Wyoming County, PA BDO Zone Rating: **'A'**

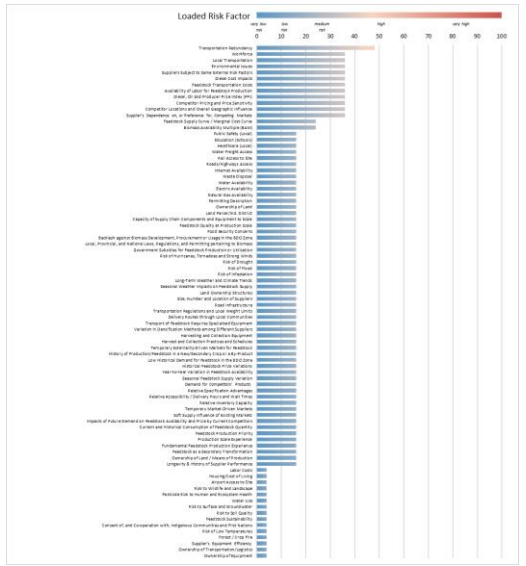
- ✓ **Rating Parameters:** 660,000 bdt/year of low-risk woody biomass at $70-$110/bdt
- ✓ **Well-established forest Industry:** A highly productive forest products industry ensures a stable feedstock supply; Leading the nation in hardwood lumber production and export.
- ✓ **Low Competition Risk:** no pulp and paper facilities in the region enhance favorable competitive dynamics in the BDO Zone for future biomass projects.
- ✓ **Industrial sites** with existing physical, utilities, transportation and social infrastructures to accommodate large-scale bioeconomy projects

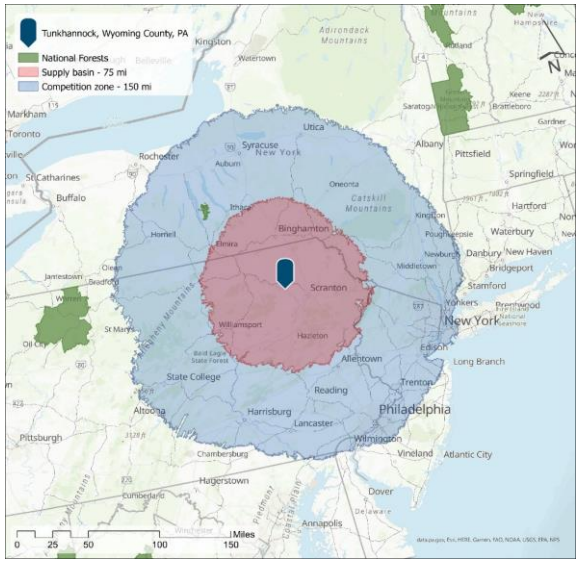
View and download the Wyoming County BDO Zone Rating here.

Bioeconomy Development Opportunity Zone Rating l BDO Zone Designation:
Wyoming County, PA Date of Issue April 29, 2024
BDO Zone Rating: 'A'

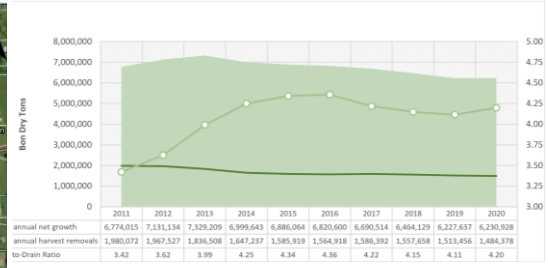
A
High Quality

The Wyoming County, PA Bioeconomy Development Opportunity Zone is rated 'A'. There is a significant amount of underutilized biomass within the BDO Zone that can be acquired by new Bio-projects with low risk of supply competition and pricing.









BD OZ BIOECONOMY DEVELOPMENT OPPORTUNITY ZONE INITIATIVE

Wyoming County, Pennsylvania



A Strategic Location for Woody Biomass Utilization

Wyoming County Chamber of Commerce

WyCCC.com

- 30+ years serving the business community
- 350+ members and partners
- Regional partners throughout Susquehanna, Bradford, Sullivan, Tioga, Luzerne & Lackawanna Counties.
- Commitment to growing a thriving business community

Wyoming County Chamber of Commerce

Champion Investors

Comfort Inn & Suites
COTERRA
KEYSTONE SAW SHOP, LLC
Meshoppen Stone
NorthStar Stone
P&G
SGFS LLC Susquehanna Gas Field Services, LLC
S. McClain Stone Co. Incorporated
Stonehedge Golf Course & Event Center
Stone House Retirement Income Planners
SWN Southwestern Energy®
TSS Seconds Matter

Why Wyoming County?

- Strategic Location
  - Gateway between Northeast & Northern Tier Regions
- Transportation Infrastructure
- Business Friendly Municipalities
- Abundant Natural Resources
- Workforce





Wyoming County Chamber of Commerce

- $2.5 million in infrastructure grants from DCED
- Approximately $200k in USDA rural development grants
- Worked with the county to build a comprehensive development plan

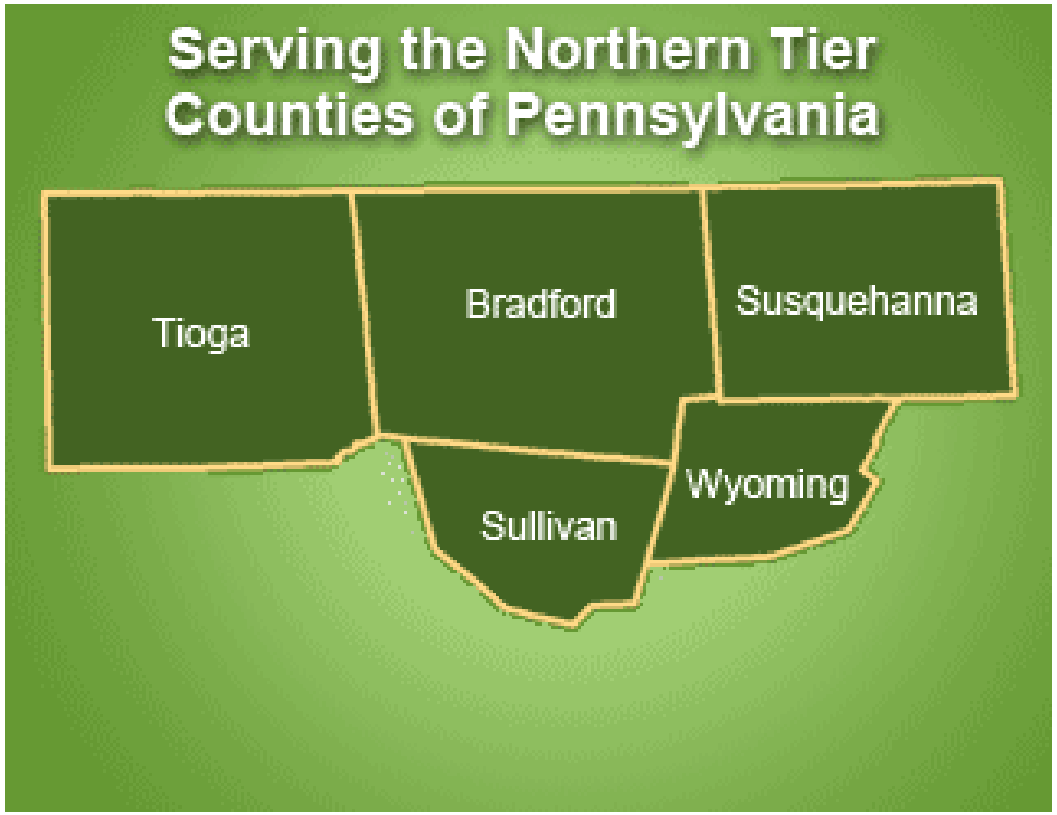


northern tier regional planning & development commission

Pennsylvania CareerLink℠

northerntier.org

- Business Financing
- Grant Assistance
- International Business Development
- Government Contracting
- Apprenticeships
- Regional Manufacturing Industry Partnership
- Workforce Training Programs



PENN'S NORTHEAST

ATTRACTING QUALITY EMPLOYERS TO NORTHEASTERN PA

Pennsnortheast.com

- Site Selection
- Workforce Availability
- Development Incentives
- Customized Support for advanced manufacturing and energy (including biomass)



Ben Franklin Technology PArtners
Northeastern Pennsylvania

nep.benfranklin.org

- Manufacturing Grants
- Funding Innovation and Enhancements
- Network of Colleges & Universities supporting manufacturing process, innovation and expansion



NEPIRC

northeastern pennsylvania industrial resource center

nepirc.com

- Talent Development
- Process Improvement
- Industry Certifications
- Technology Acceleration / Industry 4.0 Development
- Environmental Health and Safety



Pennsylvania
Department of Community & Economic Development

dced.pa.gov

Education

Quality of Life

Top Industries

Hardwood Development Council







PENNSYLVANIA HARDWOOD STANDS FOR QUALITY

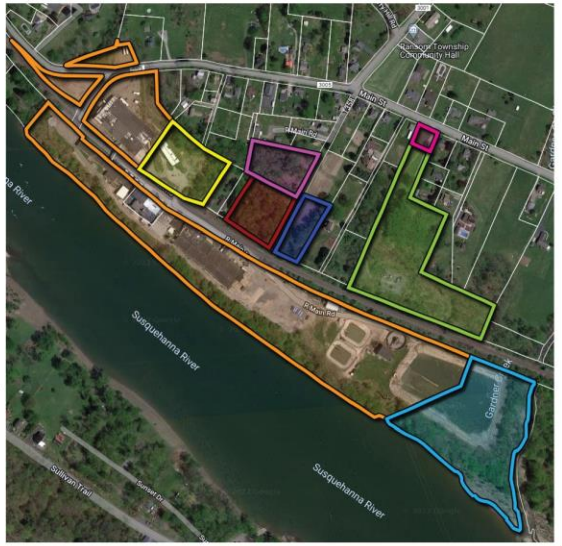
Hinerfeld
COMMERCIAL REAL ESTATE

38± Acres Heavy Industrial/Manufacturing Site for SALE



38± Acres Heavy Industrial/Manufacturing Site
Ransom, Pennsylvania

- 38± Acre Industrial Campus for SALE (8 parcels under one deed)
- Zoned M-1 General Manufacturing/Commercial & R-2
- 150,000± SF manufacturing/warehouse in 3 main buildings
- Rail served site with existing siding(s) Reading Blue Mountain and Northern Line
- Waterfront on Susquehanna River with potential for water intensive uses
- Heavy power services (2 separate transformer banks)
- Settling pond and attendant gear
- Sprinklered main building with water pump and tank
- Within 10 miles of Scranton and Wilkes Barre PA population centers
- Former Cascades paper plant
- Suitable for adaptive reuse for industry
- Owner will consider subdivision and sale of parcels.



769 Keystone Industrial Park Road
Throop, PA 18512
info@hinerfeldcommercial.com

CCIM Individual Member CCIM Insitute
SIOR

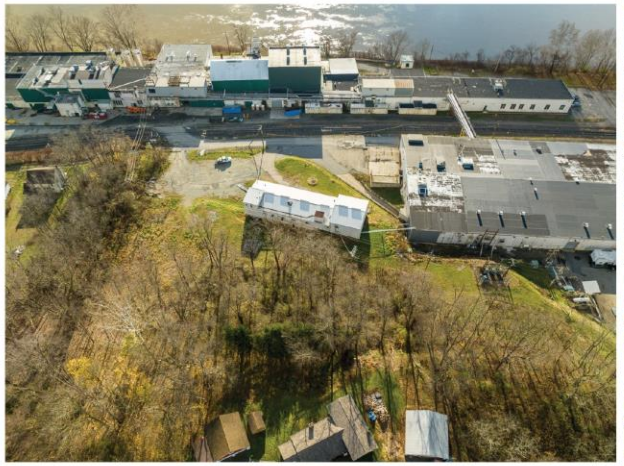
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38± Acres Heavy Industrial/Manufacturing Site for SALE









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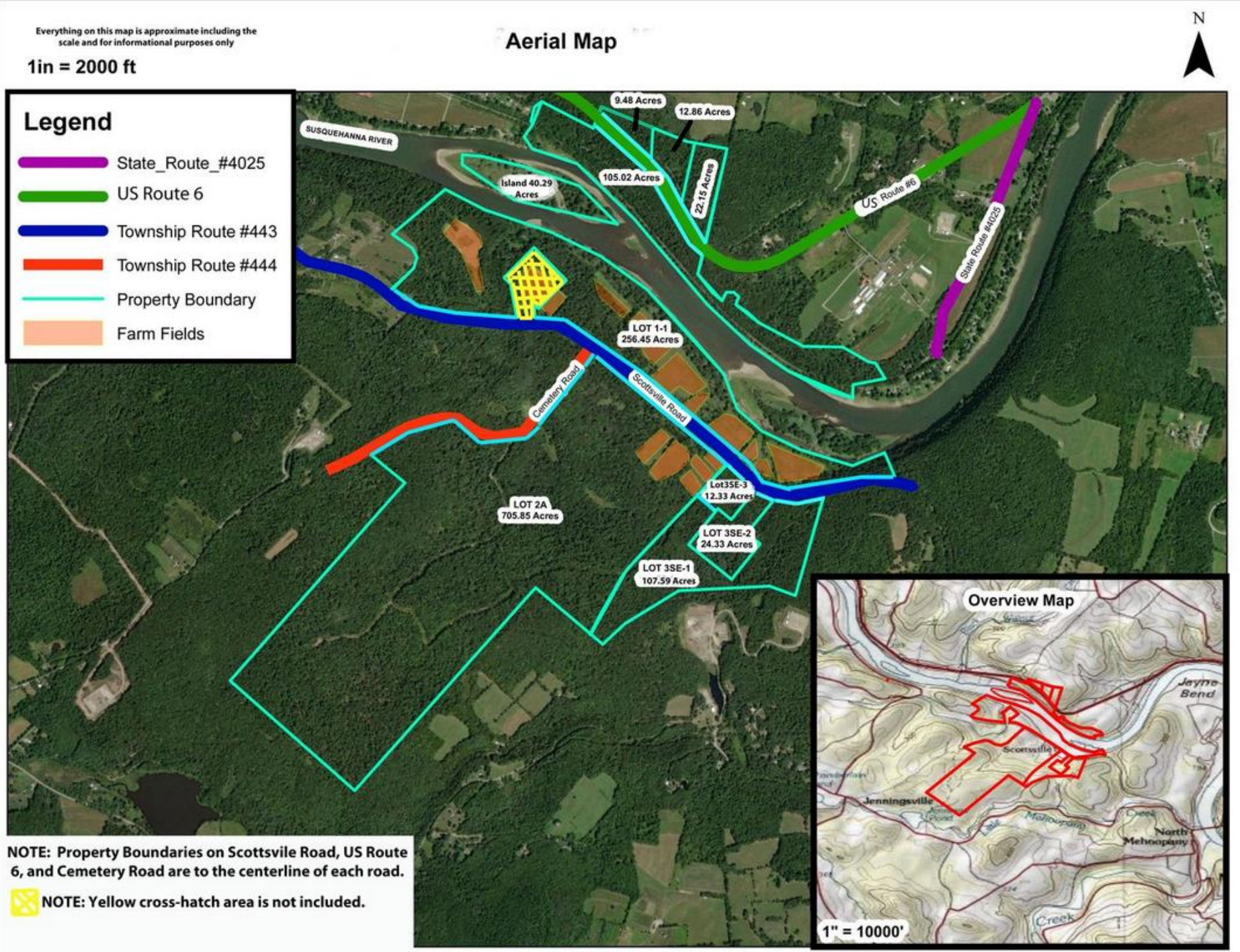
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Wyoming County Chamber of Commerce

- Undeveloped site
- Access to Route 6
- Nearly 800 acres of forest
- Located in Mehoopany, PA



Hinerfeld COMMERCIAL REAL ESTATE

Interstate Acreage For Sale



Sam's Road
Olyphant, Scott Township
Lackawanna County, Pennsylvania

- Large, +/- 16 acres of commercial development land w/ utilities nearby.
- Frontage on SAMS ROAD & INTERSTATE I-81. Easy access to SR 632.
- Immediately off Waverly PA Exit 197 of Interstate 81, w/high visibility from I-81 Northbound
- Development District Zoning (DD) – meant for flexible commercial allows many possible uses including Apartment Buildings, Distribution Centers, Professional Offices, Townhouses, Medical Buildings, Restaurants, Retail Establishments, Hotels and Motels, and more
- High traffic count (+/- 30,000 VPD on I-81).
- Close proximity to Weis Markets, Dollar General, Scranton Times Inc, etc.

769 Keystone Industrial Park Road
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MERICLE COMMERCIAL REAL ESTATE SERVICES

AVAILABLE COMMERCIAL

SALE PRICE: $1,200,000



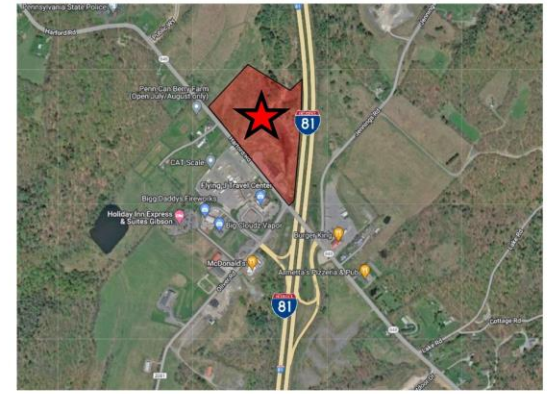
2390 PA-848, NEW MILFORD, PA 18834

LATITUDE: 41.825442 LONGITUDE: -75.681287

3,000 SF+/- commercial building on 22+/- acres just off of Exit 219 of I-81, Formerly used as Lackawanna College School of Petroleum and Natural Gas. Building features 16 ft. ceiling heights, (1) 14'x12' drive-in door, large parking area and excess acreage for potential development. Approximately 612 SF is foyer and restroom area with central air conditioning. Please refer to document with limitations on lot size due to wetlands.

PROPERTY DETAILS:

- 3,000 SF+/- Building
- 22+/- Acres
- PIN: 129.00-1,032.02,000
- Steel Exterior
- Metal Roof
- 16 ft. Ceiling Heights
- 1 Ground Level Drive-In Door (14'x12')
- Propane Gas Hot Air Heat
- Central A/C in Foyer/Restrooms
- Private Well
- On-Site Septic
- 2 Restrooms
- 50 Parking Spaces
- Emergency Lighting
- 1000 amp / 3 Phase Electric
- 2023 Taxes - $5,325.56



For Information Contact:

Al Guari, Vice President-Brokerage
aguari@mericle.com
Office: 570.823.1100 * Cell: 570.499.2889

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, prior sale/lease, withdrawal notice, or other conditions.

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mericle.com

MERICLE COMMERCIAL REAL ESTATE SERVICES
East Mountain Corporate Center
100 Baltimore Drive
Wilkes-Barre, PA 18702

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

TCN WORLDWIDE REAL ESTATE SERVICES

Wyoming County Chamber of Commerce

Gina Suydam, President/CEO
gina@wyccc.com
570.836.7755

