

CAN DO Corporate Center has fully-permitted site available that has all approvals in place

As a driving force for economic development throughout Greater Hazleton and Northeast Pennsylvania, CAN DO, Inc. recognizes that having fully-permitted sites available allows corporations to begin construction immediately and save what can be months or potentially years of regulatory processes to get a site fully approved. CAN DO has answered this need for efficiency by preparing a site in its CAN DO Corporate Center that is fully-permitted with all approvals in place and all utilities located at the property boundary.

CAN DO has made this 12.83-acre property available for sale or lease. The site is suited for office, light manufacturing or e-commerce/distribution and can accommodate a 40,000 square-foot to 60,000 square-foot Class A building. The land, which is adjacent to Interstate 80 and PA State Route 309, is located approximately two miles east of the junction with Interstate 81 and 15 miles west of the Northeast Extension of the PA Turnpike.

CAN DO Vice President Joseph Lettiere said, "In today's fast-paced business climate, it's important to be able to offer sites that are fully entitled. Additionally, the Corporate Center is an award-winning development with a prime location near the Interstate 80 and 81 junction. We believe our corporate park has tremendous potential for growth."

The CAN DO Corporate Center is geared toward flex development, back office and light industrial operations. The ultra-modern business park features a unique environmentally sensitive design known as the

Terrarium Concept, which preserves the natural ecological beauty of its surroundings. This design earned CAN DO the Arthur D. Little Organization Environmental Excellence in Economic Development Award. The Corporate Center's state-of-the-art telecom network – with a full fiber-optic backbone – is capable of handling the most rigorous back

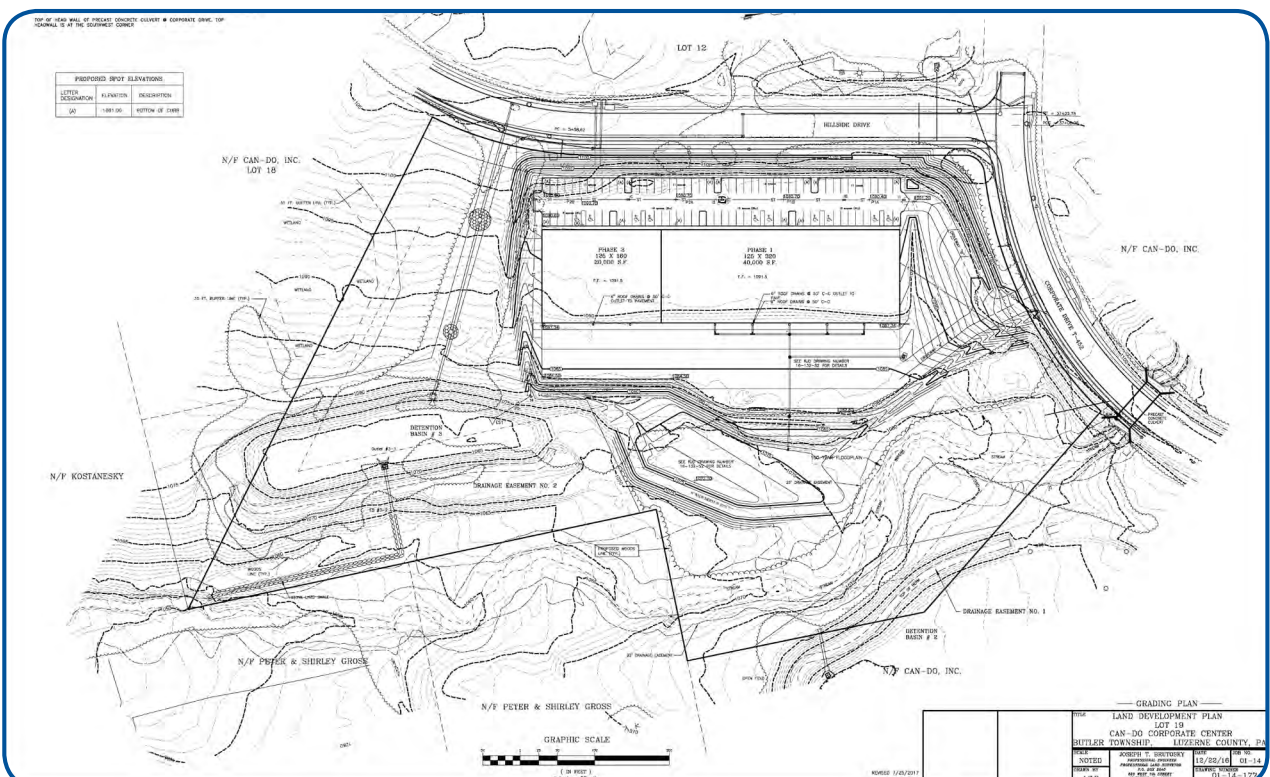


Above, the 12.83-acre Site 19 in the CAN DO Corporate Center is located across the road from cigar distribution center BestCigarPrices.com. Below, the architectural drawing shows proposed building development plans for the land.

office and call center demands.

Just a few companies that have set up operations in the Corporate Center include: Web.com, bestcigarprices.com, JPC Equestrian and Muzo (offering the patented Kite Tables). Construction is also underway on Butler Township's new municipal services facility along Corporate Drive which will further benefit the tenants of the park.

For more information on Site 19 in the CAN DO Corporate Center, visit the property page at <http://hazletoncando.com/cdcc-19> or contact CAN DO at 570-455-1508.



Highwood USA expands its manufacturing company to property in Greater Hazleton

CAN DO's partnership with the Governor's Action Team assisted Highwood USA in obtaining financial incentives for the company's expansion into Hazleton.

Highwood USA has purchased the 146,000 square-foot building at 64 N Conahan Drive in Hazleton to house its fabrication and supply-chain units.

Pennsylvania Governor Tom Wolf said, "This expansion represents more than just the creation of 58 family-sustaining jobs in Hazleton. It also signals the growth and evolution of manufacturing in the commonwealth. Since day one, my administration has been focused on building our manufacturing sector, and Highwood's expansion shows that Pennsylvania manufacturing is strong – and only growing stronger."



Highwood, which produces synthetic materials for Original Equipment Manufacturer (OEM) projects and outdoor furniture, currently operates locally out of its headquarters in Rush Township, Schuylkill County.

A total of 190 jobs, including the 58 new jobs, will be created

or retained over the next three years as a result of the project.

"We are thrilled to add a second location so close to our current production facility," John Quarmley, CEO of Highwood, said. "With



Highwood USA is expanding its operations in Pennsylvania to include its headquarters in Schuylkill County and this building on Conahan Drive in Hazleton.

the support of Governor Wolf and the Department of Community and Economic Development, we can stay in Pennsylvania and retain all the fantastic and dedicated employees who build our outdoor furniture. With the state's assistance, Highwood won't miss a beat during the ramp-up of this new plant, and we will continue to draw on our neighborhood for more skilled people as we grow our business."

Pennsylvania's Department of Community and Economic Development gave Highwood funding incentives a Pennsylvania First grant as well as Job Creation Tax Credits that will be distributed once the new jobs are created. Highwood plans to invest at least \$7.4 million into the expansion project, which includes purchasing and renovating the new building in Hazleton and upgrading its current facility in Schuylkill County.

CAN DO President and CEO Kevin O'Donnell said, "CAN DO is proud to have played a role in assisting Highwood in locating to Greater Hazleton, but specifically, being able to work with the city to help drive economic growth at this time is especially rewarding."



Mericle Commercial Real Estate is working on a 201,500 square-foot building on 15.15 acres of land at 62B Green Mountain Road in Humboldt West.

Speculative development is on the rise at several sites in Humboldt Industrial Park

CAN DO understands the need for available buildings in today's fast paced market when industries are looking to relocate, grow and expand. With that in mind, we continue to look for ways to enhance the offerings within Humboldt Industrial Park, one of the largest industrial parks in Pennsylvania, to meet the growing number of companies that are looking for ready to go properties they can occupy immediately.

Thankfully, multiple developers are filling some of the market demand as construction is underway in Humboldt on several new speculative buildings for tenants. Additionally, numerous other buildings are available for lease. Development companies Trammell Crow Company, Mericle Commercial Real Estate Services and Tri-Mountain Realty are each

nearing completion of various size spec buildings in the park.

Trammell Crow is constructing the largest of the three buildings, a 440,000 square-foot building at 151 Commerce Drive in the Humboldt East section. The 33-acre site has all utilities in place and is highly visible from Interstate 81. The site is rail accessible and serviced by Reading Blue Mountain and Northern Railroad. Property features include 50 dock doors with 23 expansion doors and space for 52 trailers.

Mericle Commercial Real Estate is working on a 201,500 square-foot building on 15.15 acres of land at 62B Green Mountain Road in Humboldt West. An adjacent 10.24-acre site can be used for additional storage

of approximately 50 trailers if needed. The building is expected to contain 26 9' x 10' vertical lift dock doors with 30,000-pound capacity mechanical levelers and two 12' x 14' drive-in doors with ramps. On-site parking is available for nearly 250 vehicles.

Tri-Mountain Realty is constructing a 70,000 square-foot expandable FDA-compliant building on 10 acres in the Humboldt North section of the park. The special-purpose industrial property is approved for medical, plastic, food and beverage production and features vertical dock levelers for FDA facilities. The building is designed to accommodate 30 RTUs weighing up to 11,000 pounds per unit.

In addition to these projects that are currently under construction, there are other buildings available for lease in Humboldt, including two spaces totaling 191,400 square feet in a building at 585 Oak Ridge Road. Space One measures 106,920 square feet and features three 8'6" x 9'6" doors and one 12' x 14' drive-in door. Space Two is 84,480 square feet and has seven 8'6" x 9'6" doors. With both spaces, tenants have the option to occupy the entire area or subdivide it to fit their specifications.

A 116,400 square-foot facility on 10 acres at 1 Maplewood Drive is available for lease. The building, which is suitable for a distribution center or manufacturing operation, can be occupied in its entirety or subdivided into a 65,000 square-foot section or 51,400 square-foot section. It features 13 dock doors with levelers and one drive-in door and has parking for 150 vehicles.

For more information on the available buildings, including complete site specifications and site and park maps, visit www.hazletoncando.com.

The 3,000-acre Humboldt Industrial Park is located just off Exit 143 of Interstate 81 along State Route 924 and is within a day's drive of several major metropolitan areas and within a 300-mile radius of 25 percent of the U.S. population and total production of the entire nation. The park is an ideal home for companies in any industry, including food processing, manufacturing, logistics and distribution, and is home to some of the top nationally- and internationally-known companies, including Amazon, American Eagle Outfitters, The Hershey Company, Bimbo Bakeries, Michael's, International Paper and Simmons Company.



Tri-Mountain Realty is constructing a 70,000 square-foot expandable FDA-compliant building in Humboldt North. The special-purpose industrial property is approved for medical, plastic, food and beverage production.



Trammell Crow is constructing a 440,000 square-foot building on a 33-acre site in Humboldt Industrial Park East that is highly visible from Interstate 81.

- **Workforce**
- **Location**
- **Financing**

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