Master Site Details — Finalized

Prepared for: Joe Leahey, Site Manager — Titan Park (Navitus LLC / G.M. McCrossin Inc.)

Finalized: August 18, 2026

1. Campus Overview

Item	Confirmed Current
Acreage	173.6 acres (actual); 174 acres used in public marketing, rounded per site manager direction
Total campus SF	487,971 SF confirmed via full 14-building rollup, Aug 2026 (see Section 2 for the building-by-building table)
Zoning	Highway Mixed Use District (HMD), Chapter 27, Part 5, §27-504, Spring Township — manufacturing a permitted historical use
Last use	Titan Metal Manufacturing Co. — brass rod producer; Army-Navy "E" Award, Sept 2, 1942
Address on flyer	Campus now addressed 2000–2094 Axemann Road by building/suite, plus 106–166 Epply White Road and 96 & 98 Valentine Hill Road
Security	Security cameras throughout the property, plus an onsite manager

2. Building Inventory & Basic Dimensions

Confirmed Building Square Footage (2026 Rollup)

The full 14-building rollup is now complete and is the authoritative SF reference for the campus, superseding the flyer total, the prior working brochure figure, and the current website copy.

#	Building	Address	SF
1	Bag House	106 Epply White Road	3,068
2	Scale House	121 Epply White Road	582
3	Time Office	122 Epply White Road	306
4	Rail Siding	166 Epply White Road	216
5	Plant 4	2000 Axemann Road	315,415

#	Building	Address	SF
6	Annex Building	2020 Axemann Road	3,567
7	Office Building	2022 Axemann Road	15,775
8	Plant 1	2042 Axemann Road	109,755
9	Maggie's House	2054 Axemann Road	302
10	Boiler House	2070 Axemann Road	3,742
11	Plant 6 ("Mustang")	2080 Axemann Road	23,470
12	Kelly Spring House	2094 Axemann Road	483
13	Water Plant	96 Valentine Hill Road	5,477
14	Storage Shed	98 Valentine Hill Road	5,813

Total: 487,971 SF across 14 buildings.

Dimensional & Construction-Date Reference

Building	Basic Dimensions	Construction Dates	Notes
Plant 4	200' x 1,700'	1944 – 2024	Main Manufacturing building with infrastructure, overhead cranes and
Offices	86' x 92'	1945 – 2004	two-story, 15,350 SF heated/AC central office building — vinyl tile, carpet, wood-paneled walls, acoustical ceilings.
Annex Building	21' x 140'	1959-2023	3,567 SF heated/AC central office building — vinyl tile, carpet, wood-paneled walls, acoustical ceilings.
Plant 1	650' x 100' & 350' x 100'	1900-2025	109,755sf of Commercial Space including a Brewery, Cidery, Record Store, Market & Event Space
Plant 6	72'–100' x 265'	1930s- 2020	23,470sf home to Mustang Fabrications a steel fabrication faciility
Boiler House	50' x 80'	1959	3,742sf shell of the former boiler plant with equipment removed and ready to be converted into someone's vision
WW Treatment (main campus)	37' x 88'	1930-2000	5,477sf of shop space with a fenced in equipment yard. Former treatment plant that was most recently used as a cabinet shop.

3. Construction Detail by Area (Legacy Engineering Reference)

Plant 4 (Main Manufacturing)

Element	Detail
Floors	6"–12" reinforced concrete
Walls	Concrete block up 5', steel sash windows to 12', transite above (except 1995 addition — insulated metal w/ 8' metal liner panel)
Columns	Steel H

Element	Detail
Ceiling	Steel truss
Roof	Corrugated steel, concrete panel, or corrugated transite with 3'x8' translucent fiberglass panels equally spaced throughout

Plant 1

Element	Detail
Floors	6"–12" nominal reinforced concrete
Walls	Brick and block up 5', steel sash windows to 12', corrugated transite above
Columns	Steel H
Ceiling	Majority steel truss
Roof	Corrugated transite over steel trusses (majority)

Plant 6

Element	Detail
Floors	6" nominal reinforced concrete
Walls	30% block with siding, 60% block and steel sash
Columns	Steel H
Ceiling	30% wood truss, 70% steel truss
Roof	30% rubber over wood deck; 50% corrugated transite on steel truss frame; 20% rubber over steel deck

Offices and Annex Buildings

Element	Detail
Ceiling	Steel beam and wood joist
Roof	Steel deck / rubber membrane
Finish	Vinyl tile and wall-to-wall carpet, painted and wood-paneled walls, acoustical ceilings, recessed fluorescent lighting

4. Ceiling Heights & Column Spacing

Ceiling Heights

Area	Range
Plant 4 — main bays	24' min (~100,000 SF) to 34' max (~200,000 SF)
Plant 4 — 1995 north addition	28' min to 36' max (~20,000 SF)
Plant 1 — W bays	12' min to 34' max

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Column Spacing

Area	Spacing
Plant 4 — East Bay	66' x 20'
Plant 4 — Central area	4.5'–29' x 20'
Plant 4 — West Bay	65' x 20'
Plant 1	59' x 17'
Plant 6	69' x 20'

5. Electrical / Power

Titan Park Service: Dual 43,800V primary line feeds to a four pole automatic transfer switch that feeds three (3) on site substations owned and controlled by the facility. West Penn Power review is required for any service above 1200A

6. Natural Gas, Heat, Lighting & Air Conditioning

Utility	Legacy Detail
Natural Gas	Supplied by Columbia Gas Company. Three (3) high-pressure feed mains at 22 psi provide heat and process gas.
Heat	Supplemental ceiling-suspended natural gas Reznor units in the warehouse (supplemental to the since-removed boiler plant).
Lighting	LED with motion sensors throughout; emergency lighting in Plant 4; pole and wall-mounted exterior fixtures throughout the complex.
Air Conditioning	Central HVAC in the main office building and larger production offices; window units in smaller offices throughout.

7. Water, Sewer & Wastewater Treatment

Potable Water & Sewer

Potable water supplied by the Borough of Bellefonte at approx. 75 psi, fed by an 8" public main. Sewer discharges to the Borough of Bellefonte Treatment Plant via permit; lines vary from 3" pumped portions into 6"–12" gravity lines.

On-Site Wastewater Treatment Plant (Legacy Pickling-Era Plant)

This is a single facility: the on-site WWTP was used as pickling-water treatment facility tied to the former manufacturing process — max historical capacity 0.5 MGD (~350 gpm), with a control building, one 60,000-gal. equalization tank, one 150,000-gal. clarifier tank, a sand filter facility, and two 25,500-gal. elevated steel sludge tanks.

> The plant is still physically in place but is not currently operating. Bringing it back into service would require new permitting and operational/equipment improvements. Current sanitary sewer flow bypasses this plant and discharges via gravity lines directly to the Borough of Bellefonte Treatment Plant. Treat reactivation as a scoped capital project (permitting timeline + improvement cost) rather than an existing capability — relevant for any prospect whose process would need on-site wastewater treatment rather than direct municipal discharge.

8. Natural Springs

Spring	Current Status
North Spring	Kelly Spring (2094 Axemann Road): historically ~7,000 GPM ≈ 10.08 MGD at 52°F. Permitted withdrawal, however, was capped at 1 MGD — the historical yield is not the available/permitted volume; current permit status should be re-verified (see Marketing Caution below).
Central Spring	750,000 gpd — historically fed by a 1,000 gpm pump
South Spring	1,000,000 gpd

All three springs are noted on the flyer as tested and passing drinking-water standards. The two former non-potable recirculating systems (contact and non-contact water, with 30,000–34,350-gal. steel storage tanks) Hydrogeologists have reported that approximately 26 MGD enters Logan Branch through springs on the property, from the south end to the north end. This is a stream-recharge/baseflow figure, not a permitted withdrawal volume — it supports a strong water-resource narrative for prospects, but any specific withdrawal for tenant process use still needs its own DEP/SRBC permitting regardless of how much water is naturally present.

9. Truck Loading, Rail Siding & Truck Scale

The flyer itemizes an extensive door and truck-well inventory across Plant 4 (Main Manufacturing), Wire Mill/Low Melt, and Factory Stores — summarized here by area.

Area	Loading Summary
Plant 4 — south end	1 door at grade (14ftx14ft) + 2 truck wells (25'x58'' and 25'x65') + 1 truck well (40'x58') — combined total of 7 dock/vertical-lift doors served by 5T–30T bridge cranes
Plant 4 — north end	5 doors leading to a 75'x73' truck well w/Kelley dock locks and mechanical levelers, plus 2 additional grade-level doors on the east side
Plant 4 — central, east side	4 additional grade-level doors, including one leading to a 13'x36' truck well served by a 5T bridge crane
Plant 1	1 roll-up doors across south/north ends, feeding one truck wells (40' and 70' deep) served by 1T bridge cranes
Plant 6	6 panel/sliding doors across north and south ends,
Truck Scale	80,000-lb capacity truck scale at the south-end entrance gate to the main manufacturing building (offline)

10. Overhead Crane Inventory

Location	Cranes	Span / Capacity Notes
Plant 4 — east side, north end	3 cranes (Shepard Niles 5T x2, Progressive 5T x1)	65' span x 400' travel, 17'–18' hook height; all radio controlled
Plant 4 — east side, south end	4 cranes (P&H 10T, 20T, 30T, 10T)	65' span x 1,200' travel, 25' hook height; all radio controlled
Plant 4 — center bay, south end	1 crane (P&H 5T, pendant operated)	25' span x 120' travel, 25' hook height
Plant 4 — west side, central	2 cranes (P&H 10T, Shepard Niles 24T)	65' span x 600' travel, 23'–24' hook height
Plant 1 — south end	1 cranes 1T)	Serve the one-bay truck well (40' and 70' deep)

11. Security & Miscellaneous

Item	Detail
Security	Manufacturing facilities fenced; surveillance cameras throughout the property; onsite manager present
Wooded acres/hillsides	Lot plan includes high-light hillside and green areas
Bridges over streams	Eppy White (township owned), Train Station, Mustang

Source documents reconciled: (1) Titan_Bellefonte_PA_Flyer_2024.pdf (legacy Titan Facility spec sheet); (2) confirmed current campus facts and 2026 marketing materials on file; (3) site manager confirmations and the 2026 14-building SF rollup (Aug 18, 2026)