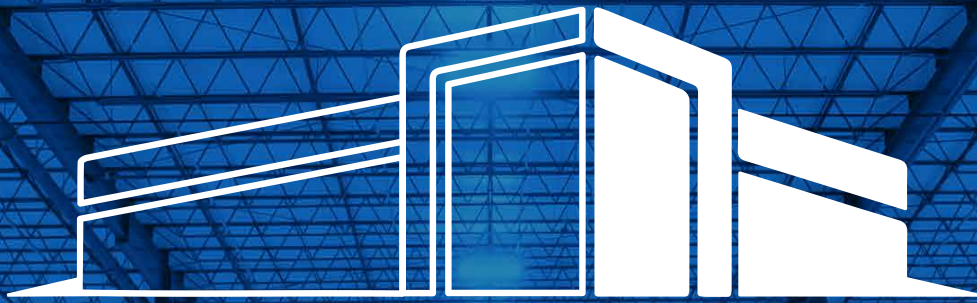


*We Build Buildings.
We Build Careers.
We Build Communities.*



Humboldt

INDUSTRIAL PARK

*GREATER HAZLETON,
PENNSYLVANIA*



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SOME OF
MERICLE'S CLIENTS

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





A Message from our Leasing Team

Humboldt Industrial Park, with 14.3 million square feet, is one of the largest and most successful business parks in the Commonwealth of Pennsylvania. The park is home to close to 60 industries and approximately 10,000 employees.

Humboldt consists of approximately 2,600 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 14 buildings totaling more than 5.25 million square feet in Humboldt.

Our park tenants and build-to-suit clients include Amazon.com, American Eagle Outfitters, Michaels Stores, Simmons Company, Nature's Bounty, E.S. Kluft & Company, Freedom Corrugated, Brake Parts, Inc., and Reynolds Consumer Products. Other prominent park tenants include The Hershey Company, AutoZone, Cargill, FedEx Supply Chain, and U.S. Cold Storage.

Please learn more about Humboldt Industrial Park on the following pages, then call us at 570.823.1100 to request a proposal and/or arrange a park tour. We look forward to hearing from you.

Location & Transportation



AIRPORT ACCESS

HAZLETON MUNICIPAL AIRPORT IS JUST 8 MILES FROM HUMBOLDT.



76.4 MILLION PEOPLE

LIVE WITHIN 300 MILES OF THE PARK.
CLOSE TO 60 INDUSTRIES AND APPROXIMATELY 10,000 EMPLOYEES CALL HUMBOLDT HOME.



RAIL ACCESS

SEVEN MILES OF RAIL LINE RUN THROUGHOUT HUMBOLDT.

CHECK OUT THE DISTANCES FROM HUMBOLDT TO THESE KEY CITIES.

CITY	MI AWAY
Wilkes-Barre, PA	28
Scranton, PA	46
Allentown, PA	55
Delaware Water Gap, PA	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 76.4 million people. Downtown Hazleton and Hazleton’s major suburban shopping areas are both just five minutes away.

Air Access

The Wilkes-Barre/Scranton International Airport (AVP) is 37 miles from the park and offers service to several major hubs with one-stop service to hundreds of destinations worldwide. AVP provides direct daily flights to Charlotte, Chicago, and Newark. Carriers include United and American Airlines. AVP is also served by Aviation Technologies, one of the finest fixed base operators in the Northeastern United States. *Learn more at flyavp.com.*

The Lehigh Valley International Airport (ABE) is 54 miles from Humboldt and provides direct daily flights to Atlanta, Charlotte, Chicago, Newark, Detroit, Orlando, St. Petersburg, and Washington D.C. *Learn more at flyabe.com.*

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

Rail Access

Seven miles of rail line, owned and maintained by Reading Blue Mountain and Northern Railroad (RBMN), run throughout Humboldt Industrial Park.

Reading and Northern runs a scheduled railroad six days a week with each customer providing a specific service window for rail deliveries. Reading and Northern is locally owned and is the largest privately owned railroad in Pennsylvania.



GREATER HAZLETON, PENNSYLVANIA

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





Utility Information

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.

WATER

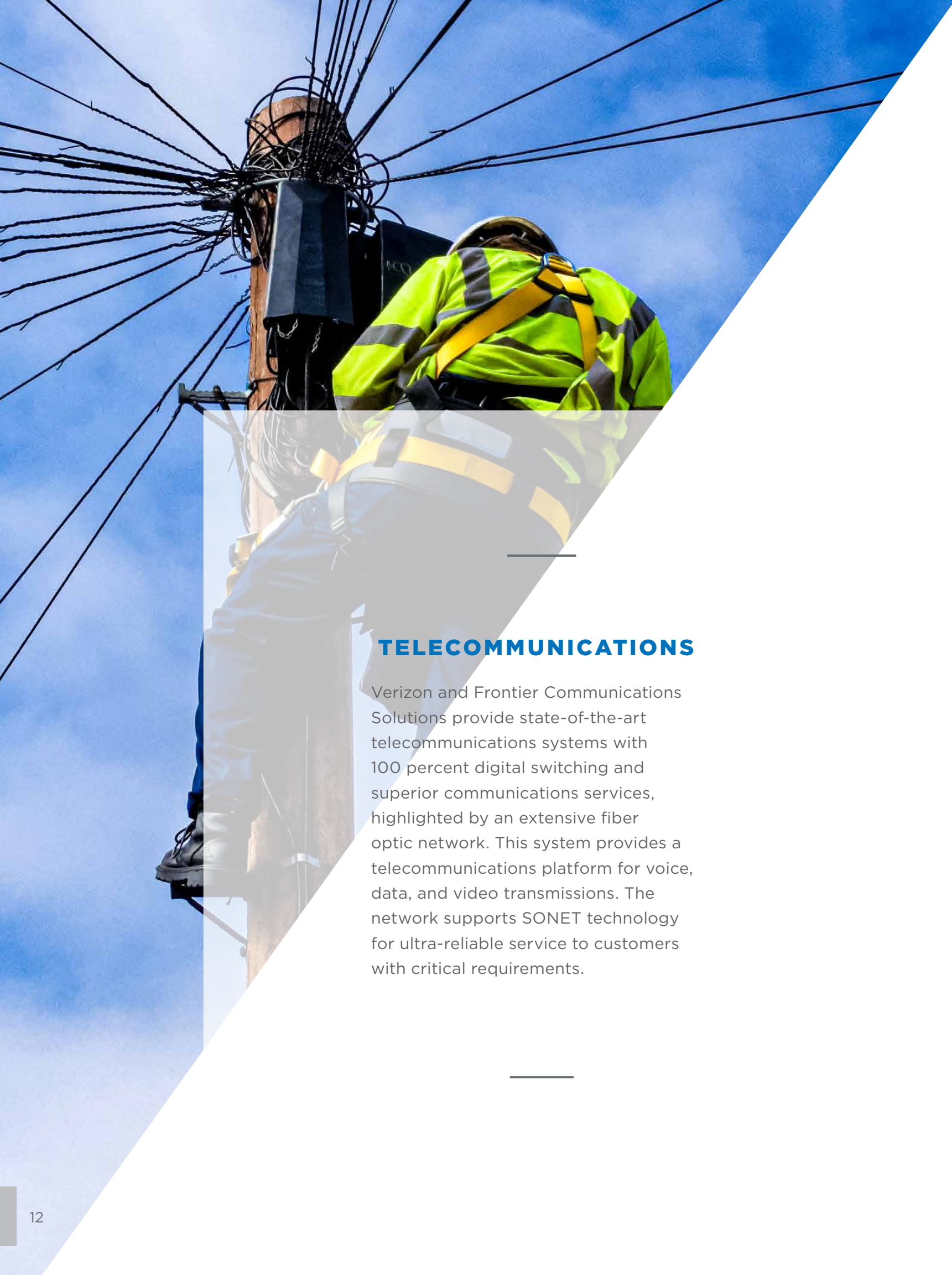
CAN DO, Inc. supplies quality water throughout the park in 12 and 16-inch ductile iron mains at pressures and flow rates suitable for heavy industrial use. Fire protection is aided by four 1,000,000 gallon standpipes, which ride on the system. Humboldt Industrial Park also features an interconnection with the Hazleton City Authority which provides additional water capacity to supplement the current system. Companies with significant water usage requirements may also connect directly to the Hazleton City Authority which has a larger water system with ample capacity.

ELECTRIC

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 SEWER

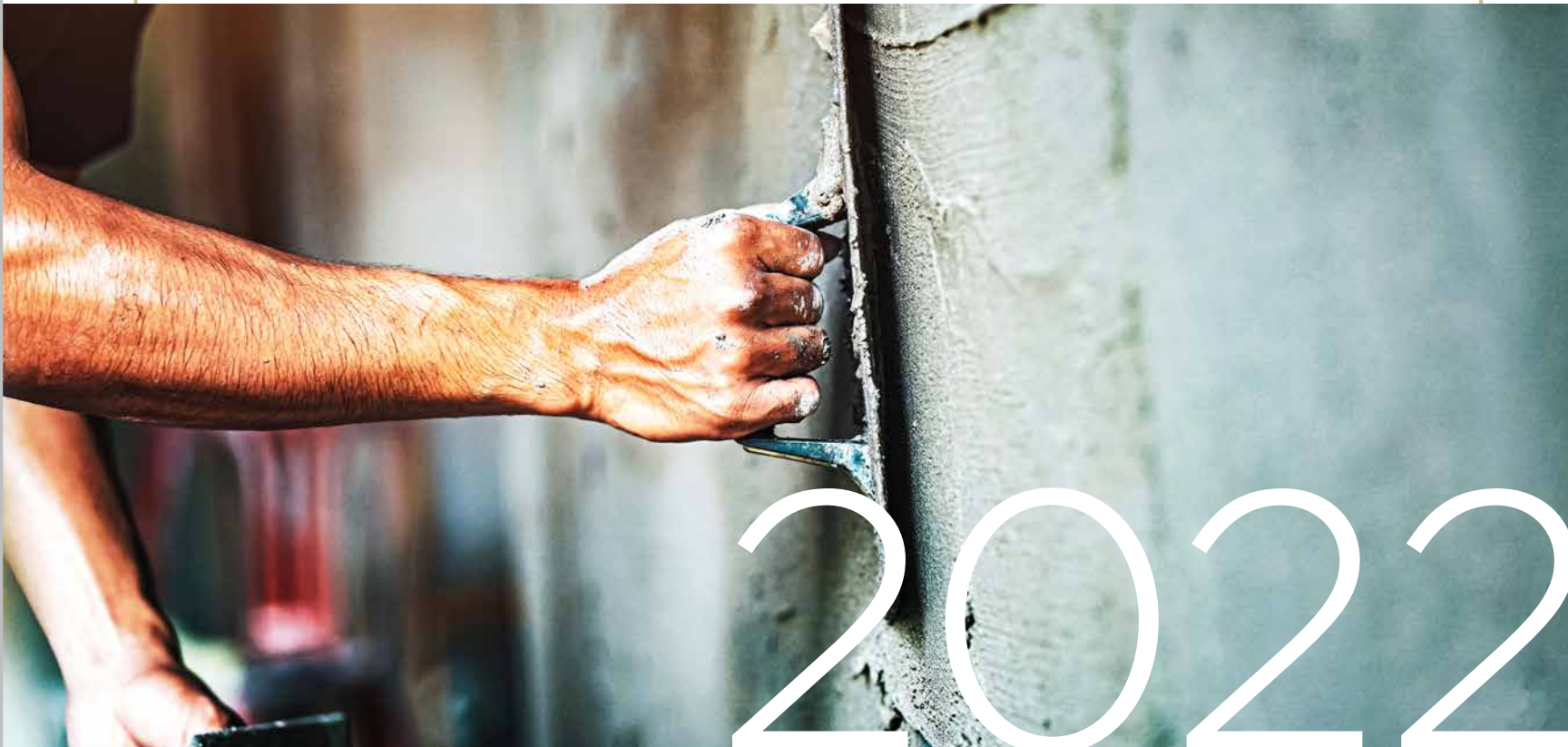
Sanitary sewage service is provided by CAN DO, Inc. Twelve-inch gravity collection lines, as well as 10-inch laterals, allow industries easy access to the system. At the lowest end of the park, CAN DO, Inc. owns and operates the wastewater treatment plant, which is presently sized for 1,000,000 gallons per day. Sanitary sewage within Humboldt Industrial Park North is conveyed by CAN DO, Inc. through the same industrially sized system and treated by the Greater Hazleton Joint Sewer Authority.



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.

Workforce & Education



Employment & Unemployment Data

COUNTY	LABOR FORCE	EMP.	UNEMP.	RATE %
Luzerne	157,100	146,400	10,600	6.8%
Schuylkill	64,600	61,000	3,600	5.6%
Columbia	33,200	31,700	1,500	4.6%
Carbon	32,400	30,500	1,900	5.8%
	287,300	269,600	17,600	6.1%

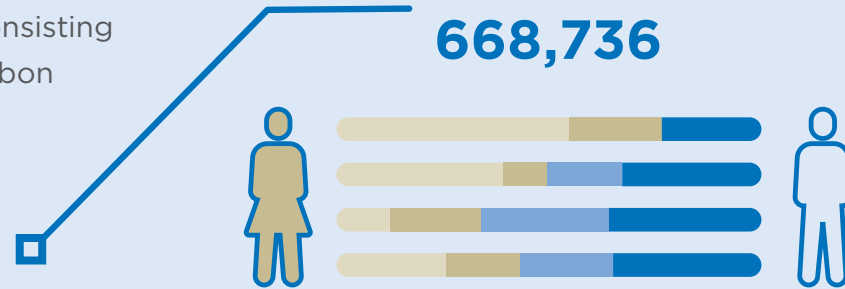
Source: workstats.dli.pa.gov

LABOR AVAILABILITY

30 Mile Radius Demographics

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.

POPULATION
668,736



AGES 20-64
363,357



TOTAL
HOUSEHOLDS
271,403



PERCENTAGE (%)
OF PERSONS WITH
HIGH SCHOOL DEGREE

90.3%

PERCENTAGE (%)
OF PERSONS WITH
ASSOCIATE DEGREE
OR HIGHER

32.4%

HOUSEHOLDS
WITH INCOME OF
\$50,000 OR HIGHER

160,414

HOUSEHOLDS
WITH INCOME OF
LESS THAN \$50,000

110,989



Source: <http://www.workstats.dli.pa.gov>

HUMBOLDT
IS IN THE
APPROX. CENTER
OF A
FOUR COUNTY
AREA, NEAR
I-81 & I-80

Greater Hazleton Employers

WITH AT LEAST 100 EMPLOYEES



MANUFACTURING

COMPANY	PRODUCT OR SERVICE
Aspire Bakeries	Frozen bakery products
Bemis Company, Inc.	Extrusion & printing of polyfilm
Bimbo Bakeries, USA	Bakery food products
Cargill Cocoa & Chocolate	Cocoa products
Cargill Meat Solutions	Retail meat processing facility
Citterio USA Corp.	Italian style meat products
E.S. Kluft & Company	Manufacturer of luxury mattresses
Fabri-Kal Corporation	Packaging products
PFNonwovens	Nonwoven fabric
Gonnella Frozen Products, LLC.	Manufacturer of dough for in-store bakeries
Graham Packaging	Manufacturer of plastic containers
Iris USA, Inc.	Storage, pet products, furniture
Niagra Bottling Co.	Bottled Water
Silgan White Cap	Metal closures
Simmons Company	Mattresses
Henkel Consumer Goods (Dial)	Household laundry products
The Hershey Company	Molded chocolate products
Tech Packaging, Inc.	Packaging and shrink wrap



DISTRIBUTION

Amazon.com	Books, consumer products
American Eagle Outfitters	Distributor of clothing & personal care items
AutoZone	Northeast distributor of auto parts
Bradley Caldwell	Distributor of hardware, farm & pet supplies
Brake Parts, Inc.	Brake system components
FedEx Supply Chain	Supply chain solutions
Michaels	NE distributor of handcraft products
NBTY, Inc.	Distributor of vitamins
Romark Logistics	NE distributor of M&M/Mars candy products
The Packaging Wholesalers	Corrugated boxes and packaging materials
US Cold Storage	Refrigerated storage

Source: Can DO, Inc.

Training Programs

Job training grants will help you reduce your costs in Humboldt Industrial Park.

Mericle will arrange meetings between your leadership team and the officials who coordinate the following programs:

GUARANTEED FREE TRAINING PROGRAM (WEDNETPA)

WORKFORCE INNOVATION AND OPPORTUNITY ACT



Guaranteed Free Training Program

This program provides grants through the Pennsylvania Department of Community and Economic Development (DCED) for essential skills and advanced technology training. The maximum amounts that can be provided are up to \$2,000 per eligible employee, not to exceed \$100,000 per company per eligible fiscal year. To be eligible, employees must be full-time and earn at least \$12.00 per hour.

Training costs must be “reasonable” as defined by market rates and/or other criteria. Regardless of how it is conducted (classroom, online, etc.), each training session must be a minimum of 30 minutes in length.

Training can be provided by a WEDnetPA partner institution, the company’s in-house staff, or any third-party provider.

Workforce Innovation & Opportunity Act

This federal program, which is administered by local Workforce Development Boards (WDBs), provides grants to train individuals who meet certain eligibility requirements such as those who recently lost their job or are underemployed. Eligibility requirements include those who:

- were recently laid-off or terminated from employment
- are unemployed
- are collecting Food Stamps or TANF
- are employed and their income is below the self-sufficiency guideline
- are a displaced homemaker
- are homeless

The grant funds can be used for job search and placement, skills assessment and evaluation, counseling, training services for individuals and companies, supportive services, and labor marketing information.



EDUCATION

Did you know that there are 16 colleges and universities with approximately 48,000 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.



TOTAL ENROLLMENT
WITHIN 60 MILES OF HUMBOLDT

46,702 STUDENTS

SCHOOL	ENROLLMENT	MI AWAY
Penn State - Hazleton 🌐 hazleton.psu.edu	600	5
Luzerne CCCC 🌐 luzerne.edu	6,669	25
Wilkes University 🌐 wilkes.edu	5,100	27
King’s College 🌐 kings.edu	2,400	28
Bloomsburg University 🌐 bloomu.edu	8,478	31
Misericordia University 🌐 misericordia.edu	2,398	40
Penn State - Wilkes-Barre 🌐 wilkesbarre.psu.edu	460	41
University of Scranton 🌐 scranton.edu	4,957	45
Geisinger Commonwealth School of Medicine 🌐 geisinger.edu/education	500	45
Lackawanna College 🌐 lackawanna.edu	1,991	45
Penn State - Scranton 🌐 worthingtonscranton.psu.edu	947	48
Marywood University 🌐 marywood.edu	2,613	48
Johnson College 🌐 johnson.edu	497	49
Northampton Community College 🌐 northampton.edu	2,500	51
Clarks Summit University 🌐 clarkssummitu.edu	750	55
East Stroudsburg University 🌐 esu.edu	5,842	59





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 several hundred 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.

Many skilled workers, especially millennials, are drawn to those communities known as great places to live. Northeastern Pennsylvania is close to big cities, but features 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 showcase all that Northeastern Pennsylvania has to offer. We hope our tenants and other area businesses will 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.



Mericle Overview

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

THE MERICLE DIFFERENCE

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.

MARKET KNOWLEDGE

Our executive team and the vast majority of our approximately 350 employees are natives of this region. Several 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.

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.

SPEED

Mericle will complete your project faster than competing developers. Our large team of excavation employees works 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'll cut your construction time by as much as 30% compared to the methods used by competing developers.

Our in-house design and engineering teams 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.



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.

1

SINGLE SOURCE

2

VALUE

3

MARKET KNOWLEDGE

4

SPEED

5

AVAILABLE SPACE

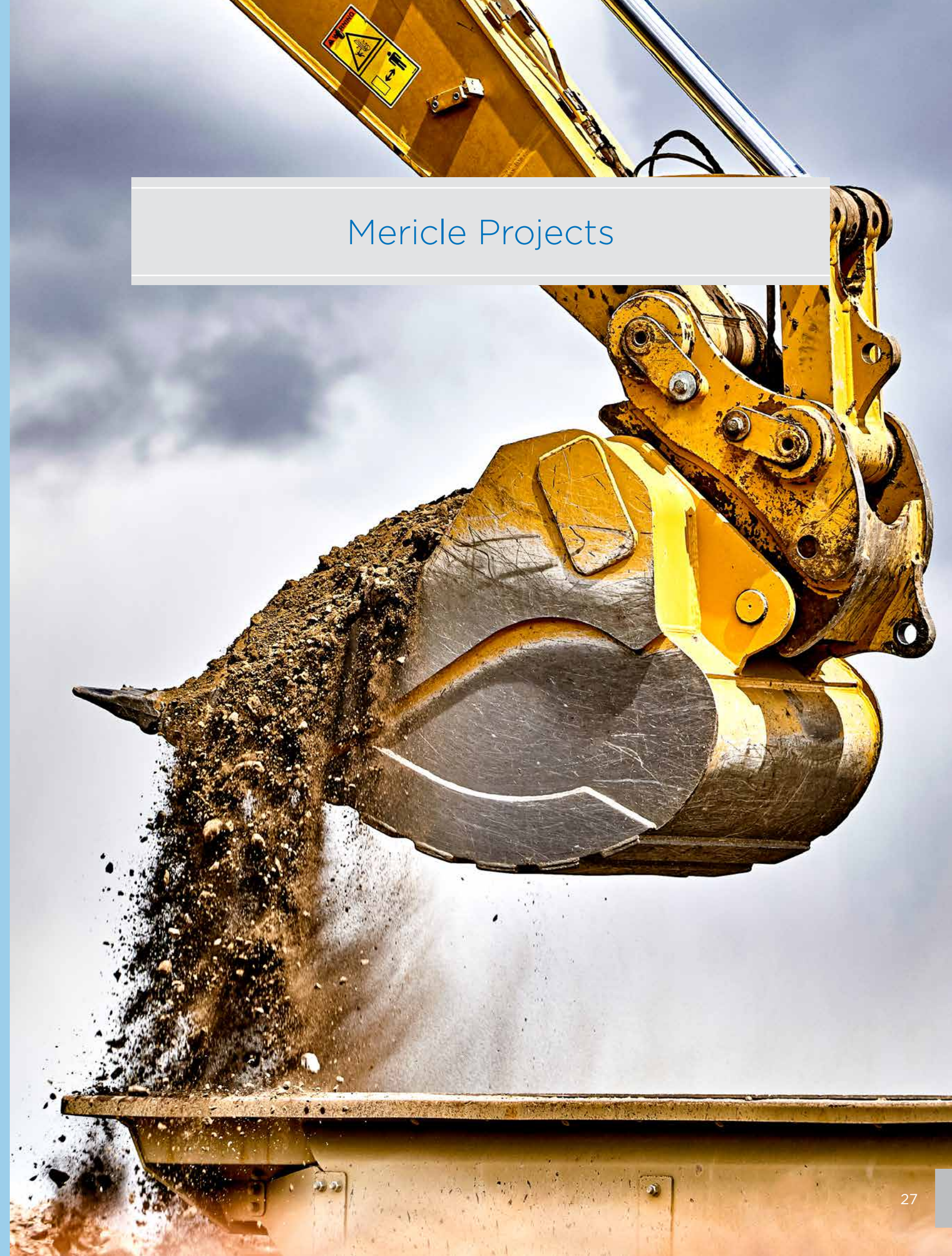
Mericle Commercial Real Estate Services has developed more investment grade industrial, flex, and office space than any developer in the history of Northeastern Pennsylvania. **We have never missed a client's occupancy deadline.**

”

We've been able to bring more than 20,000 jobs to the region and that is very gratifying. We go to the groundbreaking and ribbon cuttings, see new jobs come into the area, and know that we've made a difference in the lives of the people of Northeastern Pennsylvania.

Robert Mericle
President & CEO

Mericle Projects



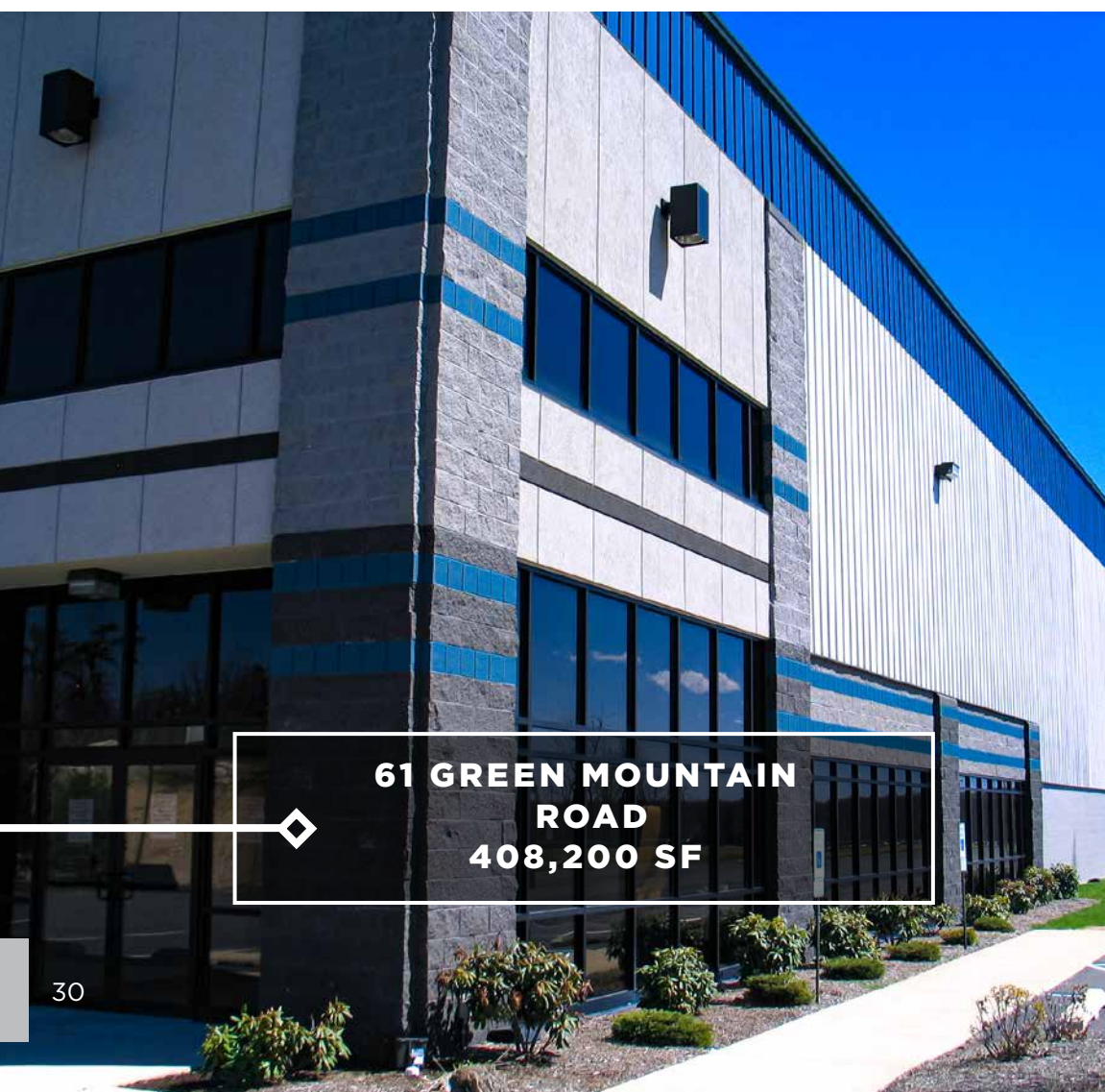




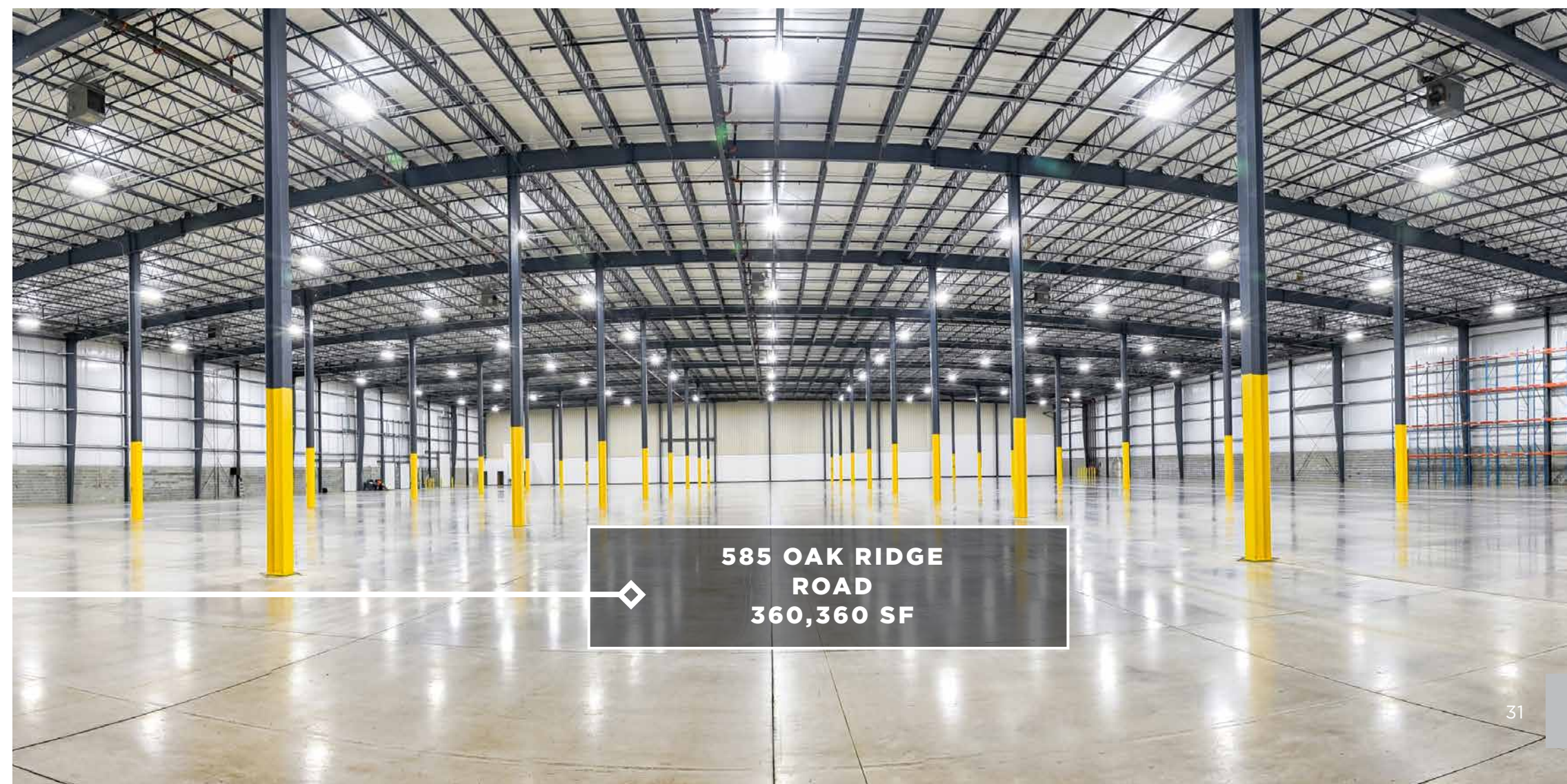
**10 SIMMONS
DRIVE
413,600 SF**



**1104 N. PARK
DRIVE
410,000 SF**



**61 GREEN MOUNTAIN
ROAD
408,200 SF**



**585 OAK RIDGE
ROAD
360,360 SF**



1 SIMMONS
DRIVE
305,646 SF



595 OAK RIDGE
ROAD
191,405 SF

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

Mericle’s tenants and clients include 40 Fortune 1000 firms.

More than 20,000 people work in the 27 million SF Mericle has developed in Northeastern Pennsylvania.



62B GREEN MOUNTAIN
ROAD
201,500 SF

TENANTS & CLIENTS

40 OF MERICLE'S TENANTS AND CLIENTS ARE FORTUNE 1000 COMPANIES



Mericle, a Butler Builder®, is proud to be part of a network of building professionals dedicated to providing you the best construction for your needs.

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