

For Immediate Release
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Lee & Associates of Eastern Pennsylvania released Q2 2025 Industrial Market Report for the North Central Pennsylvania market

Strategic Investments Bring Jobs and Industrial Momentum to North Central PA Industrial Market

Danville, PA – Lee & Associates of Eastern Pennsylvania and Focus Central PA have partnered to provide greater clarity on North Central Pennsylvania's industrial market. This report delivers valuable insights for investors, developers, and community stakeholders looking to understand market trends and opportunities emerging in this region.

North Central Pennsylvania's industrial market continues steady, measured growth as new targeted investments bring employment and stability to this smaller, strategically located industrial corridor. Lee & Associates' Q2 2025 Industrial Intel report shows overall industrial vacancy steady at 5.43% across 292 buildings totaling 52.4 million square feet, reflecting the deliberate pace of the region.

Recent developments underscore the market's strategic value. Amazon's new 122,000-square-foot facility under construction in Centre County will bring up to 200 jobs, while Il Pastaio's groundbreaking on a \$12 million, 71,300-square-foot facility at Great Stream Commons in Union County will add at least 74 new positions. ModCorr's recent lease at 89 Enterprise Boulevard in Great Stream Commons of 252,282 square feet further adds to the positive employment outlook.

Benefiting from robust transportation infrastructure, including convenient access to rail and key highways like Interstate 80, North Central Pennsylvania presents strategic opportunities for companies seeking efficient logistics, workforce flexibility, and cost-effective growth solutions.

"Recent industrial investments by Amazon, Il Pastaio, and ModCorr illustrate the strategic opportunities available in North Central Pennsylvania," said Heather Kreiger, CCIM, Principal & Regional Research Director at Lee & Associates. **"Steady vacancy rates coupled with meaningful job creation reflect the region's capacity to attract targeted, impactful development. These investments reinforce our confidence in the area's future as a strategic industrial market."**

"Central Pennsylvania is experiencing exciting growth in advanced manufacturing is being recognized as a smart, strategic location and is poised well to provide companies with strong, steady support for long term growth with game changing infrastructure investments, access to major northeast markets, energy, research and innovation resources, talent, and training! Focus Central Pennsylvania and our economic partners are excited to connect and work with companies searching for the right location to support their growth." Lauren Bryson, Executive Director, Focus Central PA

Lee & Associates is a leading commercial brokerage firm serving Pennsylvania and the surrounding region. Our offices in Pittsburgh, Central Pennsylvania, and Suburban Philadelphia provide full-service expertise across industrial, office, retail, land, and investment sales. With a strong local presence and a national platform, our team brings market intelligence, strategic guidance, and deep-rooted relationships to every assignment.

Focus Central PA is a nonprofit regional economic development marketing alliance, covering seven counties in Central PA including Mifflin, Centre, Union, Snyder, Northumberland, Montour, and Columbia Counties. The mission is to attract investment that cultivates economic growth in Central PA. This mission is accomplished by proactively marketing the region's opportunities to support smart industrial investment projects searching for locations. Focus Central PA is a dedicated professional team of economic development professionals that collaborate from the local, regional, and statewide levels to provide support and resources to assist companies looking to grow and expand.

All quarterly reports are available at <https://focuscentralpa.org/available-properties/>.

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