

## Furniture manufacturer Muzo leases 74,000 square-foot building in West Hazleton for new global headquarters

Darren Buttle, the founder and CEO of Muzo, a flexible classroom learning and office solutions furniture company founded in 1999 out of Yorkshire, United Kingdom, was waiting for the right opportunity to meet the needs of his growing business, and when it arose, he quickly jumped at the chance to lease the 74,000 square-foot facility in the Valmont Industrial Park, West Hazleton that had just recently become available.

It was 10 years ago when Buttle first decided on Greater Hazleton for a U.S. manufacturing facility. He said sales in the United States were increasing and one day he got a knock on his door back in Yorkshire. There stood a representative from the Pennsylvania Office of International Business Development who persuaded him to take a trip to Pennsylvania to explore the opportunity of opening manufacturing here.

Buttle said he “fell in love with this area,” and working with CAN DO’s marketing and real estate department. In 2010, he found space in the CAN DO Corporate Center that offered him a flexible lease where he began making and shipping his furniture throughout the United States and beyond. Buttle said he particularly liked this region because it reminds him of Yorkshire.

As demand for his furniture increased over the years, Muzo was running out of space and Buttle began researching options for a new location. He said he kept in contact with Joe Lettiere, CAN DO’s Executive Vice President, over the years and Lettiere was helping him search for other locations.

“For the last couple of years we have been trying to solve Darren’s



Muzo founder Darren Buttle poses with some of the furniture the company manufactures and ships to 41 countries around the world.

growth problems. He needed a space that was going to be flexible enough for him to expand, not for just this next step but as he grows into the future,” Lettiere said.

That’s when the building in Valmont became available and CAN DO worked with Buttle to arrange a flexible lease that led to Buttle deciding to not only plan expansions in this location but also to move his global headquarters to West Hazleton.

“We are a growing business. We’ve established ourselves in this region and we like the people and we like the area,” Buttle said. “Transportation routes are great here and our east coast business is very, very strong. We sell worldwide and will be exporting from here to a number of regions around the world.”

Currently distributing to 41 countries, Muzo combines the best in British design with the best in American engineering and manufacturing, Buttle said. The company’s designs have become so popular that major corporations such as Google, Facebook and Coca-Cola are using Muzo’s furniture.

He added that the company plans on expanding its workforce here by more than 50 people over the next 12-18 months. “We will grow as fast as we can find great people,” Buttle said.

Buttle said the company plans on launching manufacturing and distribution in Valmont by February 1.

He added, “I believe our presence will attract business visitors from across the USA and from all over the world. I have relocated here and I look forward to spending time enjoying the outdoor lifestyle in the Poconos.



Muzo expanded its manufacturing and moved its global headquarters to this 74,000 square-foot facility in the Valmont Industrial Park in West Hazleton.

## Available buildings in Humboldt offer convenient access to interstates, dedicated workforce and cost-effective location

For companies that are looking for a new location and want to capitalize on the benefits that Greater Hazleton offers, Humboldt Industrial Park has available buildings that are ideal for companies in a variety of industries, including manufacturing, e-commerce and distribution.

Humboldt Industrial Park, located in Greater Hazleton, Pennsylvania, is adjacent to Interstate 81 and within miles of Interstate 80. This infrastructure benefit puts companies within 300 miles of 25 percent of the population and total production of the entire nation, meaning these key transportation routes put any business within a day's drive of several major metropolitan areas and locations. Within a 30-mile commute surrounding Humboldt Industrial Park, there is a population of 671,600 with a civilian labor force of 331,500 making it easy to attract a qualified workforce.



*Pictured in an artist rendering, this 470,000 square-foot building at 101 Commerce Drive in Humboldt East features Class A pre-cast construction.*

with 30,000 pound mechanical levelers, seals, bumpers, lights, and locks with one drive-in door and four rail doors, 50' x 56' typical column spacing and 75' speed bays, and significant car and trailer parking with approximately 171 spots for cars and 111 dedicated trailer stalls away from dock walls.



*The facility at 490 Forest Road offers suites ranging from 120,000 square-feet up to 240,000 square-feet.*

Businesses across a variety of industries are likely to find a suitable space that fits their needs in Humboldt. The available buildings throughout the park range from 112,000 square feet up to 470,000 square feet and offer a range of ceiling heights, multiple dock doors and ample parking.

### Humboldt East

In Humboldt East, a 470,000 square-foot building is available at 101 Commerce Drive. The facility features Class A pre-cast construction, 36' Clear Height ceiling, up to 101 dock doors with 40,000 pound manual levelers as well as two drive-in doors, 54'x50' column spacing with 60' speed bays and parking space for up to 470 cars and 201 trailers.

The facility at 490 Forest Road offers suites ranging from 120,000 square-feet up to the entire 240,000 square-feet. The building design includes 24 9'x10' dock doors fully equipped with 45,000 lb. load levelers, seals, dock locks, dock lights and bumpers, parking space for approximately 195 cars and 55 trailers, T8 high-efficiency lighting with motion sensors and 2,000 AMP 480/277V 3-phase power, a 100% air-conditioned warehouse designed to achieve 55-60°F AC via 12 rooftop units, and a secured truck lot with electronically-operated gate.

### Humboldt West

In Humboldt West, a 330,302 square-foot Class A rail-served building at 69 Green Mountain Road is available for lease. The space includes an approximately 8,300 square-foot main office and 2,072 square-foot shipping/receiving office. The building features a 33'10" clear height ceiling, 37 dock doors equipped



*This 330,302 square-foot Class A rail-served building at 69 Green Mountain Road is available for lease.*



*At 68 Green Mountain Road, 200,130 square feet of this 400,260 square-foot facility is available for lease.*

Next door at 68 Green Mountain Road, 200,130 square-feet of a 400,260 square-foot facility is available. This available property includes 2,077 square-feet of office space, a 32' clear height ceiling, 13 dock doors, 50'x50' column spacing and ample car parking.

### Humboldt Proper



*The 196,924 square feet of available space at 585 Oak Ridge Road includes main office and shipping office space.*

In Humboldt's main section, there is 196,924 square-feet of space available in a 360,360 square-foot building at 585 Oak Ridge Road. The site includes a 4,481 square-foot main office and 3,198 square-foot shipping office. The building features 36' clear structural ceiling height at the ridge, 16 8'6" x 9'6" vertical-lift dock doors in addition to one 12'x14' vertical-lift drive-in door, and on-site parking for approximately 101 vehicles.

At 594 CAN DO Expressway, there is 112,000 square-feet of a 242,960 square-foot building available for sublease. It features a 5,000 square-foot office, a 32' clear height ceiling, seven dock doors with 55,000 pound hydraulic levelers, and parking space for 100 cars and eight trailers.

To view these properties and others in CAN DO's Industrial Parks, visit [www.hazletoncando.com](http://www.hazletoncando.com).



*At 594 CAN DO Expressway, there is 112,000 square-feet of a 242,960 square-foot building available for sublease.*

## IRIS USA President praised Greater Hazleton's highly-skilled workforce as it begins operations at first east coast facility

IRIS USA is a globally-recognized name in injected-molded plastic products. Although the company only began operations at its 500,000 square-foot manufacturing and distribution facility in the Humboldt Industrial Park last month, company President Hiroyuki (Doc) Takahashi already had high praise for Greater Hazleton's workforce.

"We are honored to be part of the Hazleton community, and to drive new job creation in the area," Takahashi said. "Luzerne County is home to a highly-skilled, talented and diverse workforce."

Jennifer Coker, Vice President of Human Resources and Legal Affairs for IRIS USA, explained that the new location will be looking to hire dozens of positions within manufacturing, supply chain management, e-commerce and business support. Coker added, "We're excited to be able to offer jobs and offer sustainability and work to future IRIS employees and their families."

When IRIS USA broke ground on the facility in 2018, Takahashi said the company chose the location in the Humboldt Industrial Park because it provided immediate access to the transportation routes the company needed to better service its e-commerce customers.

Although the company initially had a product line focused on plastic goods, it now offers a wide range of products, including appliances, vacuum cleaners, fans and even food items. As a result, the company announced that there would be dozens of jobs available to support the local economy, including manufacturing and supply chain management positions.

Takahashi stated that IRIS' goal is to bring leading innovation to consumer products and that begins with their manufacturing and distribution facilities. "We're proud of our east coast expansion, and to bring cutting-edge machinery, technology and processes to Pennsylvania through our new location."



*IRIS USA chose this location in the Humboldt Industrial Park for its 500,000 square-foot facility because of its immediate access to the key transportation routes the company needed to better service its customers.*

IRIS USA invested over \$80 million into the Humboldt Industrial Park facility, its fourth U.S. production facility and first on the east coast. It began operations with 24 molding machines and expects to add an additional 16 machines in 2021 to the facility, which has the capacity for 80 machines.

IRIS USA has 28 subsidiaries, 32 factories, and more than 10,000 employees worldwide. In addition to its headquarters in Japan and operations in Japan, Europe, China, Korea and South East Asia, the company also has facilities in Wisconsin, Texas and Arizona, where its headquarters is located.

## Sky Organics finds cost-effective and strategic location in Valmont

Sky Organics, an e-commerce company that makes all-natural beauty and personal care products, selected Greater Hazleton as the location for its new distribution facility because it provided the company both immediate access to key transportation routes, including Interstate 80 and Interstate 81, as well as a cost savings.

Tal Shemesh, vice president of operations at Sky Organics, said, "Having a facility in Pennsylvania has been great to us. It's near the Port of New York and close to major highways. Our company is based in Florida and we find that having the distribution facility in Pennsylvania has allowed us to save on freight costs."

Earlier this year, Sky Organics, which was founded in 2015 and is based out of Miami, Florida, purchased a 90,000 square-foot industrial building in the Valmont Industrial Park. The company previously had a facility in Bloomsburg but, as a result of moving to Greater Hazleton, Shemesh said, "we now have more space to take on more orders."

Shemesh said the new facility has been a great fit for the company's needs and that, in addition to the strategic location, Sky Organics has found a dedicated workforce in Greater Hazleton. "The location and workforce are great," Shemesh said. In an interview following the purchase of the new facility, Sky Organics co-founder Steven Neiger said the company expected to create between 10 and 15 jobs.

Company co-founder Sara Jade said she started the company in her kitchen using simple household ingredients like coconut oil and shea butter and shared her products with family and friends.

"It's been several years since our kitchen days, and we're still committed to our founding values - simply formulating our products in small batches, working with farmers to responsibly source high quality ingredients, and most importantly - making clean and organic products truly accessible to everyone," Jade said. "And if organic isn't possible, we'll make the most natural available, because we never compromise and don't believe you should either."

## CAN DO's workforce development plans make area prime business location

CAN DO's dedication to workforce development is evident right in its mission statement: to improve the quality of life in the Greater Hazleton area through the creation and retention of a full range of employment opportunities.

CAN DO is committed to helping industries across its parks access the employee education and training options that are currently available in the area while also focusing on the future workforce development needs that will help Greater Hazleton continue to be a competitive economic environment.

Through its partnerships with local, regional and state labor and industry partners, CAN DO works continuously to promote and implement workforce readiness skills and programs in the area, including certifications and technical training opportunities.

CAN DO is also working with the Hazleton Area School District to develop

a program to both promote workforce readiness skills and programs among the district's students as well as inform students, parents and teachers of the potential industrial careers that are available within Greater Hazleton.

Although some of its focus is on high-priority occupations that don't require a formal college education, CAN DO is also partnering with local colleges and universities to improve their training opportunities for students, including through promoting and implementing internships and apprenticeship programs.

CAN DO continues to showcase why Greater Hazleton is the ideal place to do business. With this in mind, its focal points for the next year include working with its partner organizations to expand technical training options in the area and expanding efforts to create the workforce of the future.

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