

introducing

the Wilds Commerce Park

at

BRADFORD
gateway to the PA Wilds

REGIONAL AIRPORT

Developed in Partnership with:



CONTACT: Sherri Geary, Director
smgeary@mckeancountypa.org
(814) 887-3107

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pennsylvania WILDS™



Pennsylvania
WORK SMART. LIVE HAPPY.

Pennsylvania Department of Community and Economic Development

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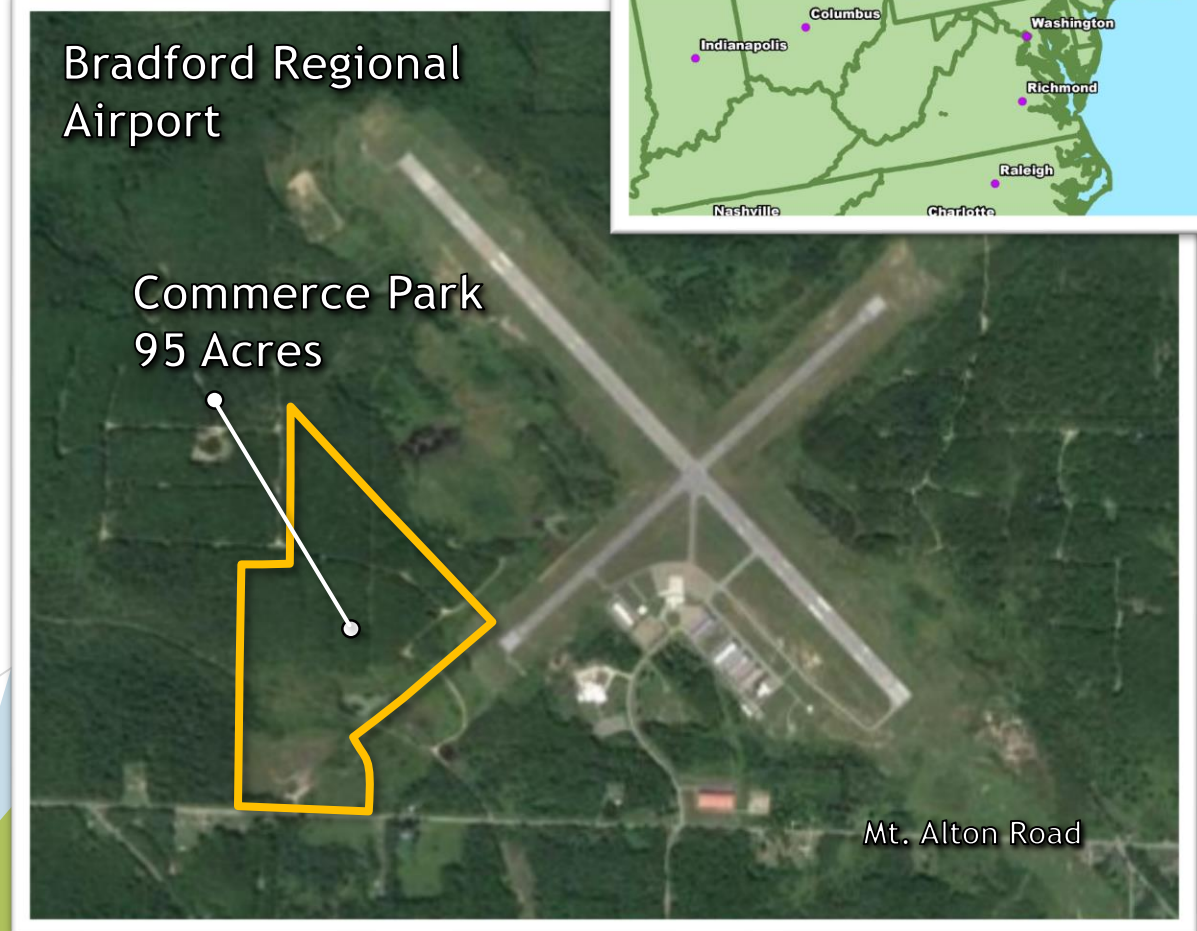


PROFILE/SNAPSHOT

- 95-Acre Business Park
- 14 Lots – Can be Subdivided
- Utilities at State Route 59/Mt. Alton Road
- Affordable Land
- Focus Investment on your Facility & Equipment Needs

IDEAL USES/USERS

- Fabrication Shop
- Wholesale Distribution
- Manufacturing
- Agriculture



CONCEPTUAL DEVELOPMENT PLAN

- 14 Lots
- Sizes: 3 Acres – 8 Acres
- Minimum Lot Sizes Permitted: 20,000 SF
- Available for Long-Term Ground Lease
- Access Road Construction Complete – 800'
- Zoning District Supports the Following Uses:

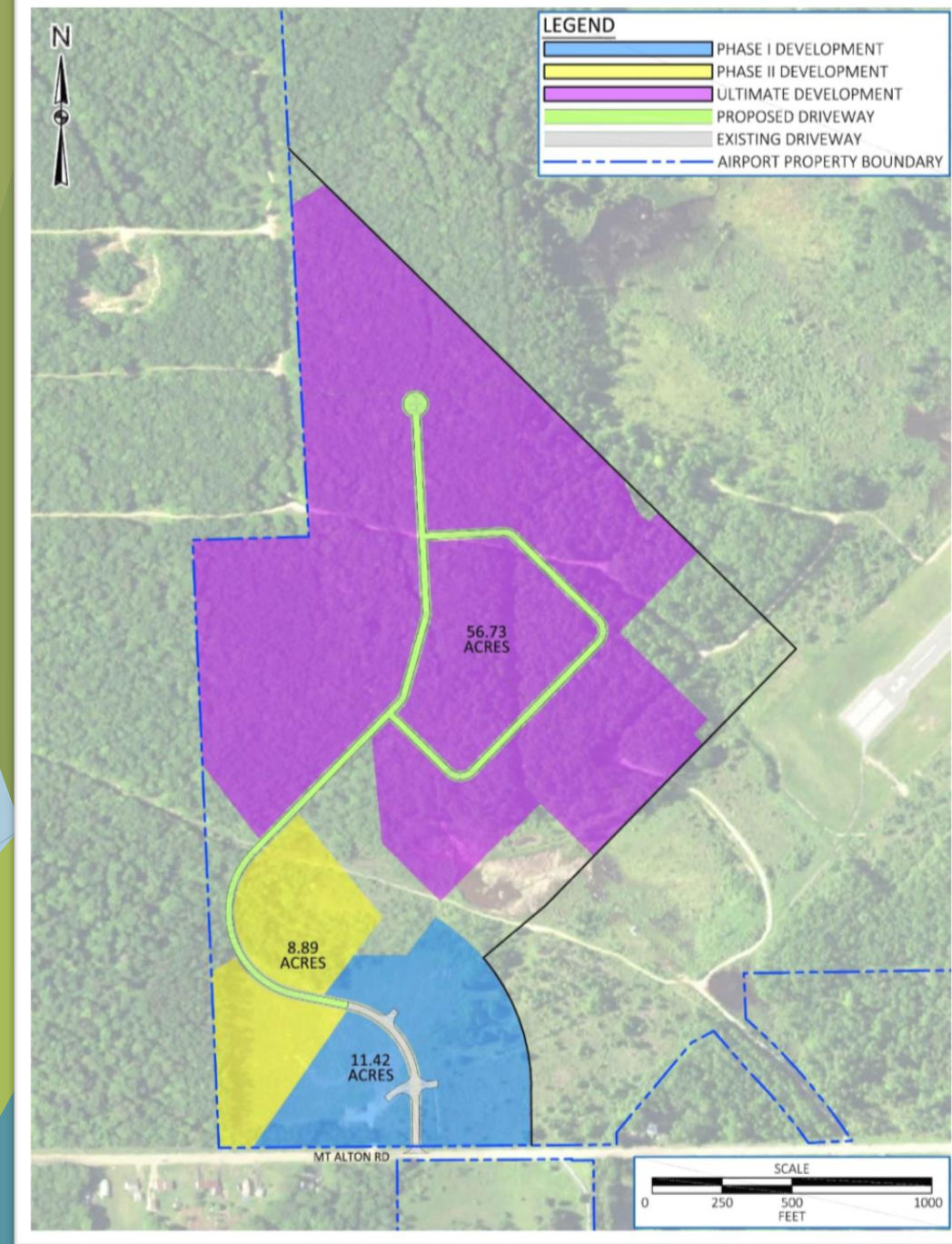
Desired/Preferred Uses

<ul style="list-style-type: none"> Wholesale sales and Wholesale sales and distribution 	<ul style="list-style-type: none"> Manufacturing, repairing, compounding, processing, storage, research, assembly, fabricating
<ul style="list-style-type: none"> Machine or tool sales and rental 	<ul style="list-style-type: none"> Warehouse
<ul style="list-style-type: none"> Administrative, Professional, or Executive Offices 	<ul style="list-style-type: none"> Public utility or governmental facility
<ul style="list-style-type: none"> Custom shops (printing, electrical, heating, plumbing, welding, woodworking) 	<ul style="list-style-type: none"> Agriculture



CONCEPTUAL DEVELOPMENT PHASES

- Phase I – Lots 1, 2, 3
 - Lot 1 – ~4 Acres
 - Prime Frontage Location
 - Lot 2 – ~4 Acres
 - Prime Frontage Location
 - Lot 3 - ~3.5 Acres
- Phase II – Lots 4 & 5
 - Lot 4 - ~4 Acres
 - Lot 5 - ~4.5 Acres
- Ultimate – Remaining Buildable Lots/ ~57 Acres

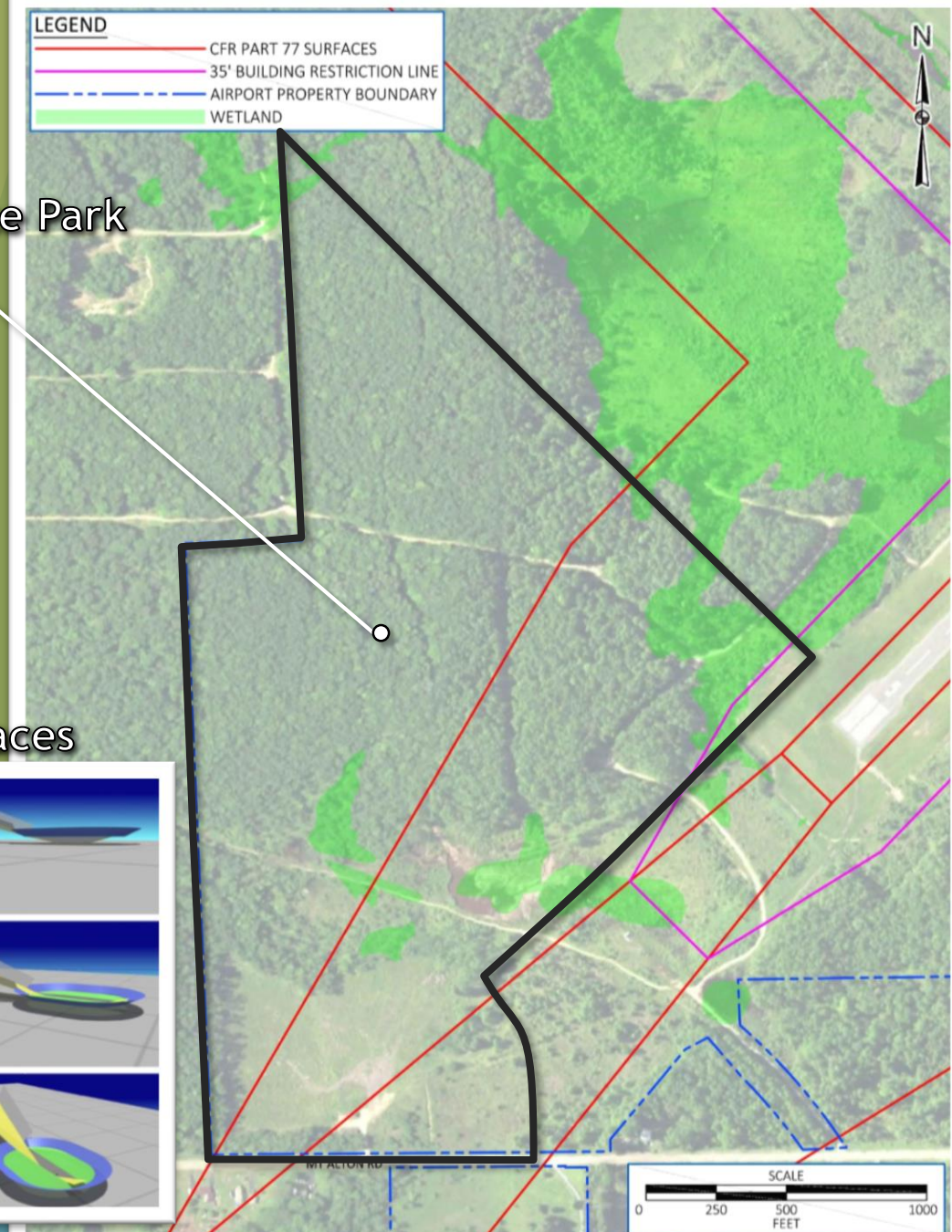
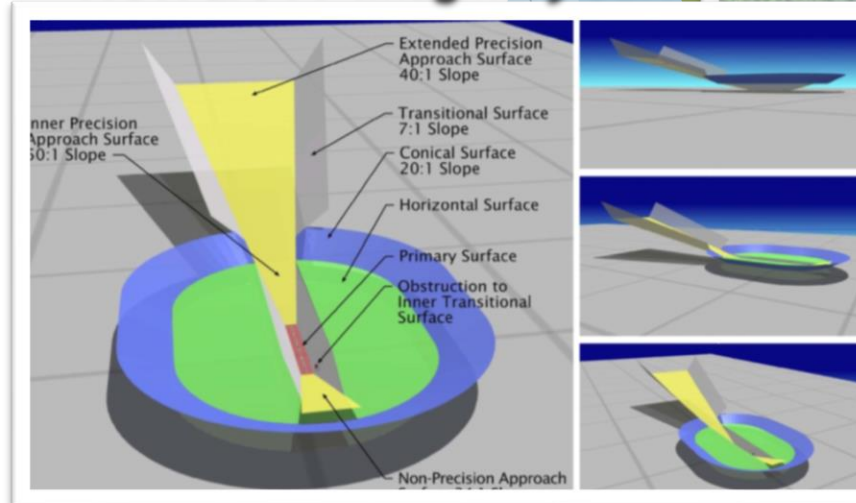


DEVELOPMENT CONSIDERATIONS

- Federal Aviation Administration Constraints
 - Requires Airspace Analysis -> Review Potential Impacts on Safe Operation of Aircraft and Airport Operating Procedures
- Natural Environmental Constraints
 - NEPA Compliance -> Short EA/Finding of No Significant Impact
- Land Use and Zoning Regulations
 - Lafayette Township
- Utilities Extensions Required

Commerce Park

FAA Part 77 Imaginary Surfaces



ZONING

■ Lafayette Township Zoning Ordinance

Commercial-Residential District - Permitted Uses

• Retail sales	• Gasoline service station
• Laundromat or dry cleaning	• Motor vehicle sales and service
• Wholesale sales and distribution	• Boat and marine sales and service
• Machine or tool sales and rental	• Eating and drinking establishment

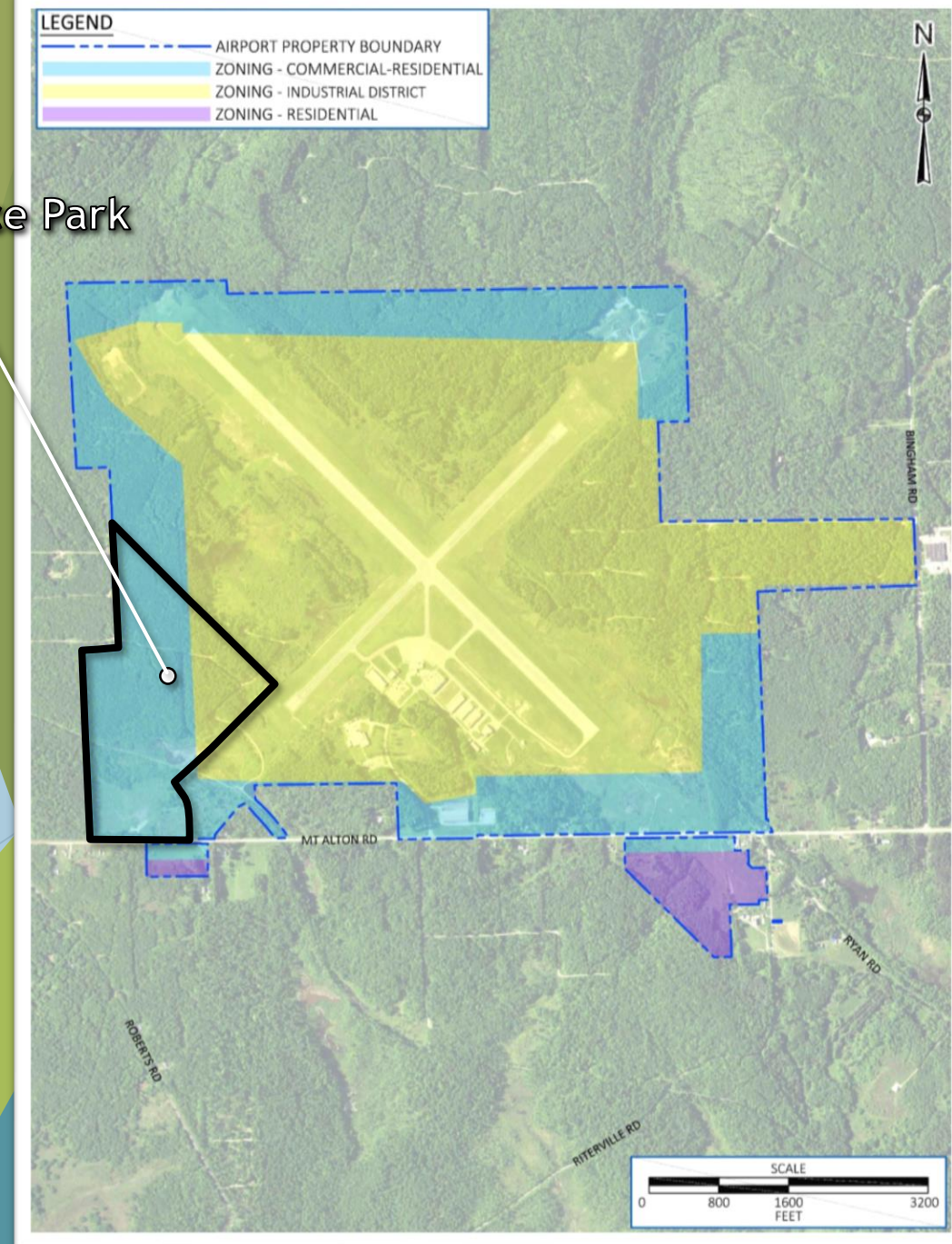
Commercial-Residential District - Conditional Uses

• Administrative, Professional, or Executive Offices	• Custom shops (printing, electrical, heating, plumbing, welding, woodworking)
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Industrial District - Permitted Uses

• Manufacturing, repairing, compounding, processing, storage, research, assembly, fabricating	• Public utility or governmental facility
• Wholesale distribution facility	• Warehousing

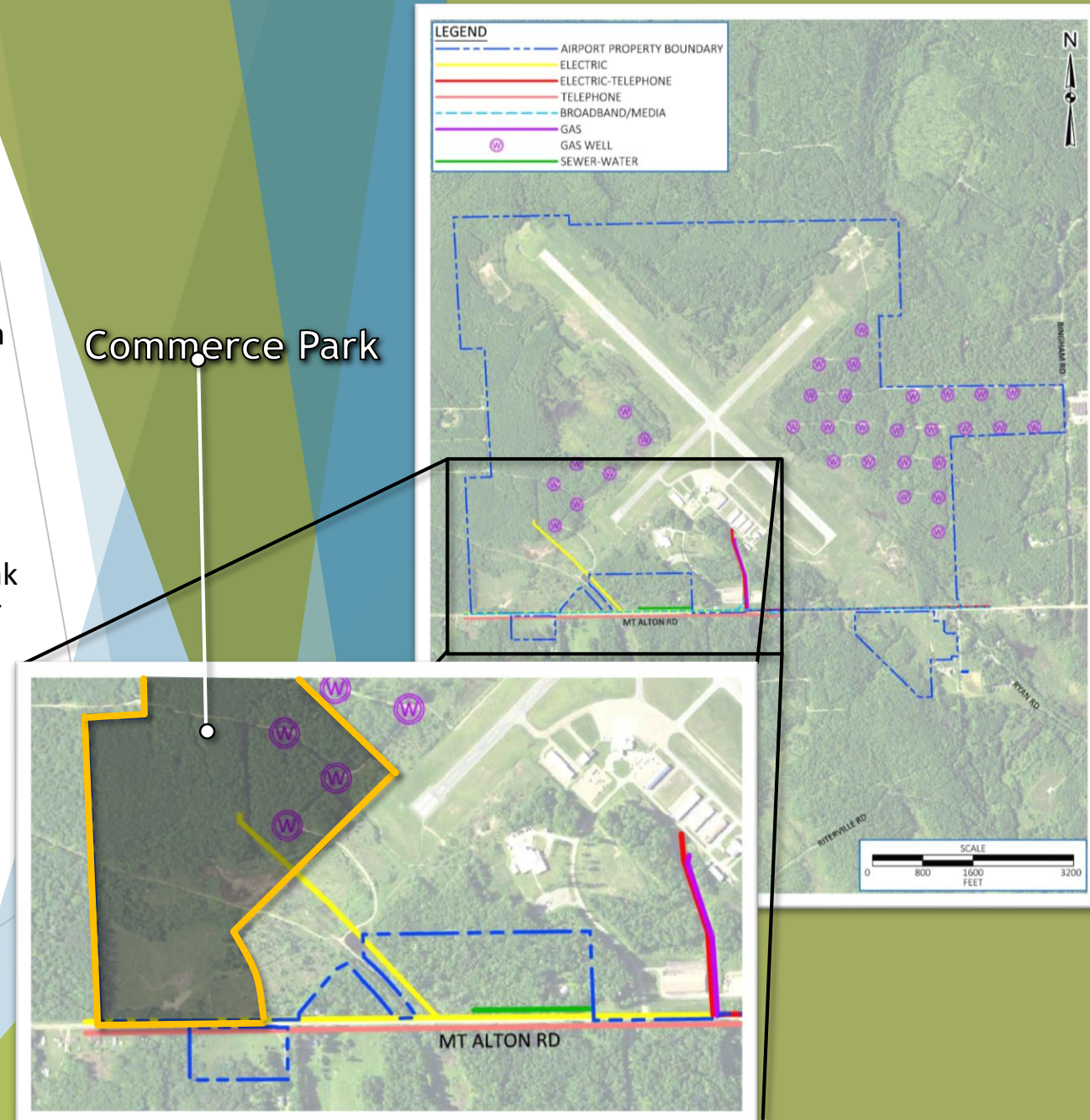
Commerce Park



UTILITIES

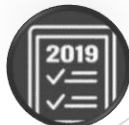
- **Natural Gas:** Columbia Gas available along Mt. Alton Road, which extends via easement to a point south and near exiting T-hangar facilities. An extension of less than 500 feet along Business Park access road will reach the approximate midpoint of frontage for Lot 1.
- **Water:** Bradford City Water Authority provides water service portions of the Airport, which is supplied by a 400,000-gallon tank along Mt. Alton Road. There are plans for the extension of water lines along Mt. Alton Road and Airport Road, connecting to existing facilities at the intersection with Big Shanty Road.
- **Sanitary Sewer:** Lafayette Township provides sewer service to portions of the Airport via a package treatment plant. There are plans for the extension of sanitary sewer lines west through the Airport terminal area, south around Runway 5 and toward Traintor Drive. This extension would enter the Business Park site near Lot 1.
- Available at Mt. Alton Road. Extension of ~250' to Lots 1 & 2:
 - Telephone
 - Electric – 3-Phase Service
 - Cable/Internet – Zito Media Broadband

Commerce Park



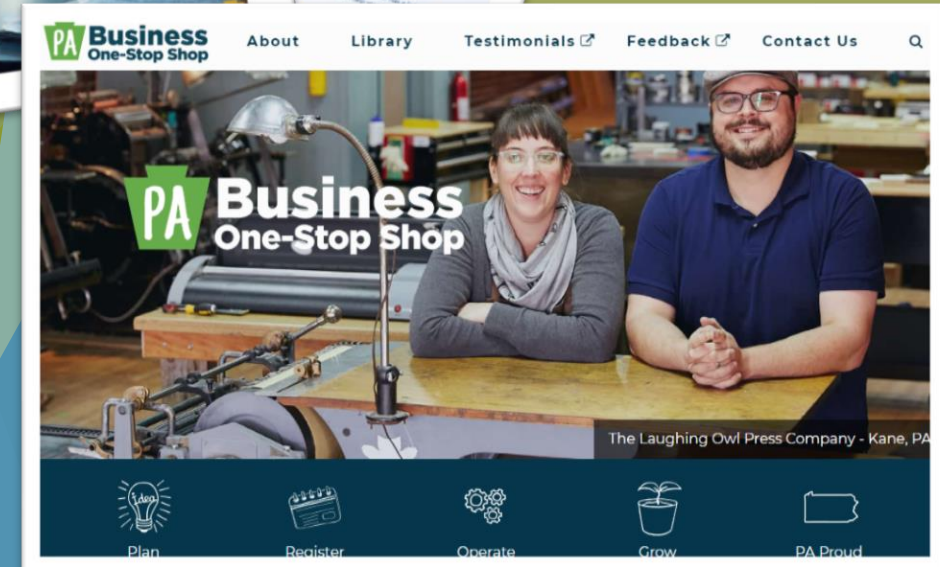
INCENTIVES

- Real Property Tax Abatements
- Sales Tax Abatements
- Mortgage Tax Abatements
- Bond Financing
- Ready Industrial Site
- Keystone Opportunity Zone (KOZ)
- Potential State Incentives



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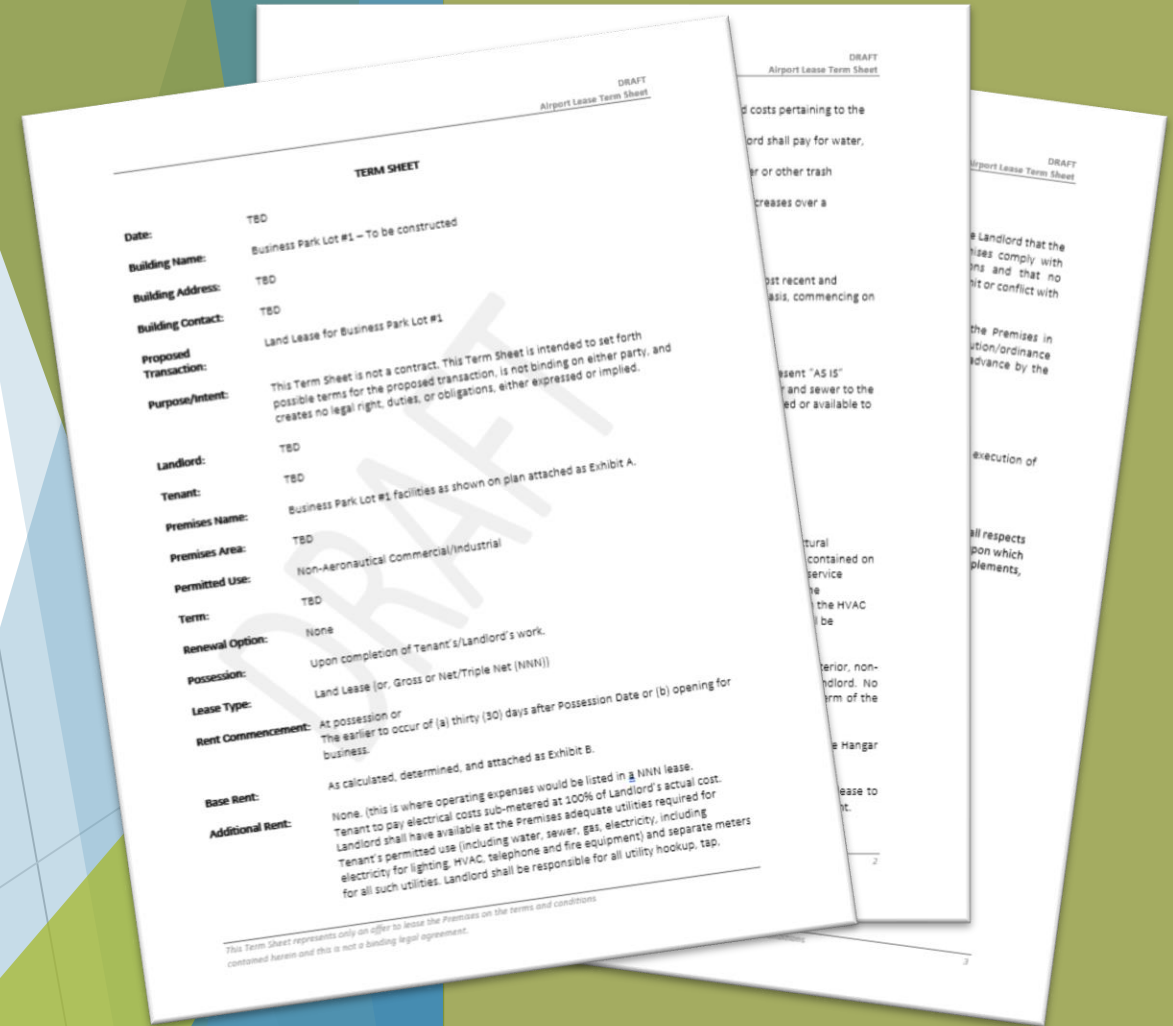


REAL ESTATE:

- Long Term Lease 40-Year + Renewals/Extensions
- No Capital Acquisition Costs
- No Property Taxes
- Keystone Opportunity Zone - 10-years from Occupancy

BASE LEASE TERMS:

- Long Term Land Lease (up to 40 years)
- Prime/Frontage Sites
- Lease Terms based on Aeronautical/Non-Aeronautical Needs
- Utility Extension Assessment



REGIONAL ECONOMIC & COMMUNITY ASSETS

- Allegheny National Forest
- Recreation
- Agriculture
- Historic Downtowns
- Quality of Life
- Low Cost of Living
- Strong Manufacturing Legacy
- Workforce
- Entrepreneurial Ecosystem
- Business Support Systems

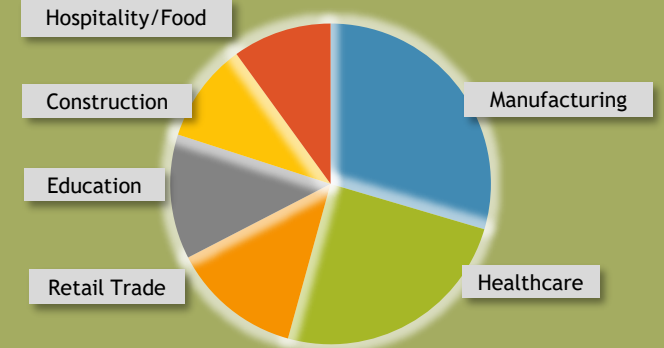


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IS HERE

McKean County Top Industries, 2018



Source: Northern Pennsylvania Tri-County
Comprehensive Plan, October 2019

2018 Average Annual Wages Outperform State!

2018 Average Annual Wages Outperform State!		County	State
Industry	Agriculture, Forestry, Fishing & Hunting	\$54,512	\$36,188
	Mining, Quarrying, and Oil & Gas	\$88,810	\$86,482
Occupations	Architecture & Engineering	\$90,314	\$80,040
	Protective Service	\$47,334	\$45,870
	Farming, Fishing & Forestry	\$36,645	\$33,200
	Production	\$40,990	\$39,950

WORKFORCE DEVELOPMENT BOARD PROGRAM ACTIVITIES



MANUFACTURING

- Develop Technical Training
- Metal Working Hub
- School to Work
- Best Kept Secret: Marketing of Our Region



HEALTHCARE AND SOCIAL ASSISTANCE

- Policy Changes
- Technology
- Prospective Employees - Recruitment and Retention



BUILDING AND CONSTRUCTION

- Educating pre-high school students on trades and skilled-labor occupations and opportunities
- Business partnering with education