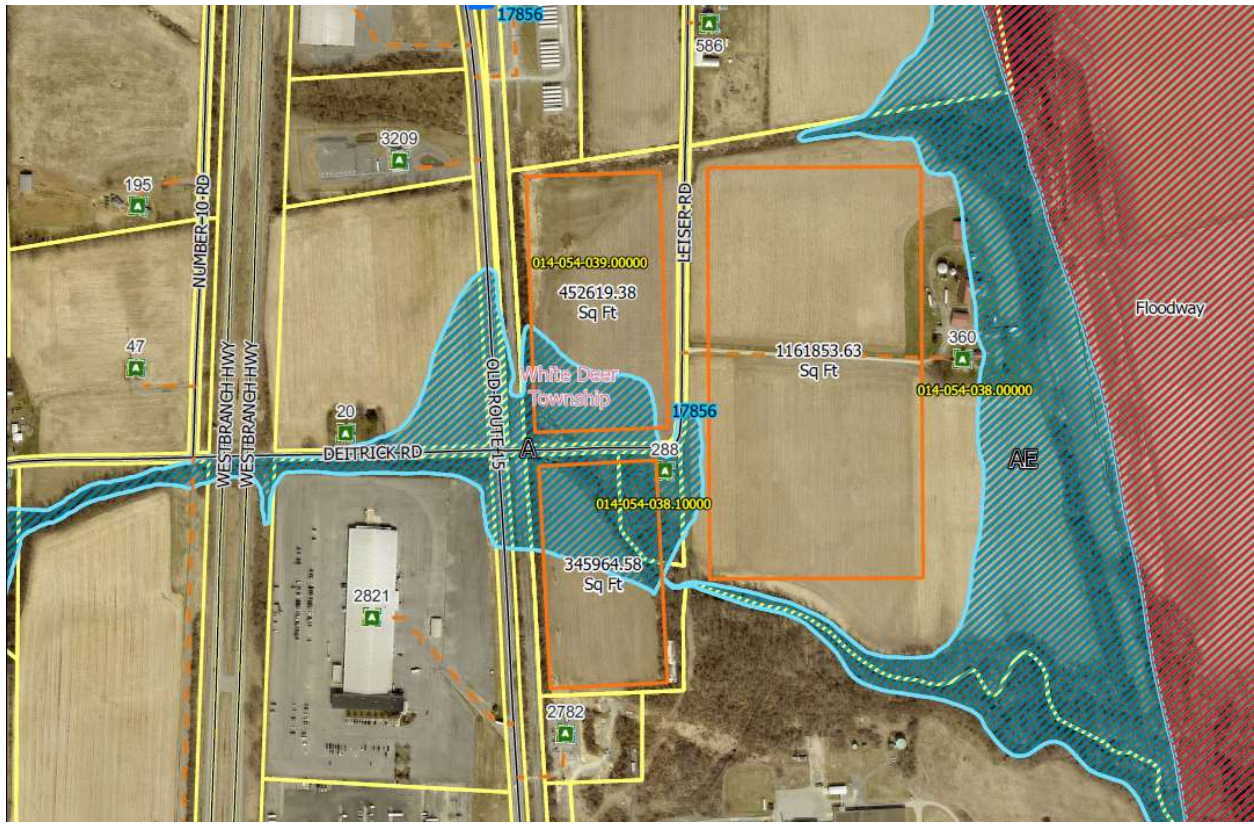
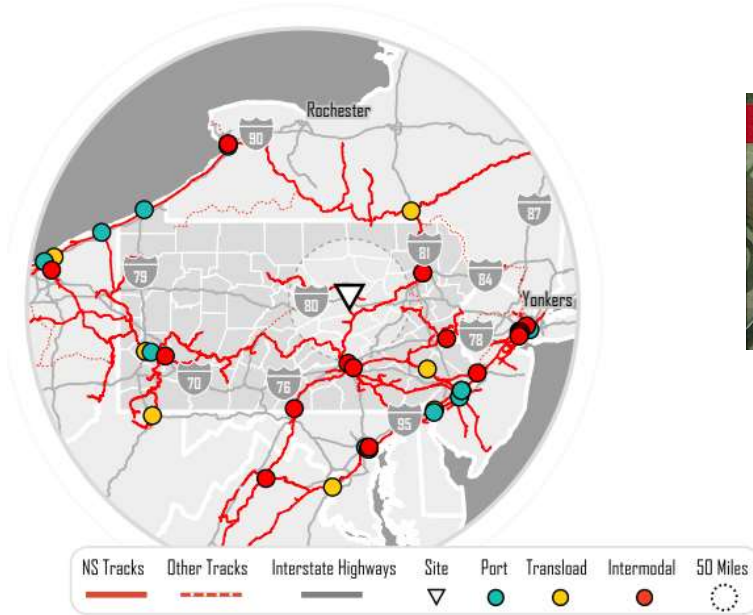


Leiser Road Commercial Manufacturing Site
New Columbia, Pennsylvania
White Deer Township
Union County





Summary: [Commercial Manufacturing Site](#) – 360 Leiser Road, New Columbia PA 17856 is located in Union County, White Deer Township – A portion or all of the Anchor farm is on the market. The portion currently on the market is a total of 56 acres, zoned [Commerical Manufacturing \(CM\)](#) that has infrastructure near the site with 1,800 feet of rail frontage and is just minutes to the intersection of US Route 15 and Interstate 80.

Asking Price: The asking price for the 56 acres is \$6,000,000 (\$107,143/acre). The original asking price in 2021 was \$1,970,000 but in May of 2022 a nearby farm (Kling Farm) along I-80 sold for \$18,000,000 for around 170 acres, which increased the owners asking price. The property owner will consider offers to purchase the remaining acreage as well, approximately 160 acres, including the Keystone Group building located in the middle of the 27.3 acre portion.

Site owner: Joe Anchor

Broker: Don Cortese, Mericle Commercial Real Estate, 570.772.1817, dcortese@mericle.com

Municipality: White Deer Township - <https://whitedeertownship.org/>. This is a business-friendly township. Recently approvals for two major projects including a new manufacturing facility and a new mill have proven this. Township Supervisors: Carroll Diefenbach, Larry Seibert, Donald Wilver, Jr.

Zoning: Commercial & Manufacturing – [Zoning Map](#) – The regulation for this designation shows that the maximum height for this zone for principal & accessory buildings or structures is 45'. However, during the [land development process](#) a variance can be requested if a height difference is required. The feed mill project on the former Kling Farm site will have a 180' mill.

Contact: David Hines, Township Zoning Officer, 570.522.1326, dhines@ckcog.com.

County: [Union](#)

County Commissioners: Preston Boop, Jeff Reber, Stacy Richards

Legislators Representing this area:

Pennsylvania House [Representative Joe Hamm](#), District 84

Pennsylvania Senate [Senator Gene Yaw](#), District 23

US House [Representative Fred Keller](#), District 12

US [Senator Bob Casey](#)

US Senate [Senator Pat Toomey](#)

Site Neighbors:

[National Gypsum](#), Milton Paper Plant, 2586 Old Rte 15, New Columbia, PA 17856

[Thermal Products Solutions](#) (TPS), Industrial Ovens Manufacturer, 2821 Old Rte 15, New Columbia, PA

[White Deer Gas](#), light petroleum products terminal, 3262 Old Rte 15, New Columbia, PA 17856

Agricultural and Susquehanna River

Fire Department: White Deer Township Volunteer Fire Department, 366 Cemetery St, New Columbia, PA 17856. Fire Chief: Kevin Koch, 570.568.3334. In March 2022 White Deer Township gave the Fire Department \$100,000 towards the purchase of a new fire rescue truck.

School District: [Milton Area School District](#) – The Milton Area School District is a small, rural public school district encompassing approximately 85 miles and is headquartered in Milton, Pennsylvania with approximately 2,000 students. The district is in Northumberland and Union counties. The district has recently made \$30 million in renovation and improvement projects including the Baugher Elementary and Athletic Complex and the Wellness, Fitness and Nutrition Center. The district includes White Deer Elementary located at 631 New Columbia Road, New Columbia PA 17856.

Sewer: Service in the area provided by [White Deer Township Sewer Authority](#). To service this site the distance to the nearest manhole is 1-1.5 miles, cost would be to the developer to extend. The commercial customers rate is \$43.50/month + \$8.80 per 1000 gallon per water usage. If the project has a small to medium size capacity requirement the authority has capacity depending on the discharge, any larger or unique discharge would have to be reviewed. The White Deer Township Sewer Authority engineer is available to discuss with a potential developer about the investment and timeline needed for improvements to provide the capacity needed through upgrades or via regionalization into another nearby sewer system.

Contact: Todd Oberdorf, 570.716.7072 (cell), [570-568-2305](tel:570-568-2305); Josh Satteson, Engineer (HRG Inc) - jsatteson@hrg-inc.com (White Deer Township, 570.568.8643)

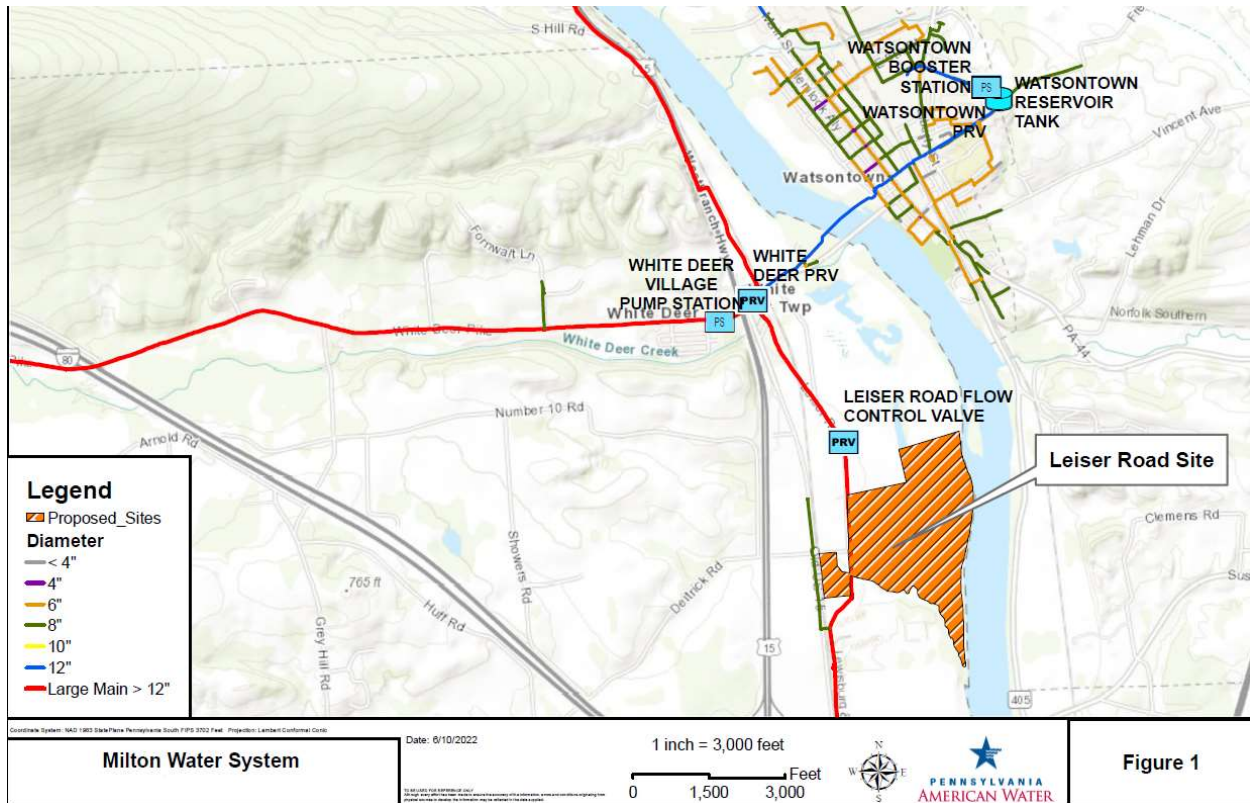
Additional Sewer Option: Located 4.8 miles, approx. 9 minutes from this site is the [Milton Regional Sewer Authority](#) that has a total of 4.25 million Gallons Per Day (GPD) capacity for high strength waste/food (currently use about 1-1.5 MGD) and their plant has anaerobic reactors that produce electricity ultimately lowering rates as more users come into the system. They currently serve a large Con Agra plant and others but the capacity and capabilities at this plant provide a unique advantage especially for the food industry. Although they can set up direct piping to sites in their coverage area (Milton area) they also have a Trucked Waste Receiving Facility (they receive loads from as far away as Ohio). This trucking waste receiving facility is 5 minutes off I-80, offers competitive pricing, 6 unloading ports for quick turnaround, convenient hours, and easy permitting process.

Natural Gas: UGI Utilities has a natural gas line on old Rt 15 that could be extended to the site. This would require a railroad crossing that would add to the cost of the extension. Once detailed natural gas requirements are provided UGI can determine the costs and timeline to serve the project.

Contact: Andrew S. Rohrer, Relationship Manager Major Accounts, UGI Utilities, Inc., 570.701.5010, ARohrer@ugi.com

Water: Pennsylvania American Water has a 14" CI water main that runs right down the middle of Leiser Rd from their Milton distribution system. They can review each project to provide supply, average, peak and instant flow specifications. The site elevation at the Leiser Road site is 484 feet, normal operating pressure will range from 52 psi to 72 psi. Available fire flow is 800 gpm for 3 hours.

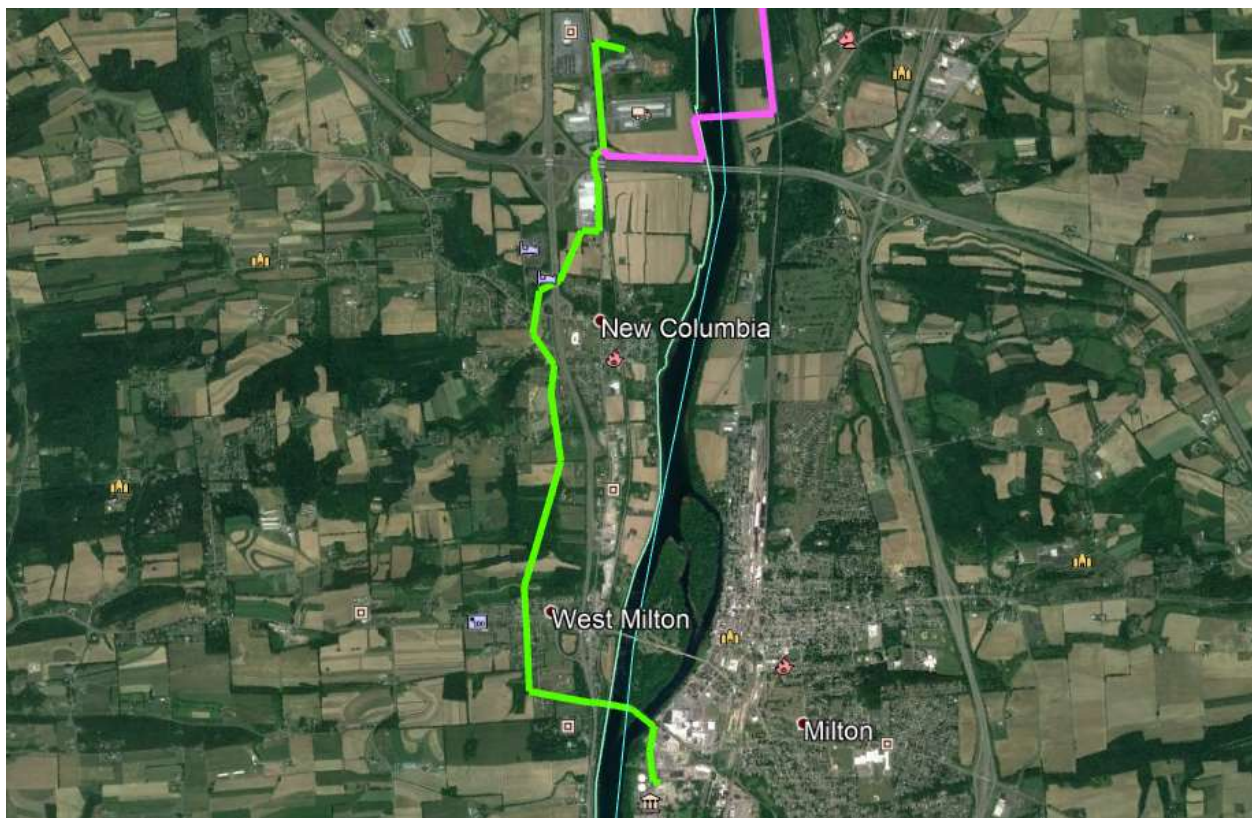
Contact: Dean Kirkendall, Sr. Supervisor Operations, Pennsylvania American Water, 570.412.6493, Dean.Kirkendall@amwater.com



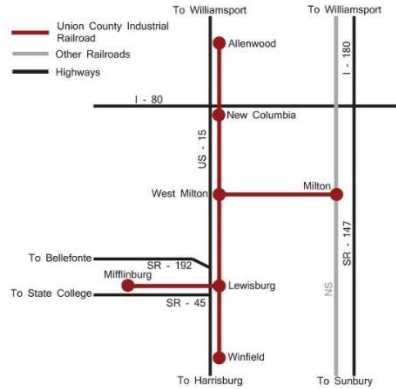
River Water: This and any site that is located near the river can get a permit to extract water from the Susquehanna River, that has an average daily rush of 22 billion gallons of water. The authority regulating those requests is the [Susquehanna River Basin Commission](http://www.srb.com) (SRBC). There are no charges for water but there may be an initial one-time withdrawal fee. In some locations the local municipality may have regulations/guidelines that require using the public water supply unless the developer can prove that it is not feasible (this varies by local municipality) and if so, special approval may be needed. There are no charges for the water extracted but if the project does not meet a definition for agricultural use there could be a withdrawal fee of \$20-25,000 or less. The regional Department of Environmental Protection (DEP) contact is Jared Dressler, jardressle@pa.gov, 570.327.3320, as they will need to be contacted for permits for pumping station construction, EDS and SLLA for water withdrawal or discharge. DEP appreciates pre-project calls to discuss the project requirements and to review the permits required, process and timeline to provide support for the project with less delays.

Electric: [PPL Electric](#) is the transmission and distribution provider. PPL Electric has a transmission line 0.1 miles from the site that has at least 25MW of capacity on the line. To provide a review of costs and timeline to serve a specific project they require a [Method of Supply](#) form to be completed and submitted. Any project requiring over 5MW of power will require a substation (owned and constructed by company) and could take approximately 15-18 months to construct. Pennsylvania is a deregulated state so companies can shop competitively for the type and price from generation suppliers. PPL's business price to compare is available [here](#). PPL offers various incentives through their [Business Energy Efficiency Program](#). The average Pennsylvania commercial electricity rate is 13% lower than the national average. There are also consulting firms like [NE Energy LLC](#) and others that can assist companies in determining their most cost effective, sustainable energy plan.

PPL Electric, a national leader in grid reliability, has invested millions of dollars in this area in the last couple of years on transmission and distribution infrastructure upgrades to improve reliability and capacity including shown in the green line the Clinton – Milton #1 and #2 69kV rebuild that ends at the northern section at the Lesier Road site.



Rail: This site would be served by the [Union County Industrial Railroad \(UCIR\)](#), serving customers from New Columbia to Winfield, PA since 1995, part of [North Shore Railroad Company & Affiliates](#), that provides 40.8 mile short line that interchanges with Norfolk Southern in Northumberland and Canadian Pacific Railway (via NS Haulage) in Northumberland, PA. NSHR handles commodities that vary from grains and plastics to scrap metals and concrete vaults. The infrastructure is owned by West Shore Railroad Corp. The UCIR would connect to Norfolk Southern at the Northumberland Yard located at 408 Railroad Street, Northumberland, PA 17857 approximately 15 miles south of the site.



Highway: The site is 3 miles about a 5-minute drive to Interstate 80. In July of 2022, the northern section of the Central Susquehanna Valley Transportation ([CSVT](#)) Project, a nearly \$1 billion-dollar new highway improvement project was opened. This includes an impressive 4,500 ft bridge over the Susquehanna River. This is a new 4 lane limited access highway, approximately 13 miles long that connects US 15 to PA 147 to I-80 providing for a major north/south trucking corridor in Pennsylvania. The southern section was delayed due to an ash basin but is under construction and scheduled to be completed by 2027.

Industrial Gases: There are at least two large industrial gases providers that service this area, Airgas, and Praxair. For large requirements they can set up things like an onsite nitrogen generating plant. Contact: Joe Sarisky, Bulk Sales Specialist, Airgas USA LLC, 484.633.6842, joe.sarisky@airgas.com. [White Deer Gas](#) located next to this site has one of the largest propane terminals in Pennsylvania.

Taxes: Taxes are based on assessed value and a formula. The assessed value of a new manufacturing plant just south of this site, GAF's [new facility](#), 250,000 square feet building on 33 acres located at 1823 Old Rte 15, New Columbia, PA 17856, the land and building have a market value of approximately \$30 million but the assessed value for taxation purposes is \$19.8 million (\$18.3 on the building and \$1.5 on the land). The tax annual tax bill is then \$462,000 which is based on the current millage rate of 23.32. Here is [drone footage](#) of the new facility in New Columbia, PA. The estimated taxes will depend on the assessed value. [Union County, PA Tax Millage Rates](#)

Union County Planning: A few high-level reviews of this site for potential buildable acreage show that the site could potentially accommodate nearly 1,000,000 sq ft+ facility on the lot along Leiser Road due to floodplain, wetlands, etc. The lots with rail frontage have buildable area limitations due to floodplain and wetlands. The township would consider relocating Leiser Road but would require the developer to cover those costs. Contact: Shawn McLaughlin, Planning & Economic Development Director, Union County, 570.524.3840, SMcLaughlin@UnionCo.org



Talent: This area provides access to proven competitive talent, state of the art technology and training institutes and highly productive and strong ingenuity talent pool. Within a 45-minute drive of this site there are 11,473 establishments employing 139,958 people, 13.35% of them in manufacturing. For [October 2022](#), the Union County, Pennsylvania labor report shows the unemployment rate at 3.1%, however the neighboring county, [Northumberland County](#) shows an unemployment rate of 4.3%



The regional talent partner [Advance Central PA](#) CareerLink provides business services covering Union County including job fairs, customized outreach to potential applicants and data.

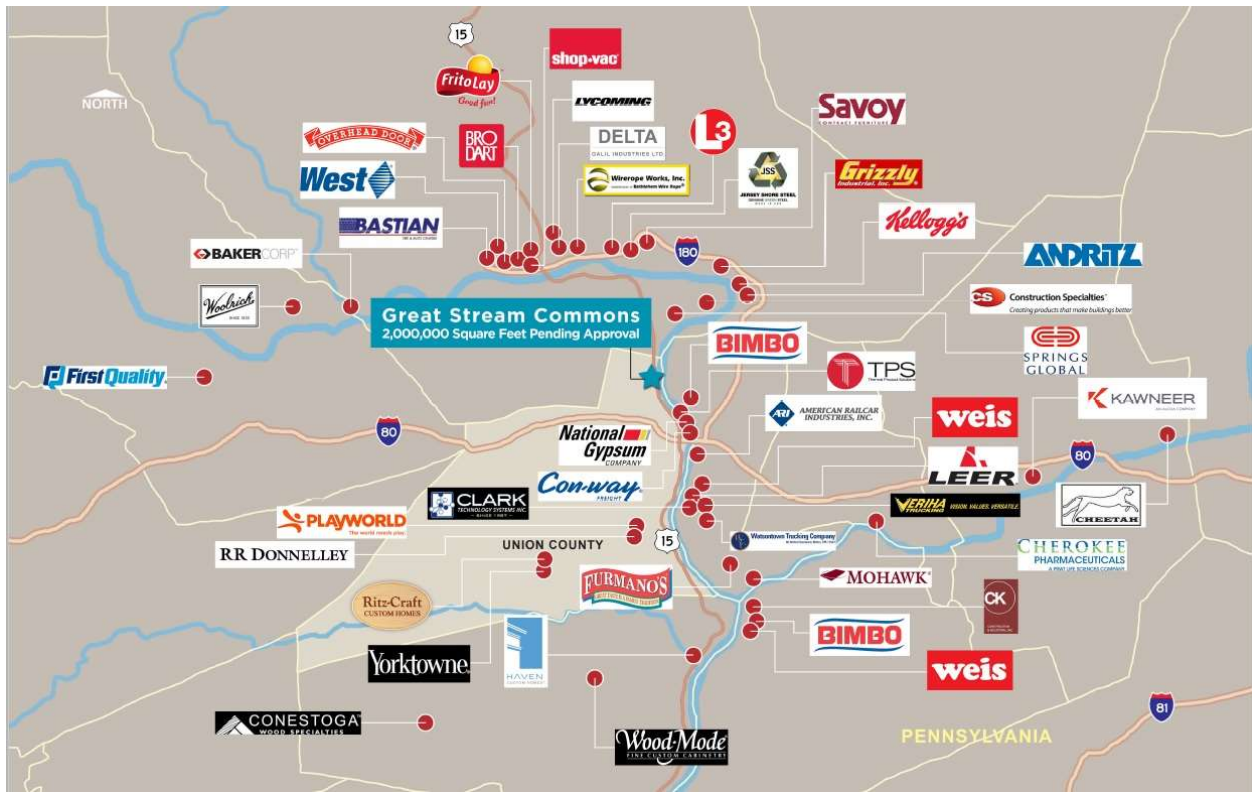
Contact: [PA CareerLink](#)® Northumberland / Snyder / Union Counties
225 Market Street, Sunbury, PA 17801, Phone: (570) 988-7300

Talent: Central Pennsylvania is proudly home to 8 distinguished colleges & universities with 75,000+ students enrolled; 7 career & technical Centers and 18 public school districts as well as a variety of private and parochial schools. With a regional population of 645,746, a labor force of 315,117 and incredible quality of life, Central PA has talent, and a location talent wants to call home! This [talent tool](#) provides a review of the degrees from college and university graduates and trade graduates within a determine radius.

Incentives: This site does not have any specific incentives. A user can request a LERTA (Local Economic Revitalized Tax Abatement) which is a presentation to local taxing bodies to request a tax abatement based on a 10-year schedule in most cases. All other incentives would be project specific, a request can be made to the Governor's Action Team (GAT). GAT will request 3-year projections of investment, jobs,

etc. and then provide an “offer” letter on what state programs are available to support the project. At this time the economic development partners can determine if there are any other local incentives to support the project including specific programs for workforce, infrastructure, technical assistance, etc.

Pennsylvania partners strongly support high quality investment and career creating projects. The approach is to listen and work closely and confidentially with the project team to understand the strategic vision and priorities to ensure connections are made to the best site, building and community locations to support growth strategies. Once a project team identifies a priority location, partners at the local, regional, and state level will provide the project team details on incentives and resources programs to support the long-term success of that project in Pennsylvania!



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