

TRANSPORTATION & WAREHOUSING IN NORTHEASTERN PENNSYLVANIA

STRATEGICALLY LOCATED ALONG
THE THRIVING I-81/I-78 CORRIDOR



mericle.com/distribution



570.823.1100



PROFILES FOR MSAS IN PENNSYLVANIA

Average Weekly Wages for Select Industry Types
in PA MSAs for 3Q 2025.

AREA	TRANSPORTATION & WAREHOUSING	MANUF.	WHOLESALE TRADE	PROFESSIONAL & SCIENTIFIC SERVICES	MANAGEMENT OF COMPANIES & ENTERPRISES
State College	\$991	\$1,255	\$1,395	\$1,768	\$1,764
Scranton-Wilkes-Barre	\$1,062	\$1,272	\$1,321	\$1,503	\$1,712
York-Hanover	\$1,069	\$1,415	\$1,464	\$1,750	\$2,077
Reading	\$1,092	\$1,701	\$1,468	\$1,671	\$2,420
Williamsport	\$1,123	\$1,351	\$1,193	\$1,348	\$1,811
Harrisburg-Carlisle	\$1,144	\$1,485	\$1,620	\$2,005	\$2,519
Lebanon-Lancaster	\$1,175	\$1,377	\$1,348	\$1,584	\$2,132
Allentown-Bethlehem-Easton	\$1,183	\$1,608	\$1,716	\$1,805	\$2,637
Pittsburgh	\$1,210	\$1,582	\$1,637	\$2,168	\$2,872
Philadelphia-Camden-Wilmington	\$1,185	\$1,497	\$1,929	\$2,334	\$2,767

Source: Pennsylvania Department of Labor & Industry - Center for Workforce Information & Analysis

METRO AREA	UNEMPLOYMENT RATE
Lancaster	2.7%
State College	2.7%
Lebanon	3.2%
Harrisburg-Carlisle	3.2%
York-Hanover	3.4%
Philadelphia-Camden-Wilmington - PA-NJ-DE-MD	4.0%
Pittsburgh	3.6%
Reading	3.7%
Allentown-Bethlehem-Easton	3.9%
Williamsport	4.1%
Scranton-Wilkes-Barre-Hazleton	4.3%

METROPOLITAN AREA UNEMPLOYMENT RATES

December, 2025
Source: U.S. Bureau of Labor Statistics

AVERAGE BASE LEASE RATES PER SQUARE FOOT FOR INDUSTRIAL SPACE

Source: Q4 25 Quarterly Reports from National Real Estate Brokerage Companies

AREA	Q4 25 AVG.
Long Island - Nassau County	\$19.24
Northern New Jersey	\$17.63
Long Island - Suffolk County	\$17.39
Central New Jersey	\$15.95
Greater Philadelphia	\$12.83
Southern New Jersey	\$12.04
Lehigh Valley Pennsylvania	\$11.26
Central Pennsylvania	\$8.14
Northeastern Pennsylvania (NEPA)	\$7.55

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 DISTRIBUTION CENTERS IN NORTHEASTERN PENNSYLVANIA



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.

BOB BESECKER, *Vice President*
bbesecker@mericle.com

JIM HILSHER, *Vice President*
jhilsher@mericle.com

BILL JONES, *Vice President*
bjones@mericle.com

To learn more, please call one of us at 570.823.1100 to request a proposal and/or arrange a tour.

mericle.com 570.823.1100

