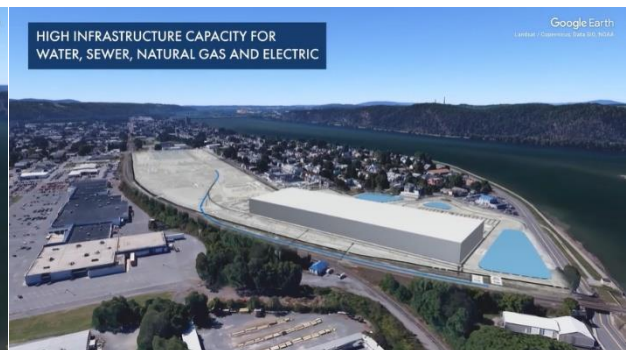
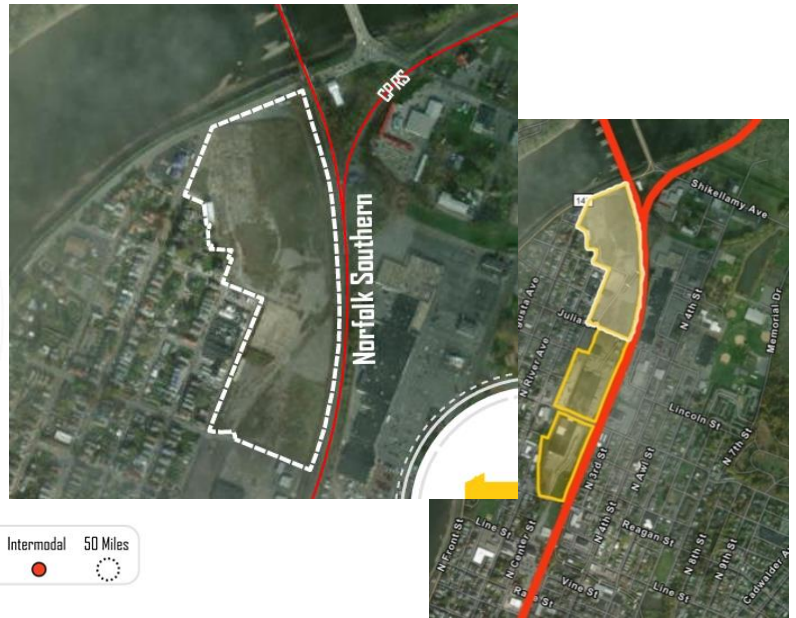
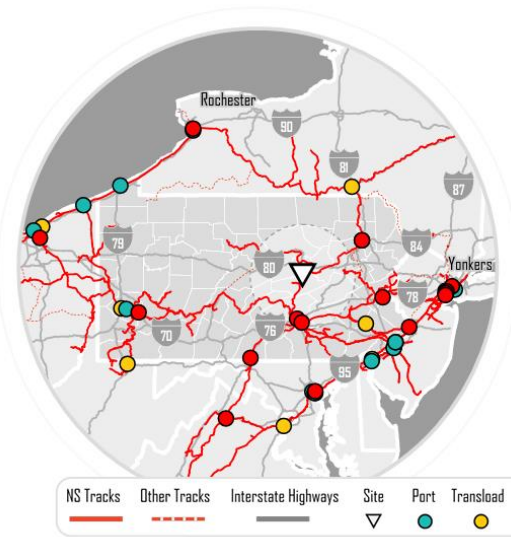
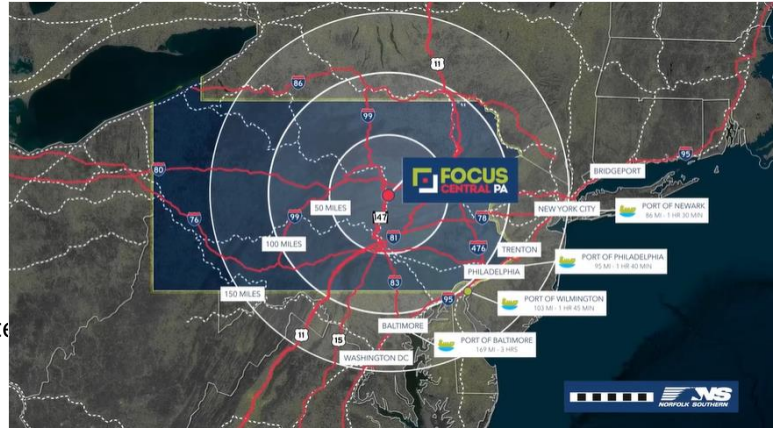


Sunbury Industrial Site  
 1400 Susquehanna Avenue, Sunbury PA  
 City of Sunbury  
 Northumberland County  
 Shikellamy School District

- ✓ 24.96 acres ready for construction
- ✓ High-capacity infrastructure
- 🚂 Rail served by Norfolk Southern
  - 💰 Tax abatement economic incentive is in place
- ✓ Zoned industrial park district.



Sunbury Industrial Site Virtual Site Stour from TourIt Media on Vimeo.

**Site Owner:** Northumberland County

**Asking Price:** \$2,000,000

**Environmental:** The site was once the location of fiberboard manufacturer Knight-Celotex that closed the Sunbury plant in late 2008. The building was torn down around 2011 and has been vacant since. Phase 1 and phase 2 environmental reports have been completed on the site. The site has gone through the Pennsylvania Department of Environmental Protection's (DEP) Act 2 Land Recycling Program and was approved on Sept. 19, 2011, for non-residential use. A study at that time showed 48 samples were taken across the 22 acres using ground-penetrating radar, soil samples and concrete coring. The predominant average hourly wind direction in Sunbury varies throughout the year.



The windier part of the year lasts for 5.4 months, from November 16 to April 29, with average wind speeds of more than 4.9 miles per hour. The windiest month of the year in Sunbury is February, with an average hourly wind speed of 6.3 miles per hour. The calmer time of year lasts for 6.6 months, from April 29 to November 16. The calmest month of the year in Sunbury is August, with an average hourly wind speed of 3.5 miles per hour. The wind is most often from the south for 3.7 weeks, from May 2 to May 28 and for 2.3 months, from August 2 to October 11, with a peak percentage of 35% on September 7. The wind is most often from the west for 2.2 months, from May 28 to August 2 and for 6.7 months, from October 11 to May 2, with a peak percentage of 40% on July 6. Sunbury, Pennsylvania is in an attainment area, [US EPA](#).

**Incentives:** There is a LERTA in place to phase in the property tax for improvements over 8 years. The city is completing engineering for a new traffic light on Front Street and an improved intersection at Susquehanna Ave & Front Street. There is a \$2M RACP grant for the site. The city is the grantee. It is for installation of the traffic signal and infrastructure work for the site. A developer can match the full \$2M or use land as match.

**Economic Development Contacts:**

Timothy Hippensteel, Office/Project Manager, DRIVE

Mobile: 570-939-2220

Email: [thippensteel@driveindustry.com](mailto:thippensteel@driveindustry.com); Web: [www.driveindustry.com](http://www.driveindustry.com)



Lauren Bryson, Executive Director, Focus Central Pennsylvania

Mobile: 570.279.2541

Email: [lbryson@focuscentralpa.org](mailto:lbryson@focuscentralpa.org); Web: [www.FocusCentralPA.org](http://www.FocusCentralPA.org)

**Municipality:** [City of Sunbury](#)

**County:** Northumberland - [County Commissioners](#)

**Zoning:** Industrial Park & Highway Commercial. Land use type is E-Exempt.

<https://ecode360.com/11630635>

Zoning Map: <https://sunburypa.org/wp-content/uploads/2023/09/Zoning-Map.pdf>

Zoning Ordinance: <https://ecode360.com/11631101#11631101>

Permitted uses: A building may be erected or used and a lot may be used for any of the following purposes: A. All industrial uses not otherwise prohibited by law.; B. Construction companies and

lumberyards.; C. Warehousing.; D. Fire halls.; E. Signs, when erected and maintained in accordance with the provisions of Article XIII. F. Uses and buildings accessory to the permitted uses in this district.  
Height Restrictions: There shall be no building height limit.

### Infrastructure

**Rail** – Norfolk Southern provides rail access on site and it is accessible. There is track on site, but it would need rehab or reconstruction, but this site can be easily rail served. The local short line, [North Shore Railroad Company & Affiliates](#) is just across the bridge and could handle switching services for the tenant quite easily.

Contact: Barber, Amanda [Amanda.Barber3@nscorp.com](mailto:Amanda.Barber3@nscorp.com), Cell: (470) 580-2748

**Electric** – [PPL Electric](#) is the transmission and distribution provider. 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.

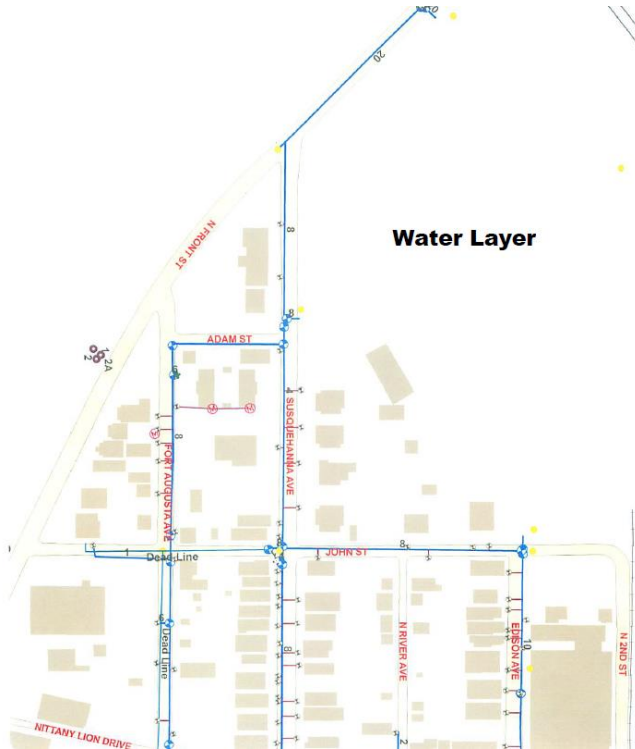
PPL Electric, a national leader in grid reliability, has invested millions of dollars in this area in the last couple of years on transmission and distribution infrastructure upgrades to improve reliability and capacity

Contact: [Amanda J Morrison](#) | [Key Account Manager](#), Business Services | mobile: (484) 632-8516 | [ajmorrison@pplweb.com](mailto:ajmorrison@pplweb.com)

**Natural Gas** - [UGI Utilities](#) is the natural gas utility provider for the site.

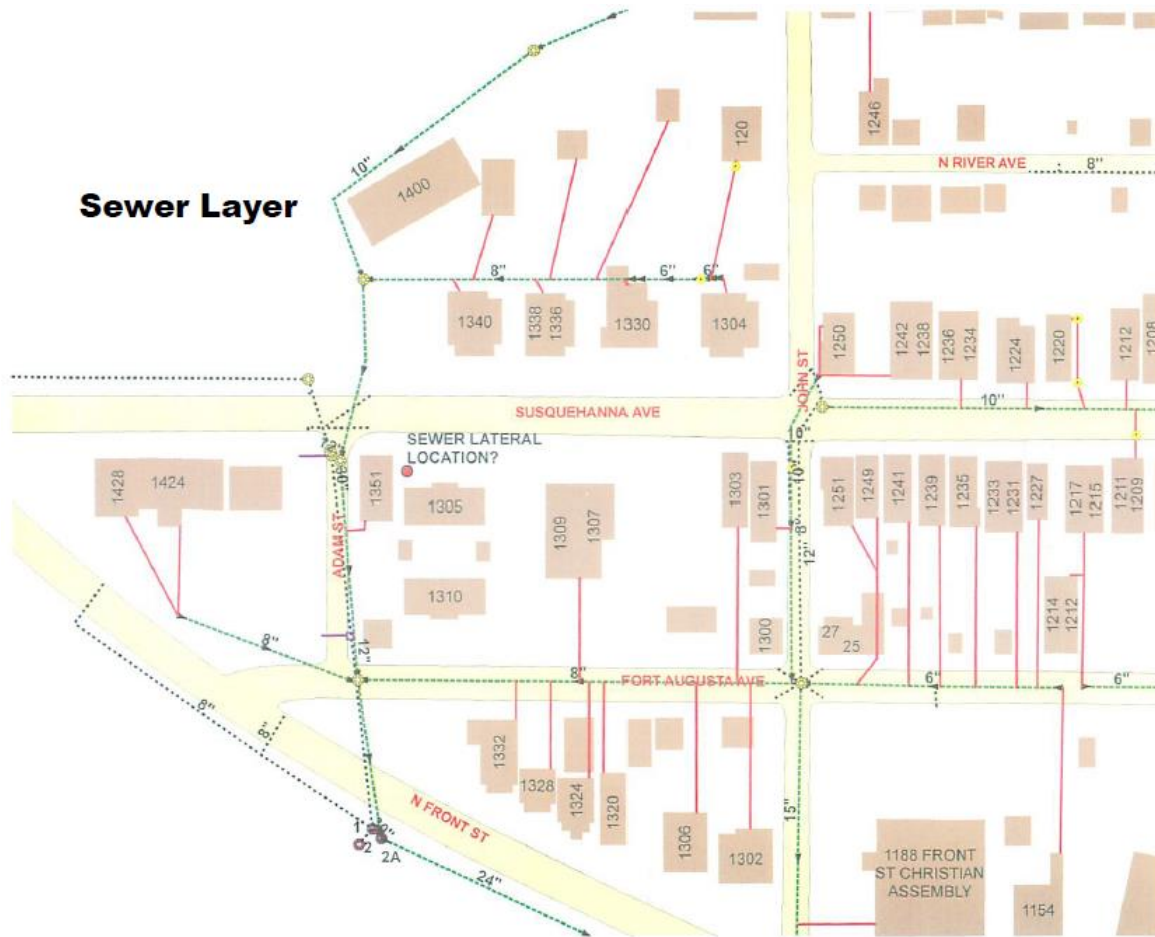
Contact: [Andrew S. Rohrer](#), Relationship Manager - Major Accounts, [UGI Utilities, Inc.](#), 1349 Susquehanna Trail, Northumberland PA 17857, 570-701-5010, [ARohrer@ugi.com](mailto:ARohrer@ugi.com)

**Water Capacity** - Sunbury Municipal Authority provides water to the site. There is a 10" water line off Edison Ave. & 20" water line off Front St and 8" line just north of the Adam Street/Susq Ave intersection. The 8" line supplied the Celotex-owned hydrant system. The water authority has approximately 2M GPD capacity.



**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](#) (SRVC). 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](mailto: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.

**Sewer Capacity** - Sunbury Municipal Authority provides sewer to the site. The authority has approximately 2M gallons/day capacity.



**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.

**Fiber** –Fiber is available at this site.

**Community:** Sunbury offers the river and mountains, community events, shopping, and dining! is a city and the [county seat](#) of [Northumberland County](#) in [Pennsylvania](#), United States. Located in the [Susquehanna Valley](#), Sunbury is positioned on the east bank of the [Susquehanna River](#).

Sunbury's roots stretch back to the early 18th century. As of the [2010 census](#), it had a population of 9,905. The city is one of the three principal cities in the larger [Bloomsburg-Berwick-Sunbury, PA Combined Statistical Area](#).

Sunbury is connected to inventor [Thomas Edison](#). In 1883, the [Hotel Edison](#) became the first building in Sunbury to be illuminated by Edison's innovative three-wire electrical system.<sup>[5]</sup> The hotel was later named in honor of Edison.<sup>[6]</sup>

[Weis Markets](#), a regional supermarket chain operating in seven states, is headquartered in Sunbury. The company is a significant employer in the city and the region.<sup>[citation needed]</sup>

[Great Coasters International](#) is a roller coaster design and manufacturing firm and lists its contact address in Sunbury, though it is located outside of the city limits.<sup>[citation needed]</sup>

The local public school system is the [Shikellamy School District](#). There is a campus of [Lackawanna College](#) in the city. High school students may choose to attend the [SUN Area Technical Institute](#) for training in the construction and mechanical trades. The [Central Susquehanna Intermediate Unit](#) CSIU16 provides the district with a wide variety of services like:

Shikellamy School District contains 5 schools and 2,889 students. The district’s minority enrollment is 30%. Also, 68.2% of students are economically disadvantaged.

**Total Students:** 2,810 **Classroom Teachers (FTE):** 143.08 **Student/Teacher Ratio:** 19.64

|   |           |                                      |   |
|---|-----------|--------------------------------------|---|
| Penn State University- College of Agriculture | Extension | 443 Plum Creek Rd, Sunbury, PA 17801 | <a href="https://agsci.psu.edu/">https://agsci.psu.edu/</a>   |
| Lackawanna College Sunbury Center             | Community | 1145 N 4th St, Sunbury, PA 17801     | <a href="https://www.lackawanna.edu/locations/sunbury-center-sunbury-pa/">https://www.lackawanna.edu/locations/sunbury-center-sunbury-pa/</a> |

In close approximation to the Shikellamy School District, are the [Bucknell University](#) – Lewisburg, Pennsylvania; [Susquehanna University](#) – Selinsgrove, Pennsylvania; and [Bloomsburg University](#) – Bloomsburg, Pennsylvania. [Pennsylvania College of Technology](#) is also within commuting distance to the area.

In Sunbury, the summers are warm and humid, the winters are freezing and snowy, and it is partly cloudy year round. Over the course of the year, the temperature typically varies from 20°F to 84°F and is rarely below 5°F or above 92°F.

**Highway:** 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](mailto:joe.sarisky@airgas.com).

**Taxes:** Taxes are based on assessed value and a formula.

2024 Millage Rates: County: 30.885 Sunbury City: 31.250 Shikellamy SD 96.5 – Total: 158.635. **There is a tax abatement incentive in place for this site.**

**Northumberland County Planning & Economic Development:**

**Housing:**

68 in 2022 in Northumberland County (nearby counties very close by)

**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 11111 establishments employing 11111 people, xxx% of them in manufacturing.

[Northumberland County](#) shows an unemployment rate of 4.3%

[Central Susquehanna Intermediate Unit \(CSIU\)](#)

[Northumberland County Area Vocational Technical School](#)

[SUN Area Career & Technology Center](#)

[Triangle Tech, Sunbury Campus](#)

[Lackawanna College – Sunbury Center](#)

[Luzerne County Community College, Greater Susquehanna](#)

[Luzerne County Community College, Northumberland Regional Center](#)

[Pennsylvania College of Technology \(Penn College\)](#)

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:** 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 with provide the project team details on incentives and resources programs to support the long-term success of that project in Pennsylvania!

Lauren Bryson, Executive Director

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[www.FocusCentralPA.org](http://www.FocusCentralPA.org)