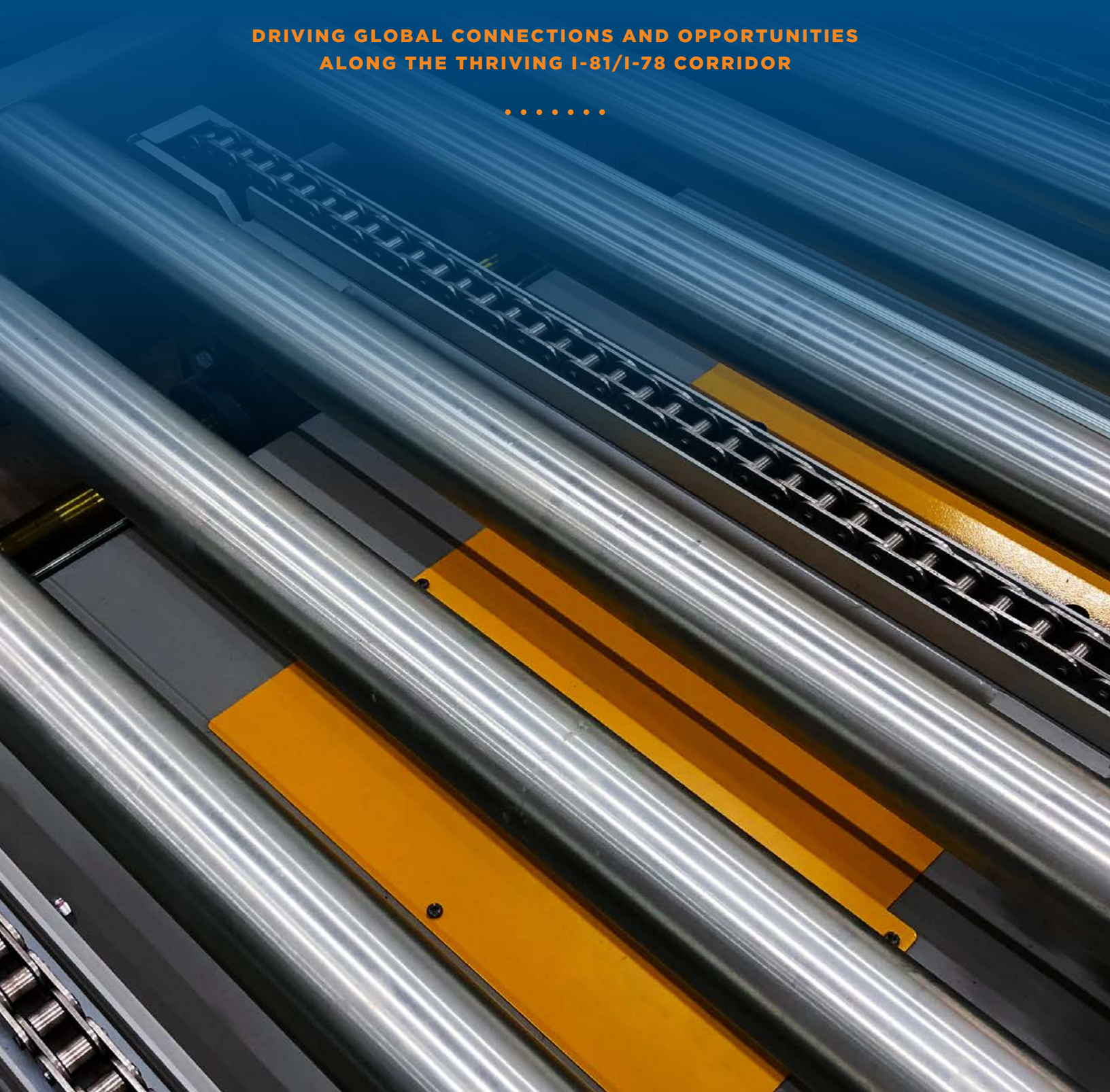


MANUFACTURING IN NORTHEASTERN PA

DRIVING GLOBAL CONNECTIONS AND OPPORTUNITIES
ALONG THE THRIVING I-81/I-78 CORRIDOR



PROFILES FOR MSAS IN PENNSYLVANIA

The table below shows Pennsylvania metropolitan statistical areas with their average weekly wages in Q3 2024.

RANK	AREA	NUMBER OF EMPLOYEES	AVG. HOURLY WAGE	AVG. WEEKLY WAGE	AVG. ANNUAL WAGE
1	Philadelphia, PA Metro Division	929,910	\$37.73	\$1,509	\$78,648
2	Montgomery-Bucks-Chester, PA Metro Division	1,031,842	\$36.48	\$1,459	\$75,868
3	Pittsburgh, PA MSA	1,108,750	\$33.08	\$1,323	\$68,796
4	Harrisburg-Carlisle, PA MSA	337,052	\$31.48	\$1,259	\$65,468
5	Allentown-Bethlehem-Easton, PA-NJ MSA	339,212	\$30.78	\$1,231	\$64,012
6	State College, PA MSA	68,571	\$30.45	\$1,218	\$63,336
7	Reading, PA MSA	173,489	\$30.18	\$1,207	\$62,764
8	York-Hanover, PA MSA	182,223	\$29.90	\$1,196	\$62,192
9	Lancaster, PA MSA	252,840	\$28.20	\$1,128	\$58,656
10	Scranton-Wilkes-Barre-Hazleton, PA MSA	252,327	\$26.38	\$1,055	\$54,860

Assumes a 40-hour week worked the year round. Source: PA Department of Labor & Industry

METRO AREA	UNEMPLOYMENT RATE
State College	2.4%
Gettysburg	2.5%
Lancaster	2.6%
Lebanon	2.6%
Harrisburg-Carlisle	2.9%
York-Hanover	3.0%
Reading	3.3%
Allentown-Bethlehem-Easton	3.4%
Pittsburgh	3.4%
Philadelphia-Camden-Wilmington - PA-NJ-DE-MD	3.5%
Williamsport	3.7%
Scranton-Wilkes-Barre-Hazleton	3.8%



AVERAGE BASE LEASE RATES PER SQUARE FOOT FOR INDUSTRIAL SPACE

Source: Q4 24 Quarterly Reports from National Real Estate Brokerage Companies

AREA	Q4 24 AVG.
Long Island - Nassau County	\$21.71
Northern New Jersey	\$19.39
Long Island - Suffolk County	\$17.66
Central New Jersey	\$17.13
Greater Philadelphia	\$14.07
Southern New Jersey	\$12.37
Lehigh Valley Pennsylvania	\$12.01
Central Pennsylvania	\$8.92
Northeastern Pennsylvania (NEPA)	\$7.86

NEPA IS A MAJOR 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.

**CLOSE TO 48 MILLION PEOPLE
LIVE WITHIN A
FOUR-HOUR DRIVE
FROM THE CENTER OF NEPA.**

**ACCESS TO CONSUMPTION ZONES
FROM CENTER OF NEPA**

RADIUS	POPULATION
100 Miles	16,244,489
200 Miles	52,949,344
300 Miles	72,254,189
400 Miles	82,866,386
500 Miles	100,379,037



Source: Esri

**CITIES WITHIN A FOUR-
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



DEEP WATER PORTS

PORT	MILES AWAY
Philadelphia, PA	120
New York/New Jersey	121
Wilmington, DE	132
Baltimore, MD	191



COMPANIES WITH MANUFACTURING FACILITIES IN NORTHEAST PENNSYLVANIA



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