- Fast timelines supported by available buildings and ready sites
- Flexible space from small facilities to 1M+ SF operations
- Infrastructure readiness, including utilities and transportation access
- Efficient project delivery, from design through occupancy

Mericle Commercial Real Estate Services is one example of a developer active in this environment, having delivered 30 million of square feet of industrial space for a wide range of users in Northeastern Pennsylvania.

Mericle's vertically integrated "one-stop-shop" structure and its aggressive development of speculative industrial buildings and ReadyToGo!™ Sites are very helpful to food manufacturers and distributors operating under compressed timeframes wishing to deal with a single source.

All of Mericle's available buildings and sites can be reviewed at **mericle.com**.

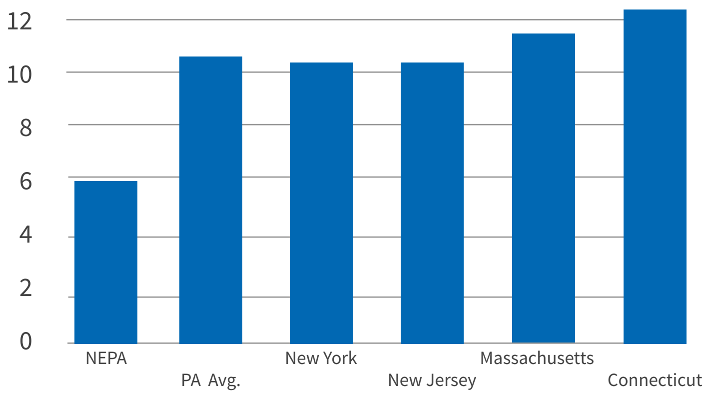
UTILITIES

NATURAL GAS

Northeastern Pennsylvania is located directly atop the Marcellus Shale, one of the most productive and lowest-cost natural gas basins in North America. This geographic advantage allows many industrial users in NEPA to access competitively priced natural gas supply, particularly when utilizing interruptible or direct supply arrangements.

While published state-level industrial natural gas prices include transportation and distribution costs, large users in NEPA can often achieve significantly lower effective commodity costs. As illustrated below, estimated NEPA industrial gas costs compare favorably to other Northeast markets, where delivered prices are typically higher.

Estimated Industrial Natural Gas Costs (2026)



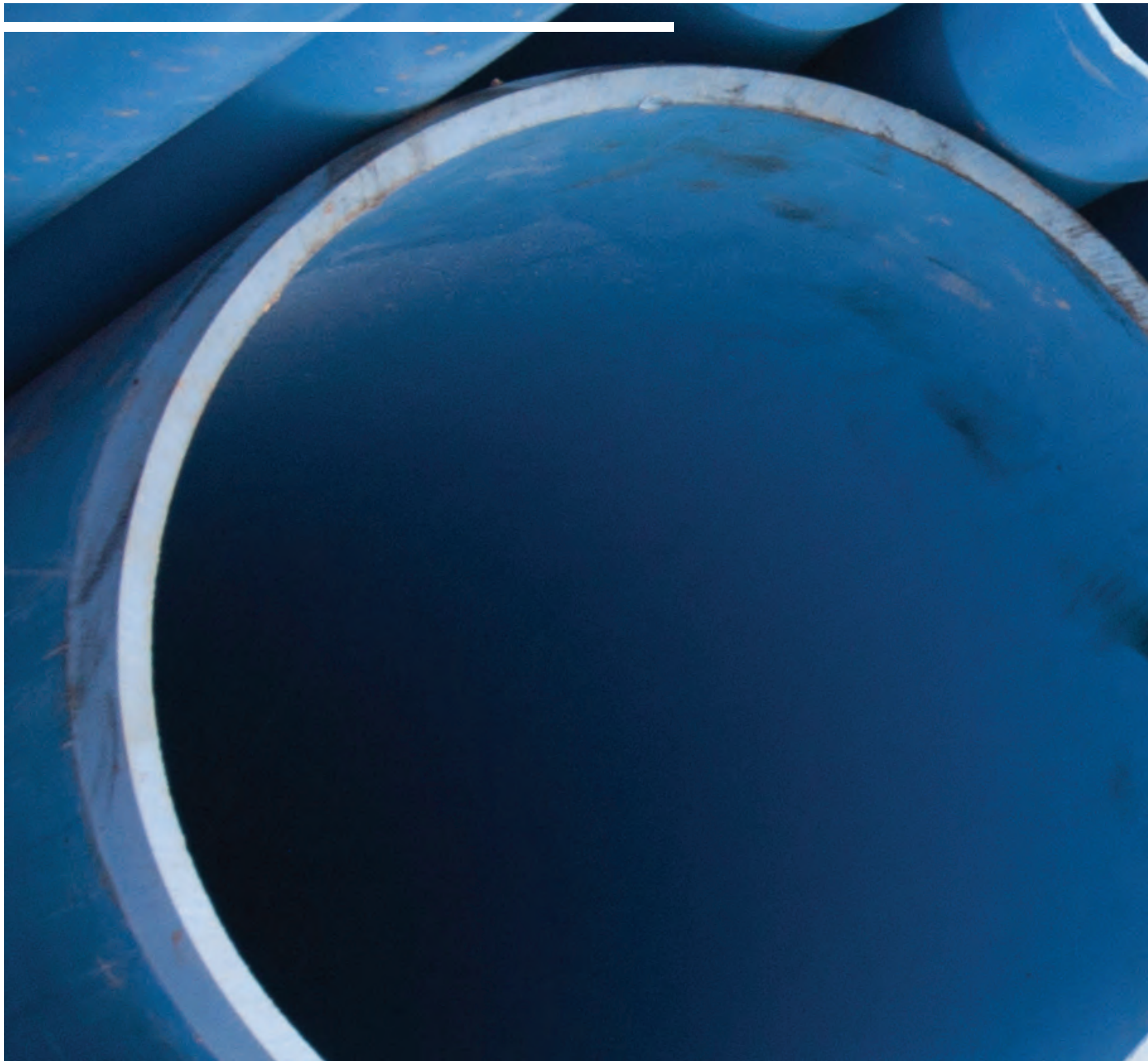
Sources: U.S. Energy Information Administration (EIA), Natural Gas Monthly (2026 data); state industrial natural gas prices; industry estimates for Marcellus-based direct supply pricing.

WATER

Water quality is good and pressures are very strong. In fact, in some business parks, companies choose to install pressure reducers to control water pressure to their buildings.

The primary water supplier in NEPA is Pennsylvania American Water Company (PAWC). Via PAWC, several business parks in NEPA can provide very large quantities of water daily to industrial users.

> *"Serving Northeastern Pennsylvania, UGI Utilities is uniquely situated in the heart of the Marcellus Shale region. Our large commercial and industrial transportation customers have access to some of the most favorably priced natural gas in the country. Further, the abundance of supply in the region is expected to provide long term price stability, making the region a prime target for growth."*
>
> **DON BROMINSKI, DIRECTOR OF BUSINESS DEVELOPMENT**
> **UGI UTILITIES, WILKES-BARRE, PA**



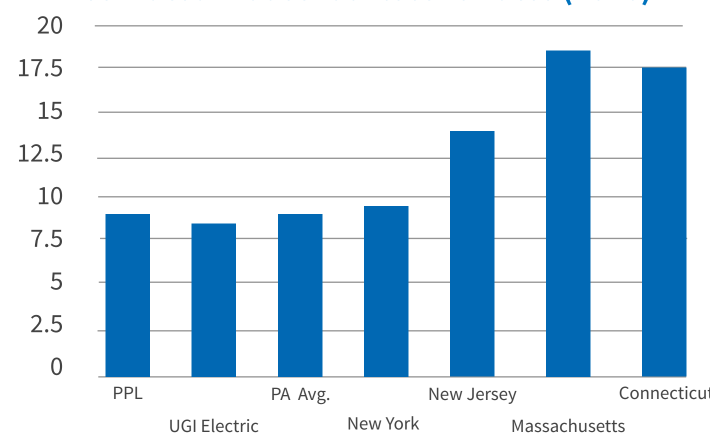
ELECTRICITY

Industrial users in Northeastern Pennsylvania benefit from access to competitive electric supply markets served by PPL Electric Utilities and UGI Utilities. While published utility default rates are higher, many large users procure power through Pennsylvania's deregulated market, resulting in effective rates that are often at or below the statewide industrial average.

As illustrated below, estimated industrial electric rates in NEPA compare favorably to high-cost Northeast markets such as New Jersey, Massachusetts, and Connecticut. This cost advantage can significantly reduce operating expenses for energy-intensive users, including food and beverage processors, cold storage operators, and advanced manufacturers

Redundant power is supplied to several local industrial and office parks via PPL Electric Utilities and UGI Utilities. In most parks, multiples of 4000 Amp service are offered.

Estimated Industrial Electric Rates (2026)



Sources: U.S. Energy Information Administration (EIA), Electric Power Monthly Table 5.6.B (2026 data); PPL Electric Utilities Price to Compare filings; UGI Utilities published rates; competitive market pricing estimates based on publicly available supplier data.

TELECOMMUNICATIONS

Multiple telecom vendors, including Verizon, Frontier Communications, Level 3, and Comcast serve the area and provide fiber, copper, and cable service to local business parks.

FOREIGN TRADE ZONES

More than 2,000 acres of land within Northeastern Pennsylvania are designated as part of **Foreign Trade Zone (FTZ) #24,** which is administered by the Eastern Distribution Center. Multiple properties are located within FTZ-designated sites, including significant portions of **CenterPoint Commerce & Trade Park and Grimes Industrial Park near Pittston, PA**, as well as sites within the **Jessup Small Business Center** and **Valley View Business Park near Scranton.**

Foreign Trade Zones are secure areas under U.S. Customs and Border Protection (CBP) supervision that are considered outside of U.S. Customs duty payment requirements for certain purposes. Within an FTZ, companies may store, assemble, manufacture, or process imported and domestic goods with greater flexibility and efficiency.

FTZ designation allows companies to improve cash flow and reduce operating costs through a variety of benefits, including:

- **Duty deferral** on imported goods until they enter U.S. commerce
- **Duty reduction or elimination** through inverted tariff relief
- **Duty exemption on re-exports**
- **Elimination of duties on scrap, waste, or defective goods**
- **No duties on domestic content or value added within the zone**
- **Streamlined customs procedures and reduced administrative costs**

These advantages make FTZ sites in Northeastern Pennsylvania particularly attractive for manufacturers, distributors, and global logistics operations seeking to optimize supply chain efficiency.

THIRD PARTY LOGISTICS

In addition to the dozens of truckload and less than truckload companies with operations in NEPA, there are also numerous national and local **third party logistics (3PL)** companies here. These include Calex Logistics, Davinci Micro Fulfillment, DB Schenker, DHL, FedEx Supply Chain, FulFillPlus, Hub Group, ID Logistics, J.B. Hunt, Karchner Logistics, Kenco, MGL US Logistics, Neovia, NFI, The Patton Logistics Group, Romark Logistics, ShipMonk, and Valley Distributing and Storage.

COLD CHAIN SPACE

Some of the nation’s largest **cold storage** companies have major industrial facilities in NEPA. For example, Arcadia Cold Storage, Core X Logistics, Lineage, Henningsen Cold Storage Company, United States Cold Storage, Inc., Americold, and RLS Logistics, all operate cold chain space here. In addition, Prime Inc., one of North America’s largest refrigerated trucking companies, has a large terminal in NEPA.

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

EDUCATION & TRAINING

COLLEGES & UNIVERSITIES

NEPA is home to 16 college campuses with a combined 43,000 students. Several of these local colleges offer degree and certificate programs that may be of interest to companies that manufacture or distribute food and beverage products. These schools and some of their key programs include:

Luzerne County Community College

- Culinary Arts
- Hospitality Management
- Pastry Arts
- Building Maintenance Technology
- Industrial Maintenance

Keystone College

- Hospitality Management
- Business Management

Lackawanna College

- Baking & Pastry
- Culinary Arts
- Hospitality Management

Johnson College

- Logistics & Supply Chain Management
- Diesel Truck Technology
- Advanced Manufacturing Technology

Pennsylvania State University

- Agribusiness Management
- Food Science
- Hospitality Management
- Nutritional Sciences
- Project and Supply Chain Management

TRAINING PROGRAMS

WEDnetPA (Workforce and Economic Development Network of Pennsylvania)

WEDnetPA is a state-funded workforce training program administered through the Pennsylvania Department of Community and Economic Development (DCED). The program provides grants to eligible employers to support both essential skills training (such as communication, leadership, and workplace effectiveness) and advanced technology training (including manufacturing systems, software, and equipment training).

Funding is provided on a per-employee basis, with established caps per employee and per company that may vary by program year. Training must be job-related and delivered by qualified providers, which may include WEDnetPA partner institutions, third-party vendors, or company-approved trainers.

WEDnetPA is widely used by manufacturers, logistics operators, and food and beverage companies to upskill existing employees and improve productivity, helping employers remain competitive while investing in their workforce.

Workforce Innovation and Opportunity Act (WIOA)

The Workforce Innovation and Opportunity Act (WIOA) is a federally funded workforce development program administered locally through Workforce Development Boards (WDBs), including PA CareerLink® in Northeastern Pennsylvania.

WIOA programs provide funding to support the recruitment and training of eligible workers, including individuals who are unemployed, underemployed, or seeking to re-enter the workforce.

One of the most widely utilized components is the On-the-Job Training (OJT) program, which can reimburse employers for a portion of a new hire's wages during the training period. Additional WIOA programs may provide funding for classroom or occupational skills training to prepare individuals for in-demand careers.

These programs help employers reduce hiring and training costs while expanding access to a qualified labor pool.

Please visit dced.pa.gov for more information.

INCENTIVES

SQUARE FEET	EST. 10-YEAR LERTA SAVINGS
50,000	$454,413
100,000	$908,827
250,000	$2,272,067

LOCAL ECONOMIC REVITALIZATION TAX ASSISTANCE (LERTA)

CenterPoint Commerce & Trade Park near Pittston and CrossRoads East Business Park near Hazleton offer industrial sites and buildings located in Local Economic Revitalization Tax Assistance (LERTA) Zones. In both business parks, all of the local taxing bodies – the county, the municipality, and the school district – have approved the zone status.

Real estate taxes on improvements are abated 100% for 10 years for buildings constructed in CenterPoint and CrossRoads. The table to the left gives estimates of total savings that will be realized for various building sizes via LERTA. Actual savings may vary depending upon the cost of construction required to meet a tenant's specifications.

OTHER INCENTIVE PROGRAMS

PENNSYLVANIA FIRST PROGRAM

The Pennsylvania First Program, administered by the Pennsylvania Department of Community and Economic Development (DCED), provides **customized financial assistance** to support companies that are creating and retaining jobs within the Commonwealth.

Assistance may be structured as **grants, loans, and loan guarantees** and can be used for a wide range of eligible project costs, including:

- Land and building acquisition
- Site development and infrastructure improvements
- Construction and building fit-out
- Machinery and equipment purchases
- Workforce training
- Environmental assessments and remediation

Funding levels are determined on a **case-by-case basis**, based on the economic impact of the project, including job creation, capital investment, and strategic importance to the region. Participating companies are typically required to:

- Create and/or retain a significant number of full-time jobs
- Make a substantial private investment in the project
- Maintain operations at the project site for a defined period

The Pennsylvania First Program is one of the Commonwealth's primary tools for supporting large-scale economic development projects and is frequently utilized to help companies expand or relocate operations in Pennsylvania.

PENNSYLVANIA INDUSTRIAL DEVELOPMENT AUTHORITY (PIDA)

The Pennsylvania Industrial Development Authority (PIDA) provides **low-interest financing** to eligible businesses for land, building, and equipment acquisitions. The program is widely used by manufacturing, industrial, office, and research and development companies.

PIDA offers:

- **Long-term, fixed-rate loans** for real estate and machinery and equipment
- Competitive interest rates that are **reset periodically** based on market conditions
- Flexible terms to support business growth and expansion

Eligible projects may include:

- Land and building acquisition or construction
- Renovation or expansion of existing facilities
- Purchase and installation of machinery and equipment

Companies must apply through a **certified economic development organization (CEDO)**, such as a local industrial development authority or economic development agency.

Financing levels are typically tied to **job creation and retention**, as well as the overall economic impact of the project. PIDA remains one of Pennsylvania's most effective tools for helping companies **reduce capital costs and finance expansion projects.**

Please visit dced.pa.gov for more specific details and guidelines for all of Pennsylvania's incentive programs.

COST ADVANTAGES & HOUSING COSTS

A little buys you a lot here.

Average sales prices of single family homes in Northeastern Pennsylvania are much lower than prices in most major metro areas in the Northeast US. Real estate taxes on your NEPA home are lower by comparison too.

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

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 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 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.

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.

THE MERICLE ADVANTAGE

What sets Mericle apart is its fully integrated, in-house development platform. With more than 400 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 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.

Ten counties. One region. DiscoverNEPA™.

Why is Mericle, a real estate developer, promoting Northeastern Pennsylvania's (NEPA's) quality of life? Mericle has been very fortunate to provide commercial space to hundreds of companies since 1985 and we are especially proud that more than 20,000 people work in the buildings we've developed in NEPA. However, when companies are going through the site selection process, more factors come into play than just the availability of a certain type of building or site.

Arts, Culture, & Entertainment

Leisure, Shopping, Sports & Adventure

Skilled Workers & Low Costs of Living

Skilled workers are drawn to communities known as great places to live. Northeastern Pennsylvania offers quick access to big city amenities, affordable living, safe neighborhoods, access to recreation, and the opportunity to be heard and make a difference. NEPA is the Northeast's best bet if you are seeking a stress-free, healthy lifestyle complete with thousands of world-class amenities.

We created DiscoverNEPA™ to show this region's best and brightest that Northeastern Pennsylvania's quality of life does compare favorably with the Austins and the Madisons, that you can do just about everything here, and that you should chose NEPA as the place to start and grow your career. We invite our tenants and other area businesses to use DiscoverNEPA™ as a tool to recruit talented people and their families to this region.

We invite you to visit DiscoverNEPA.com and to follow us on Facebook, Instagram, and Twitter. Mericle is Northeastern Pennsylvania proud.

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