

GREATER HAZLETON, PENNSYLVANIA

HUMBOLDT

INDUSTRIAL PARK 

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A MESSAGE FROM OUR LEASING TEAM

Welcome to Humboldt Industrial Park, one of the largest and most successful business parks in the Commonwealth of Pennsylvania.

Humboldt consists of approximately 3,000 acres and is located just 1.2 miles from Exit 143 of I-81 and less than 10 miles from the I-81/I-80 interchange. The park was developed by CAN DO, Inc., an award winning, not-for-profit, economic development corporation.

Mericle has developed 12 buildings totaling more than 4.3 million square feet in Humboldt. Our park tenants and build-to-suit clients include Amazon.com, American Eagle Outfitters, Michael's Handcrafts, Econoco, Simmons Company, Nature's Bounty, E.S. Klufft & Company, Freedom Corrugated, and E&B Giftware. Other prominent park tenants include The Hershey Company, Auto Zone, Archer Daniels Midland, Tootsie Roll, and U.S. Cold Storage.

Mericle owns several available buildings and ReadyToGo!™ Sites in Humboldt.

Please learn more about Humboldt Industrial Park on the following pages, and view all of our available buildings and sites at www.mericlereadytogo.com. Call us at **570.823.1100** to request a proposal and/or arrange a tour.

We look forward to hearing from you.



LOCATION & TRANSPORTATION 



THE PARK IS AN EASY DRIVE FROM MANY KEY CITIES.

| CITY | MI. AWAY |
|--------------------|-----------------|
| Wilkes-Barre, PA | 28 |
| Scranton, PA | 46 |
| Allentown, PA | 55 |
| Delaware Water Gap | 62 |
| Harrisburg, PA | 86 |
| Philadelphia, PA | 101 |
| Binghamton, NY | 107 |
| Morristown, NJ | 112 |
| Port of Newark, NJ | 131 |
| New York, NY | 135 |
| Baltimore, MD | 153 |
| Syracuse, NY | 176 |
| Washington, DC | 201 |
| Hartford, CT | 234 |
| Pittsburgh, PA | 256 |
| Boston, MA | 338 |

ROAD ACCESS

Humboldt Industrial Park is located near Hazleton, Pennsylvania, just 1.2 miles from Exit 143 of I-81 and 9.2 miles from the I-81/I-80 intersection. The park is within a 300 mile radius of 68.3 million people. Downtown Hazleton and Hazleton's major suburban shopping areas are both just five minutes away.

RAIL ACCESS

Norfolk Southern, a Class I carrier, provides daily service to Humboldt. There is also a bulk transload terminal in close proximity to the park where companies can receive rail shipments five days per week.

AIR ACCESS

The Wilkes-Barre/Scranton International Airport (AVP) (www.flyavp.com) is 36 miles from the park and offers approximately 40 daily arrivals and departures to seven major hubs with one-stop service to more than

450 destinations worldwide. AVP provides direct daily flights to Atlanta, Charlotte, Chicago, Detroit, Newark, Orlando, and Philadelphia. Carriers include Allegiant, Delta Connection, United Express, and US Airways Express. AVP is also served by Saker Aviation, one of the finest fixed base operators in the Northeastern United States.

The Lehigh Valley International Airport (ABE) (www.lvia.org) is 54 miles from Humboldt and provides direct daily flights to Atlanta, Charlotte, Chicago, Newark, Detroit, the District of Columbia, Orlando, Philadelphia, St. Petersburg, and Toronto.

The Hazleton area is also served by the Hazleton Municipal Airport (HZL) (www.hazletonfbo.com), a full-service fixed base operator located just eight miles from Humboldt.





Reliable electrical service is provided by PPL Utilities, a national leader in power generation and distribution. PPL can serve customers at the 12kV or 69kV voltage levels. There are three 12kV substations in the area.

Sanitary sewage service is provided by CAN DO Inc. Twelve-inch gravity collection lines, as well as 10-inch laterals, allow industries easy access to the system. At the lowest end of the park, CAN DO owns and operates the wastewater treatment plant, which is presently sized for 1,000,000 gallons per day.



WATER

CAN DO, Inc. supplies quality water throughout the park in 12 and 16-inch ductile iron mains at pressures and flow rates suitable for heavy industrial use. The source of water is a series of deep wells with a backup supply by the Hazelton City Water Authority. Fire protection is aided by four 1,000,000 gallon stand-pipes, which ride on the system.



NATURAL GAS

Natural gas service to the park is provided by UGI Utilities Inc. A high-pressure main connects the Humboldt Industrial Park directly to the Transcontinental Pipeline. Normal service is provided through an eight-inch medium-pressure (50 PSI) distribution main.



TELECOMMUNICATIONS

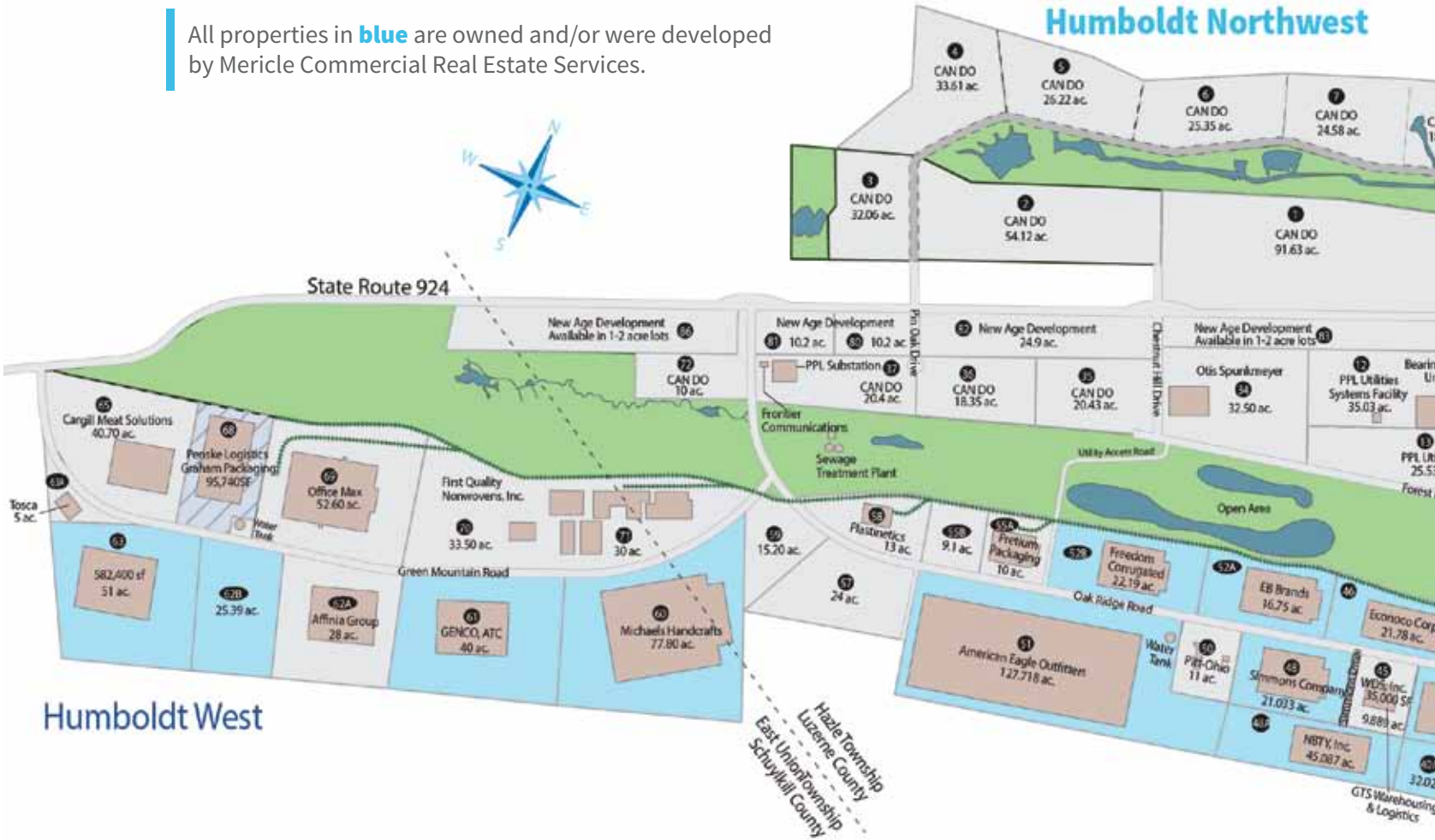
Verizon and Frontier Communications Solutions provide state-of-the-art telecommunications systems with 100-percent digital switching and superior communications services, highlighted by an extensive fiber optic network. This system provides a telecommunications platform for voice, data, and video transmissions. The network supports SONET technology for ultra-reliable service to customers with critical requirements.

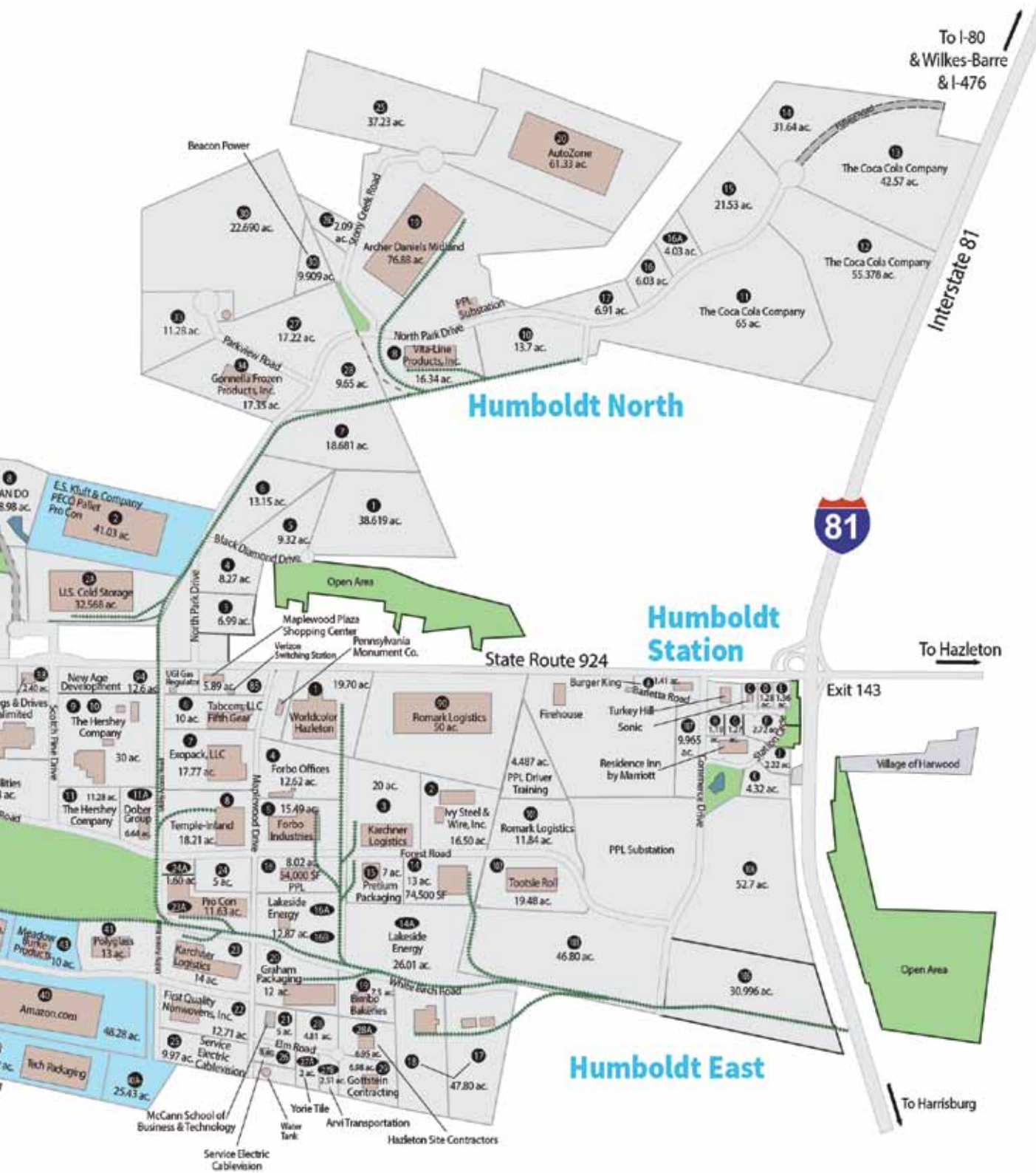


HUMBOLDT INDUSTRIAL PARK

HAZLE TOWNSHIP, LUZERNE COUNTY & EAST UNION TOWNSHIP, SCHUYLKILL COUNTY • PENNSYLVANIA

All properties in **blue** are owned and/or were developed by Mericle Commercial Real Estate Services.







EMPLOYER TESTIMONIALS

“Greater Hazleton’s workforce is without a doubt the best workforce I have encountered in all of the locations where I have worked. That includes Boston, Memphis, Tulsa, the Bay Area, Phoenix, Minneapolis, Rochester, and Philadelphia. Hazleton offers a great basic educational system and the people possess strong skill sets to meet the needs of the industry. Our plant has been designated a “General Mills Company of Champions,” and that is exactly what our employees are - “Champions.”

**Sean Anderson, Plant Manager
General Mills, Hazleton**

“We really wanted to make sure Hazleton was the right fit before we made our final decision, because once we locate somewhere, we’re there long term. The combination of location, workforce, and the Keystone Opportunity Zone we found in the Hazleton area made us confident that this is the perfect location for Tootsie Roll.

I’ve been pleasantly surprised with the quality of folks. We have had a couple hundred apply. They are great people. We couldn’t be happier. And it’s a great community.”

**John Majors, Vice President of Distribution
Tootsie Roll, Hazleton**

“The Hazleton plant has been the best-performing plant for at least the last 10 years. Soon, we are going to be passing out about 30 service awards to employees who have been here 20, 25, 30, 35 years.”

**John Kittredge, Vice President of Marketing
Fabri-Kal, Hazleton**

“We went out and looked in this wonderful community and found lots of great leaders, great leaders who are going to take us to the next level. But the most important thing that happened was we found all of you, the wonderful, highly committed, highly dedicated, passionate people of Hazleton that we now call AutoZoners. Of all of the distribution centers that I have ever seen open, I have never seen one open as seamlessly as this one.”

**Bill Rhodes, Chairman, President and CEO
AutoZone, Hazleton**

“We had absolutely no problem finding candidates who possess the skill sets we were seeking. I’ve been very impressed with the people our company has hired in Hazleton and with the number of applicants who applied for positions.”

**Ken Gonnella, President
Gonnella Frozen Products, Hazleton**

“Employing over 500 locally, the West Hazleton plant is the largest producer of flexible packaging bags for the bakery business in the United States. The exceptional work ethic of our employees is evidenced in our plant being in business for 44 years. That, coupled with the skill level of the Hazleton workforce, has enabled us to rank at the top in productivity among five manufacturing plants in Bemis’ Polyethylene Packaging division.”

**Geoff Svirbely, Human Resources Manager
Bemis Polyethylene Packaging Division, Hazleton**

“The Hershey Company is very pleased to have such a great operating facility in Hazleton. Our employees are our greatest asset, and we are fortunate to have great people working at the Hazleton plant... many with more than 20 years of service.”

**Gene Tannler, Plant Manager
The Hershey Company, Hazleton**

“The three main draws of this area were the location between Interstates 81 and 80, which works very well for us; the Keystone Opportunity Zone program; and the workforce in the Hazleton area, which is very good. Hiring people was not an issue at all. We received hundreds of applications for the positions we had available and have maintained most of the people we initially hired.”

**Steve Boucher, General Manager
E.S. Kluff, Hazleton**



LABOR & EMPLOYMENT DATA



LABOR AVAILABILITY

Employers in Humboldt Industrial Park typically draw workers from a four county area consisting of Luzerne, Schuylkill, Columbia, and Carbon counties. Humboldt is located in the approximate center of this four county area, near the intersection of I-81 and I-80. The region's traditionally high unemployment rates have helped employers find an ample number of qualified job applicants.

GREATER HAZLETON'S LARGEST EMPLOYERS

| COMPANY | TYPE | ESTIMATED EMPLOYEES |
|----------------------------------|-----------------------------|---------------------|
| Amazon.com | Retail Dist. | 2000 |
| Hazleton Area School District | Education | 1377 |
| Lehigh Valley Health Network | Healthcare | 998 |
| DeAngelo Brothers | Vegetation/Road Specialists | 700 |
| Cargill Meat Solutions | Meat Processing | 680 |
| Wal-Mart | Retail | 510 |
| AutoZone | Auto Parts | 490 |
| Hershey Foods | Chocolate Products Mfg. | 440 |
| Bemis | Polyfilm Packaging | 414 |
| Michaels Handcraft Stores, Inc. | Handcrafts Dist. | 400 |
| American Eagle Outfitters | Apparel | 396 |
| Fabri-Kal Corporation | Packaging Products Mfg. | 363 |
| First Quality Nonwovens, Inc. | Nonwoven Fabric Mfg. | 357 |
| Citerio USA Corporation | Italian-Style Meat Products | 341 |
| Bimbo Bakeries USA | Bakery Food Products | 317 |
| Bradley Caldwell, Inc. | Farming/Pet Supplies Dist. | 314 |
| Simmons Company | Mattress Mfg. | 282 |
| Quebecor World | Directories/Books | 250 |
| Keystone Job Corps Center | Education | 250 |
| Network Solutions (Web.com) | Internet/Web-Based Services | 250 |
| PPL Solutions | Call center | 246 |
| Valmont Newmark | Tubular Steel Poles | 241 |
| Penn State University - Hazleton | Education | 200 |
| Archer Daniels Midland | Food Products | 200 |
| Van Koekelen Greenhouses, Inc. | Potted Plants | 200 |
| Genco ATC | Supply Chain Solutions | 200 |
| NBTY, Inc. | Distributor of Vitamins | 200 |
| Pennsy Supply | Contractors | 200 |
| PPL | Electricity System | 192 |
| Dial Corporation (Henkel) | Laundry Products Mfg. | 180 |
| Silgan White Cap | Metal Closure Mfg. | 173 |
| Forbo Linoleum | Floor Covering | 162 |





COMBINED EMPLOYMENT & UNEMPLOYMENT DATA CARBON, COLUMBIA, LUZERNE & SCHUYLKILL COUNTIES

| YEAR | CIVILIAN LABOR FORCE | EMP. | UNEMP. | UNEMP. RATE % |
|------|----------------------|---------|--------|---------------|
| 2014 | 298,100 | 280,800 | 17,300 | 5.8% |
| 2013 | 304,200 | 277,200 | 27,000 | 8.9% |
| 2012 | 305,700 | 279,100 | 26,600 | 8.7% |
| 2011 | 299,600 | 273,900 | 25,600 | 8.5% |
| 2010 | 308,100 | 276,100 | 32,000 | 10.4% |

Source: www.paworkstats.state.pa.us

20 MI. RADIUS DEMOGRAPHICS

| | |
|--|---------|
| Population | 277,562 |
| Ages 20-64 | 163,028 |
| Total Households | 111,937 |
| Households with income of \$50,000 or higher | 47,911 |
| Households with income of less than \$50,000 | 64,016 |
| % of persons with high school degree | 86.29% |
| % of persons with associate degree or higher | 24.19% |

Source: www.pasitesearch.com



HIGHER EDUCATION

Did you know that there are **13 colleges and universities with close to 43,000 students** within an hour’s drive of Humboldt Industrial Park? This network of higher education provides an invaluable resource for employers and their employees, offering ample opportunity for co-ops, continuing education, customized job training, internships, and recruiting.

The Pennsylvania State University has three satellite campuses within 45 minutes of Humboldt. Penn State’s main campus in State College, PA offers a comprehensive program in Supply Chain and Information Systems that ranges from non-degree coursework up to the PhD level. The program is ranked fifth-best in the nation for undergraduate level and seventh-best in the nation for graduate level by U.S. News and World Report.

| SCHOOL | ENROLLMENT | MI. AWAY |
|--|------------|----------|
| Penn State - Hazleton www.hazleton.psu.edu | 1,172 | 4 |
| King’s College www.kings.edu | 2,621 | 28 |
| Wilkes University www.wilkes.edu | 5,136 | 28 |
| Luzerne CCC www.luzerne.edu | 6,779 | 30 |
| Bloomsburg University www.bloomu.edu | 10,159 | 31 |
| Misericordia University www.misericordia.edu | 2,830 | 41 |
| Penn State - Wilkes-Barre www.wilkesbarre.psu.edu | 683 | 45 |
| University of Scranton www.scranton.edu | 6,034 | 45 |
| Lackawanna College www.lackawanna.edu | 1,681 | 46 |
| The Commonwealth Medical College www.thecommonwealthmedical.com | 235 | 47 |
| Penn State - Worthington Scranton www.worthingtonscranton.psu.edu | 1,374 | 48 |
| Johnson College www.johnson.edu | 440 | 50 |
| Marywood University www.marywood.edu | 3,398 | 50 |

Source: www.colleges.findthebest.com



COST ADVANTAGES & INCENTIVES



The Commonwealth of Pennsylvania, through the Department of Community and Economic Development (DCED), offers a wide variety of grant, low interest loan, and training programs to help businesses grow. Some of the state programs more commonly used by companies are listed below.

For more information on these and other Pennsylvania programs please visit www.newpa.com.

JOB CREATION TAX CREDIT PROGRAM

The Job Creation Tax Credit Program (JCTC) offers a \$1,000 state tax credit per new full-time job per year to employers who demonstrate effective development or deployment of leading technologies in business operations. Businesses must create at least 25 new full-time jobs or expand their existing workforce by at least 20 percent within three years of approval. Tax credits will not be applied until the workforce increase requirement has been met.

In order to count as a full-time employee under the JCTC program, new employees must earn an average of 150% of the federal minimum wage, excluding benefits. The credit may be utilized to pay a number of state business taxes. At least 25% of all available tax credits will be awarded every year to businesses that employ 100 or fewer employees. An eligible business must agree to maintain its operation in Pennsylvania for a minimum period of five years from the start date of approval.

GUARANTEED FREE TRAINING PROGRAM (GFT-WEDnetPA)

The Guaranteed Free Training Program (GFT-WEDnetPA) is Essential Skills and Advanced Technology training for eligible employees of new and expanding businesses. The program can be used towards basic and entry-level skills training and Information Technology/Advanced Information Technology training.

The Program is available to Pennsylvania manufacturing and technology-based businesses and for Information Technology training. Trainees must be Pennsylvania residents, employed in Pennsylvania, be permanent full-time employees, and earn at least 150% of the current federal minimum wage.

The program's Essential Skills training provides up to \$450 per trainee and \$75,000 per company. The Advanced Technology training provides up to \$850 per trainee and \$50,000 per company. To see if your business qualifies, please visit www.newpa.com.

PENNSYLVANIA ECONOMIC DEVELOPMENT FINANCING AUTHORITY (PEDFA) TAX EXEMPT BOND PROGRAM

The Pennsylvania Economic Development Financing Authority (PEDFA) Tax Exempt Bond Program assists in financing land and building acquisition, machinery and equipment acquisition and installation, as well as renovations and new construction.

The loan amount must fall between \$400,000 and \$10 million for manufacturers and may be pooled bond transactions or stand-alone transactions. The loan can be up to a 30-year term and can be up to 100% of project costs. Since 1989, the base interest rate has averaged 46 percent of Prime. The rate is weekly variable and dependent on a variety of market factors. Those eligible for the PEDFA Tax Exempt Bond Program are industries such as manufacturing, energy, solid waste disposal, wastewa-

ter treatment, transportation facilities, assisted living/housing, and nonprofit 501(c)(3). Eligible businesses may apply through Industrial Development Authorities and Industrial Development Corporations. Please visit www.newpa.com for more details.

PENNSYLVANIA FIRST PROGRAM

The Pennsylvania First Program is a comprehensive funding tool used to enable increased investment and job creation within the Commonwealth. The program assists businesses, municipalities, or IDCs who intend to create or retain a significant number of jobs and make a substantial investment within Pennsylvania. These businesses can receive support in the form of grants, loans, and loan guarantees for job training, property acquisition, site preparation, land and building improvements, purchasing or upgrading machinery and equipment, infrastructure, environmental assessments, job training, and working capital.



The program requires participants to commit to operating at the approved project site for a minimum of seven years. Businesses aided by Pennsylvania First must create or retain at least 100 full-time positions; or increase their full-time employment by 20% within the Commonwealth; or provide a substantial number of new, full-time employment opportunities within a high-growth industry; or create or retain fewer than 100 full-time jobs at project sites that are located in counties or communities suffering from high unemployment. Full-time employees must earn at least 150% of the federal minimum wage. Other requirements include offering a substantial economic impact for the region and, at the least, matching the Pennsylvania First assistance requested with private investment.

Loan terms can be up to 15 years for real estate and infrastructure and up to 10 years for machinery and equipment. Interest rates will be set quarterly and will be based on the 10-year Treasury rate. Those interested in applying can complete the Single Application for Assistance online at www.newpa.com.





THE MERICLE DIFFERENCE

WHY CHOOSE MERICLE? The following are just some of the reasons why Mericle has provided more commercial real estate solutions than any other developer in Northeastern Pennsylvania.

SINGLE SOURCE

Mericle is a true master builder, and our employees take responsibility for all phases of your project, from site selection, to design, to excavation, to construction, to fit-out, to property management. In short, we do it all. This unique corporate structure keeps your stress level to a minimum and ensures that your project will be completed on time and on budget.

VALUE

By utilizing the master builder concept, we are able to cut out unnecessary profit centers and provide you with quality, investment grade real estate at a very competitive price. Plus, Mericle is the authorized Butler Builder for Northeastern Pennsylvania. This close association with Butler Manufacturing Company, the largest manufacturer of pre-engineered building systems in the United States, means we are able to offer you an unmatched level of innovation and flexibility. Our in-house design and engineering team include some of the industry's most experienced professionals in dealing with Butler systems. Every material, coating, part, and process is tested to ensure strict compliance with exact Butler standards.



MARKET KNOWLEDGE

Our executive team and the vast majority of our approximately 200 employees are natives of this region. Six of our executives have backgrounds in local economic development and can offer you guidance on incentive financing, employee recruitment, job training, family relocation, community contacts, and much more. We also have strong relationships with local municipalities, permitting agencies, utility companies, and suppliers. This depth of local experience ensures that we complete all aspects of your project smoothly and without delay.

SPEED

Mericle will complete your project faster than competing developers. Our large team of excavation employees work year-round preparing ReadyToGo!™ Sites. This gives us a great inventory of sites that have already been planned, permitted, subdivided, cleared, graded, and compacted. In addition, because Butler systems can be erected quickly and without expensive on-site modifications, we cut construction time by as much as 30% compared to the methods used by competing developers.

AVAILABLE SPACE

We are always building speculative industrial, office, flex, and medical buildings on our ReadyToGo!™ Sites. As such, we have far more existing space available than any other developer in Northeastern Pennsylvania. Whether you need just a few thousand square feet or one million square feet, we will very likely have a property that works for you.

SOME OF MERICLE'S HUMBOLDT FACILITIES



550 Oak Ridge Road - 615,000 SF

Mericle constructed this building on speculation at 501,600 square feet and then expanded it to 615,000 square feet to meet the needs of Amazon.com's e-commerce fulfillment center. Mericle received LEED Silver Certification for Commercial Interiors for the project.



61 Green Mountain Road - 408,200 SF

This 408,200 SF building on 50.19 acres features 3,500 SF main office area, 500 SF shipping and receiving office, a 200 SF guard house, 33 loading doors, and 30'9" to 36'6" ceiling clear height. This Mericle building is occupied by prominent third party logistics firm Genco ATC.



60 Green Mountain Road - 692,273 SF

Michaels reviewed 72 properties in seven states before selecting this Mericle site. In just eight months, Mericle moved 1.25 million cubic feet of rock and built this pre-cast, steel-framed building with 93 cross-docked loading doors, and 34'2" ceiling clear height.





1 Simmons Drive - 214,794 SF

Mericle beat out more than 80 sites in three states to win the Simmons manufacturing project. Mericle constructed the building with load bearing pre-cast wall panels, 15,000 square feet of office space, a minimum ceiling clear height of 30', and 33 loading doors (cross dock).



1104 North Park Drive - 410,000 SF

This 410,000 SF building on 40.13 acres features 45 loading doors, and 31'10" to 36'2" ceiling clear height. Mericle constructed the building on speculation and converted it into a multi-tenant facility that houses three tenants.



63 Green Mountain Road - 582,400 SF

This 582,400 SF industrial building is in excellent condition and is located on 60.79 acres. The building features 30'8" to 36'5" ceiling clear height, 84 cross-docked loading doors, and energy efficient T-bay lighting. Expansion is possible and there is room for more than 553 trailer spaces on site.

FOR MORE INFORMATION ON MERICLE'S DEVELOPMENT PORTFOLIO OR AVAILABLE SPACE, PLEASE VISIT [MERICLEREADYTOGO.COM](https://www.mericlereadytogo.com) OR CALL BOB BESECKER, JIM HILSHER, OR BILL JONES AT [570.823.1100](tel:570.823.1100).





SOME SAMPLES OF MERICLE'S
DEVELOPMENT PROJECTS



Since 1985, Mericle has completed industrial, office, flex, and medical projects, big and small, for hundreds of clients.

Mericle's tenants and clients include **36 Fortune 1000 firms**. The company owns and manages approximately **11 million square feet** in Northeastern Pennsylvania.







MEET SOME OF MERICLE'S TENANTS AND CLIENTS







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