

Humboldt trade center East



440,504 SF FOR LEASE
NEW STATE-OF-THE-ART
RAIL SERVED OPPORTUNITY
151 COMMERCE DRIVE, HAZLETON, PENNSYLVANIA



Trammell Crow Company



HUMBOLDT EAST TRADE CENTER



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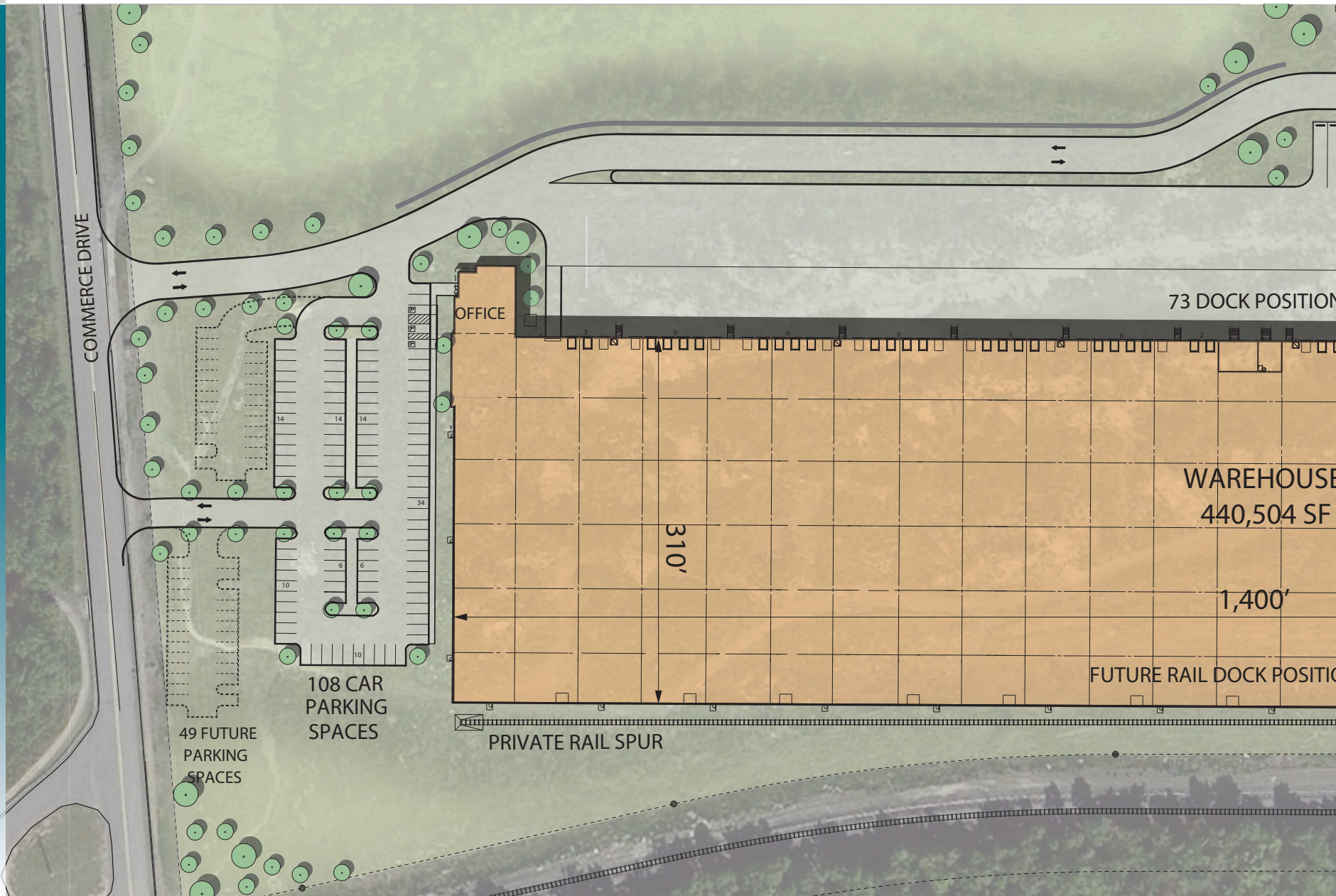
The Humboldt East Trade Center is a new state-of-the-art 440,504 SF rail served manufacturing/warehouse property located in eastern PA, (Hazleton, PA). The property is strategically located on the I-81 corridor and provides direct access to the of 25% of the U.S. population within 300 Miles. Rail, heavy infrastructure, water and sewer make the Humboldt East Trade Center an unique manufacturing opportunity.

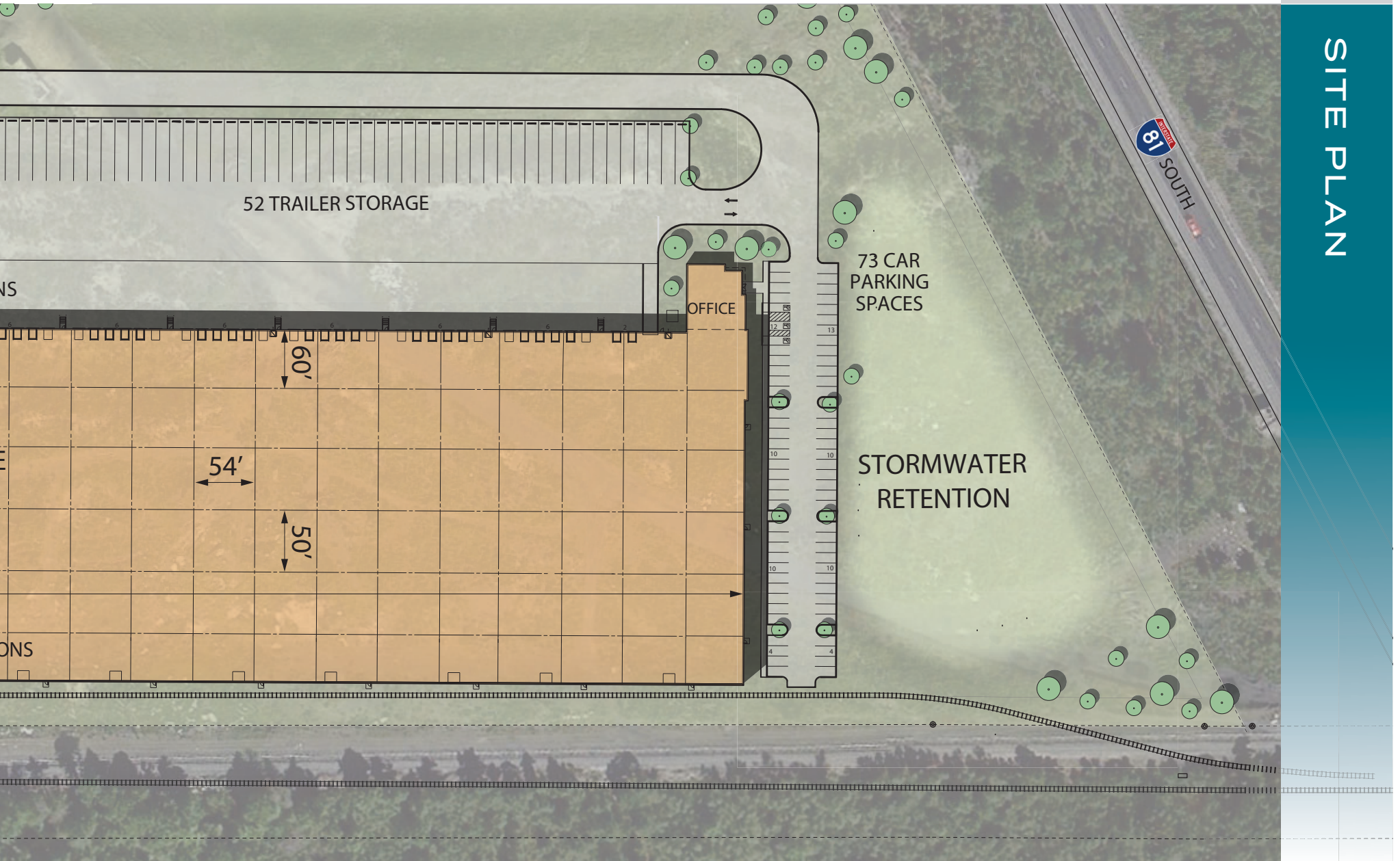
151 Commerce Drive • Hazleton, PA

01

PROPERTY PROFILE

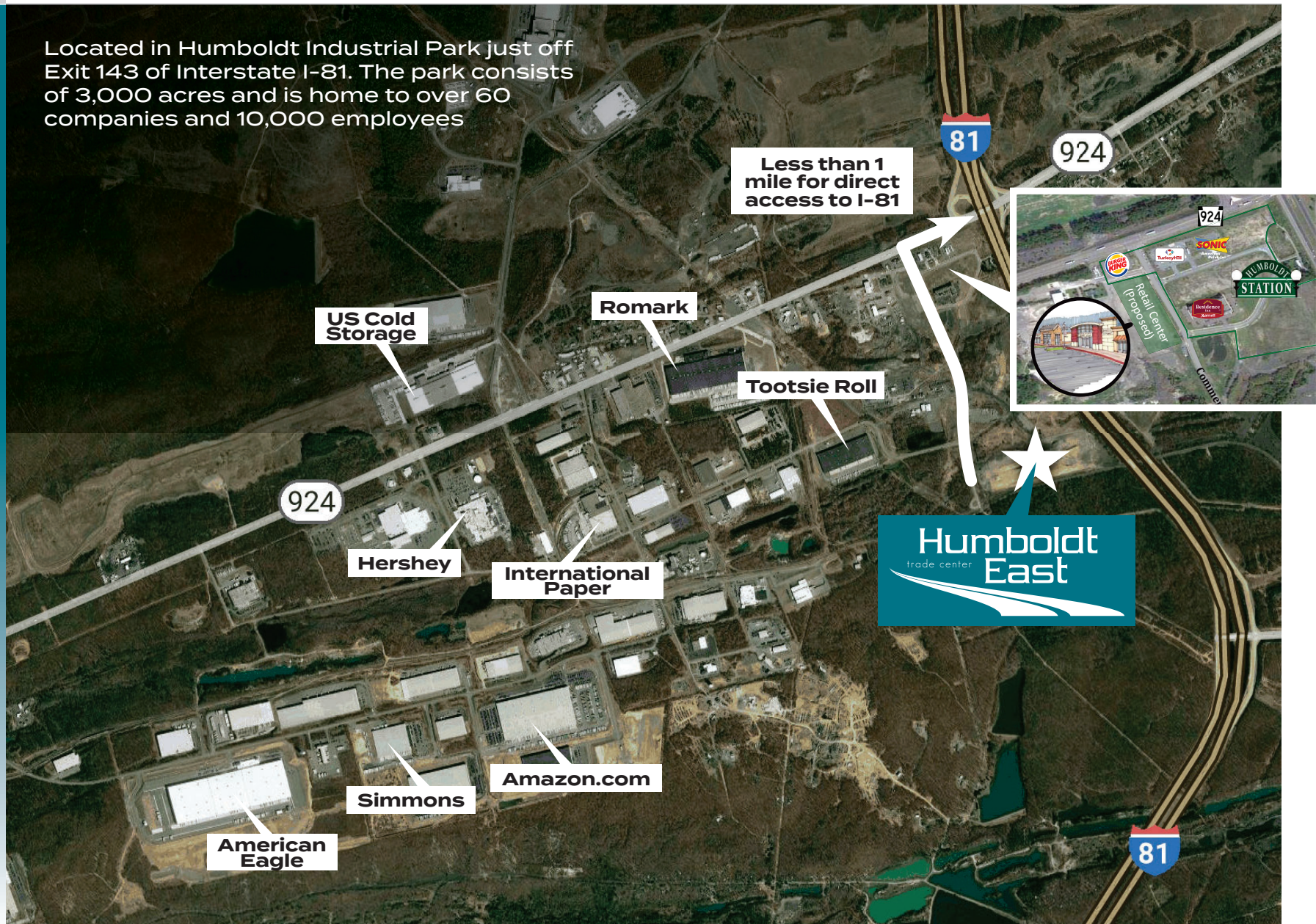
| | |
|-----------------------------------|--|
| TOTAL BUILDING SQUARE FEET | ±440,504 (Divisible) |
| ACREAGE | ±31 acres |
| CLEAR HEIGHT | 36' |
| COLUMN SPACING | 54' x 50' with 60' speed bay |
| TRAILER PARKING | 52 spaces, 130' truck court and 55' trailer storage |
| CAR PARKING | 181 standard spaces, expandable to 233 spaces |
| CONCRETE APRON | 60' the entire length of building |
| LOADING DOCK DOORS | 73 – truck dock doors and 18 rail dock positions |
| DRIVE-IN DOORS | 2 - 12' x 14' doors |
| POWER | 4,000 amps |
| LIGHTING | 25 foot candles of LED lighting installed in warehouse |
| HVAC | Roof mounted , gas-fired Cambridge Units |
| ZONING | 1 - Industrial District |
| ROOF | Fully-adhered EPDM roof |
| RAIL LINE | Reading Blue Mountain and Northern RR |
| WATER SERVICES | Can Do Inc. |
| SEWER SERVICES | Can Do, Inc. |
| ELECTRIC SERVICE | PPL Electric |
| GAS SERVICE | UGI Penn Service |






HUMBOLDT EAST TRADE CENTER

Located in Humboldt Industrial Park just off Exit 143 of Interstate I-81. The park consists of 3,000 acres and is home to over 60 companies and 10,000 employees





⊗ Intermodal Locations:
Taylor: 42 miles
2 in Harrisburg: 78 miles,
Greencastle: 140 miles
Bethlehem: 70 miles

 Less than a mile

 3.5 miles

 9 miles 26 miles

 35 miles

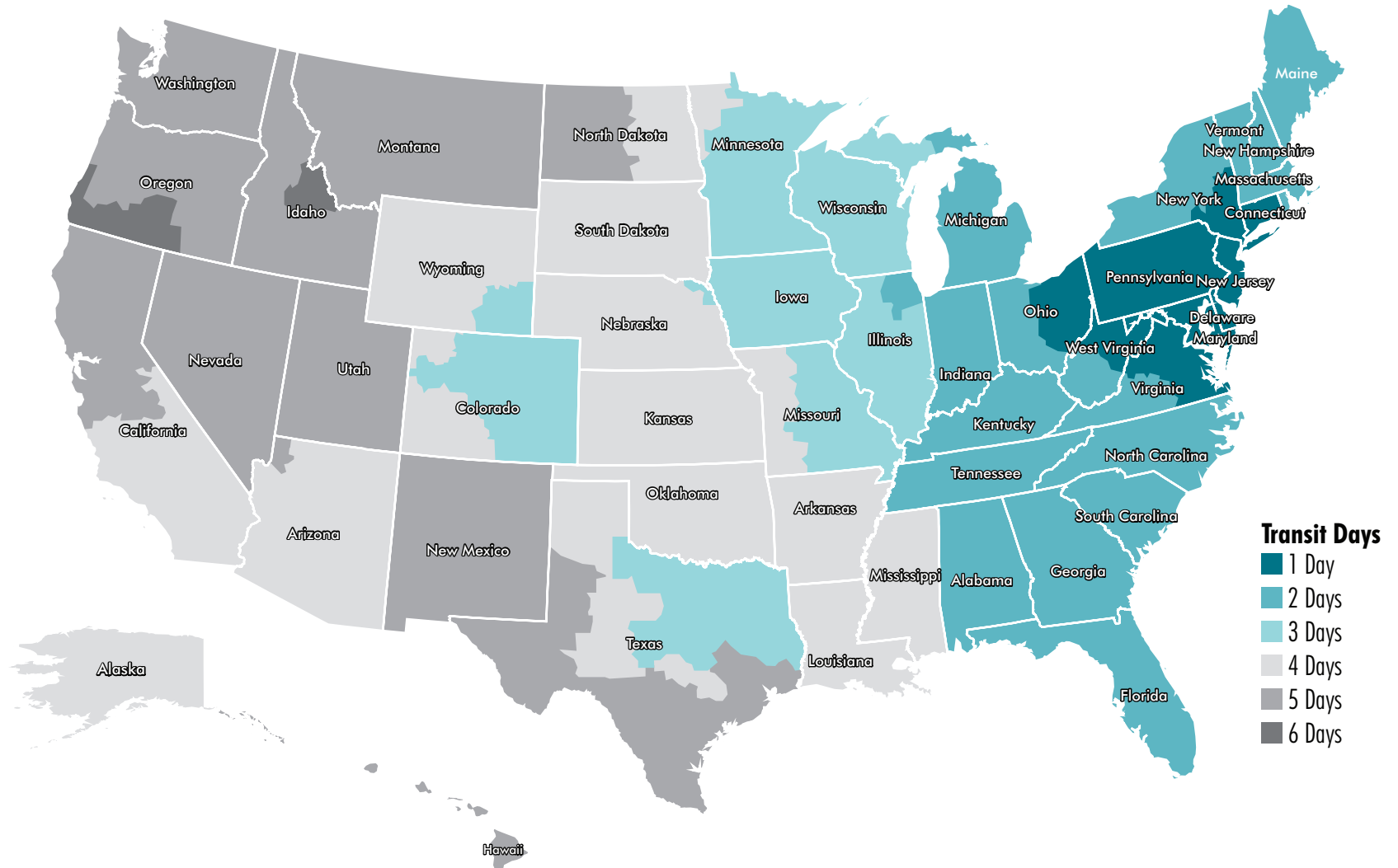
 49 miles

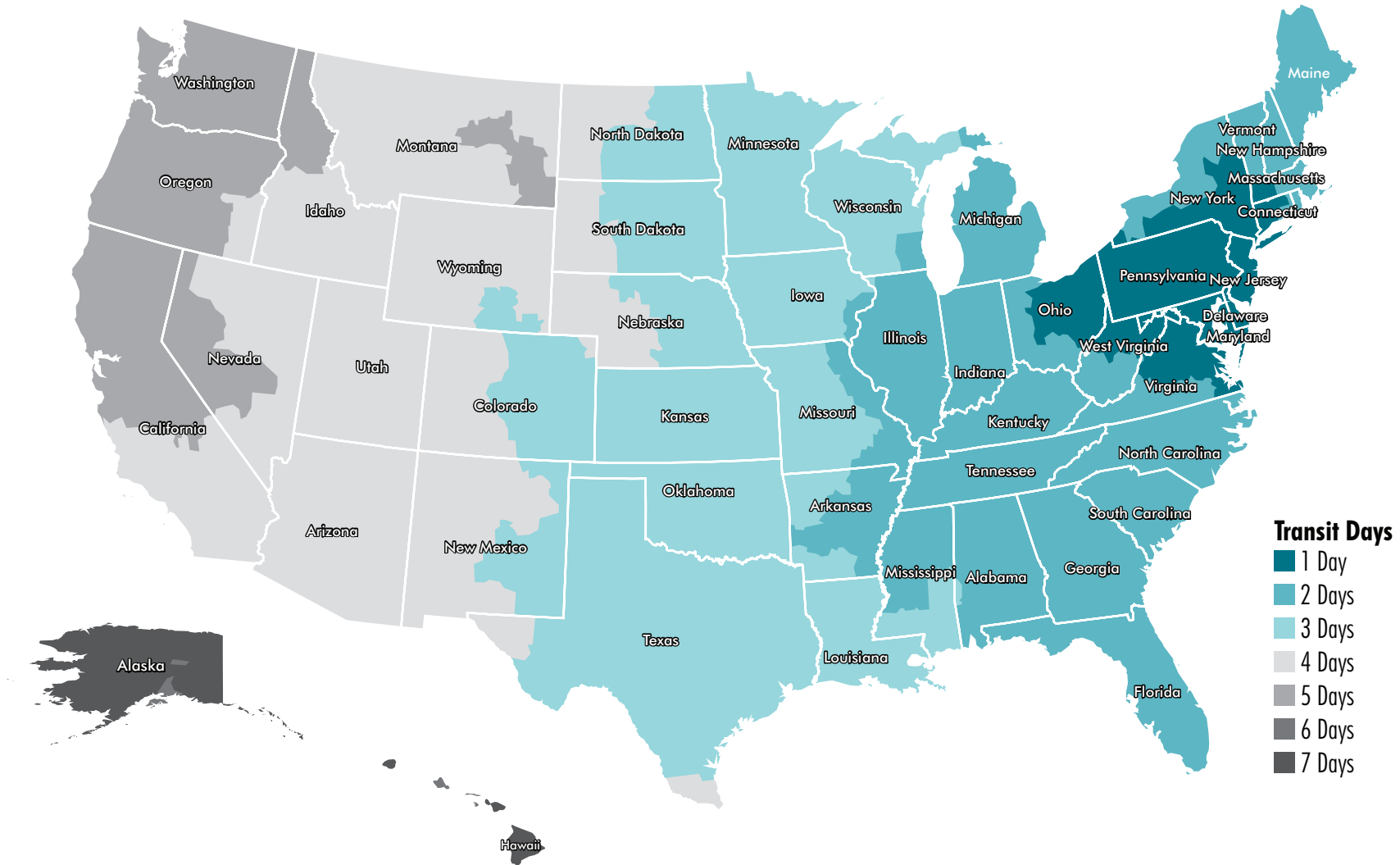
FedEx 39 miles
Ground

 36 miles

Port of Newark: 130 miles

Port of Baltimore: 157 miles





Programs Offered by the State of Pennsylvania

Job Creation Tax Credits

This program offers employers a \$1,000 state tax credit per full-time job, per year. A business may claim credits only after a job has been created. The Job Creation Tax Credit Program is available to eligible businesses who, within three years from a negotiated start date, create 25 or more jobs or increase employment by 20%. To be counted as new full-time employees under the JCTC program, new employees must earn an average hourly rate of at least 150% of the minimum wage, excluding benefits.

Customized Job Training

This state grant program reimburses Pennsylvania employers for specialized job training for existing or newly hired employees. CJT funds can be used for consumable materials and supplies, approved contracted services, and relevant travel costs for local education agency project coordinators. Grant maximum is 75% of eligible costs for training new or incumbent employees. Trainees must be residents of PA and be employed in PA. Participating trainees must earn more than 150% of the current minimum wage, excluding benefits. Training must be guaranteed.

Opportunity Grant Program (OGP)

This DCED program provides outright grants to employers that create a substantial number of new jobs. Grant funds can be used for a variety of standard business expenses including job training, construction, the purchase of machinery and equipment, and working capital. A company that receives an Opportunity Grant program award must, within three years, meet certain job creation requirements and the grant maximum is typically capped at \$5,000 per job. The company's new hires must receive a base pay of at least 150% of the minimum wage, excluding benefits, in order to be counted towards the employment requirement. There is a 4:1 private match requirement.

Please visit PA DCED's website for more information on program availabilities:
www.dced.pa.gov/programs-funding/

Demographics

► DEMOGRAPHICS

| Key Metrics | Market | National |
|-----------------------------------|------------|------------|
| Population (vs. nat'l metro avg) | 701,973 | 735,789 |
| Labor Force (vs. nat'l metro avg) | 348,804 | 372,838 |
| Proj. Pop Growth | -0.5% | 4.2% |
| Unemployment (Monthly) | 6.0% | 4.1% |
| Median Household Income - USD | \$50,947 | \$56,124 |
| Proj. Income Growth | 9.6% | 10.6% |
| Cost of Living | 98.5% | 100.0% |
| % Population 21-34 (Millennials) | 16.5% | 19.3% |
| Median Home Value | \$ 148,153 | \$ 207,344 |

► MARKET INDEXES






Labor Supply

| | |
|---|-----|
| | 134 |
| Availability and Quality | 107 |
| Skill Set Employment per 10,000 Workers | 161 |

Labor Cost

| | |
|-------------------|-----|
| | 103 |
| Macro Labor Costs | 110 |
| Cost Skill Sets | 103 |

Index Value and Color Key ***

| COLOR | INDEX SCORE | INDICATION |
|--|--------------------|---|
| NATIONAL AVERAGE: 100 | | |
|  DARK GREEN | 115+ | Highly positive and desirable attribute: Scores very well in comparison to the national average. Supply is well above national average; Cost is well below national average. |
| | ↑ SUPPLY ↓ COST | |
|  LIGHT GREEN | 105-114 | Positive and desirable attribute: Scores well in comparison to the national average. Supply is above national average; Cost is below national average. |
| | ↑ SUPPLY ↓ COST | |
|  YELLOW | 95-104 | Neutral attribute: Scores close to the national average. Supply and Cost are close to the national average. |
| | → SUPPLY → COST | |
|  ORANGE | 85-94 | Negative attribute: Scores below the national average. Supply is below the national average; Cost is above the national average. |
| | ↓ SUPPLY ↑ COST | |
|  RED | 84 AND BELOW | Highly negative attribute: Scores well below the national average. Supply is well below the national average; Cost is well above the national average. |
| | ↓ SUPPLY ↑ COST | |

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