

MANUFACTURING IN NORTHEASTERN PA

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



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

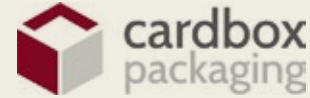


DEEP WATER PORTS

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



COMPANIES WITH MANUFACTURING FACILITIES IN NORTHEAST 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.

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