

Unlocking Opportunities in Lawrence County, PA

Welcome Regional Realtors, Industrial Property
Developers, & Residential Home Builders!

Friday, August 15, 2025

FORWARD  LAWRENCE



Welcome to Lawrence County!

FORWARD  LAWRENCE



Thank you to our Sponsors



LIFE STARTS HERE!

Discover what makes Lawrence County a great place to live, work, and invest:

- Affordable Cost of Living
- Access to Outdoor Recreation
- Proximity to Major Cities
- Strong Community Atmosphere
- High-Quality Education System
- Low Traffic and Commute Times
- Excellent Health Care Services
- Growing Economy & Job Opportunities
- Safe Living Environment
- Cultural & Historical Richness





Welcome to Lawrence County!

- Lawrence County is an emerging industrial, residential, and commercial market
- Lawrence County became part of the Pittsburgh MSA in Aug. 2023
- Lawrence County is committed to fostering economic growth and partnerships with real estate and development professionals

Today we will explore how you can benefit from investing in our county!





Lawrence County: A great place to live, learn, work, and play



Over 5,000 acres of recreation areas



Cost of Living Comparison

Lawrence County is
18% less expensive than San Antonio, TX
28% less expensive than Tampa, FL
27% less expensive than Charlotte, NC



9 School Districts,
2 Colleges and 3 Technical Schools





Lawrence County: A great place to live, learn, work, and play

65%

**Of the U.S. population reachable
within a one-day drive**



**Labor pool of nearly 1million
workers within a 45-min drivetime**

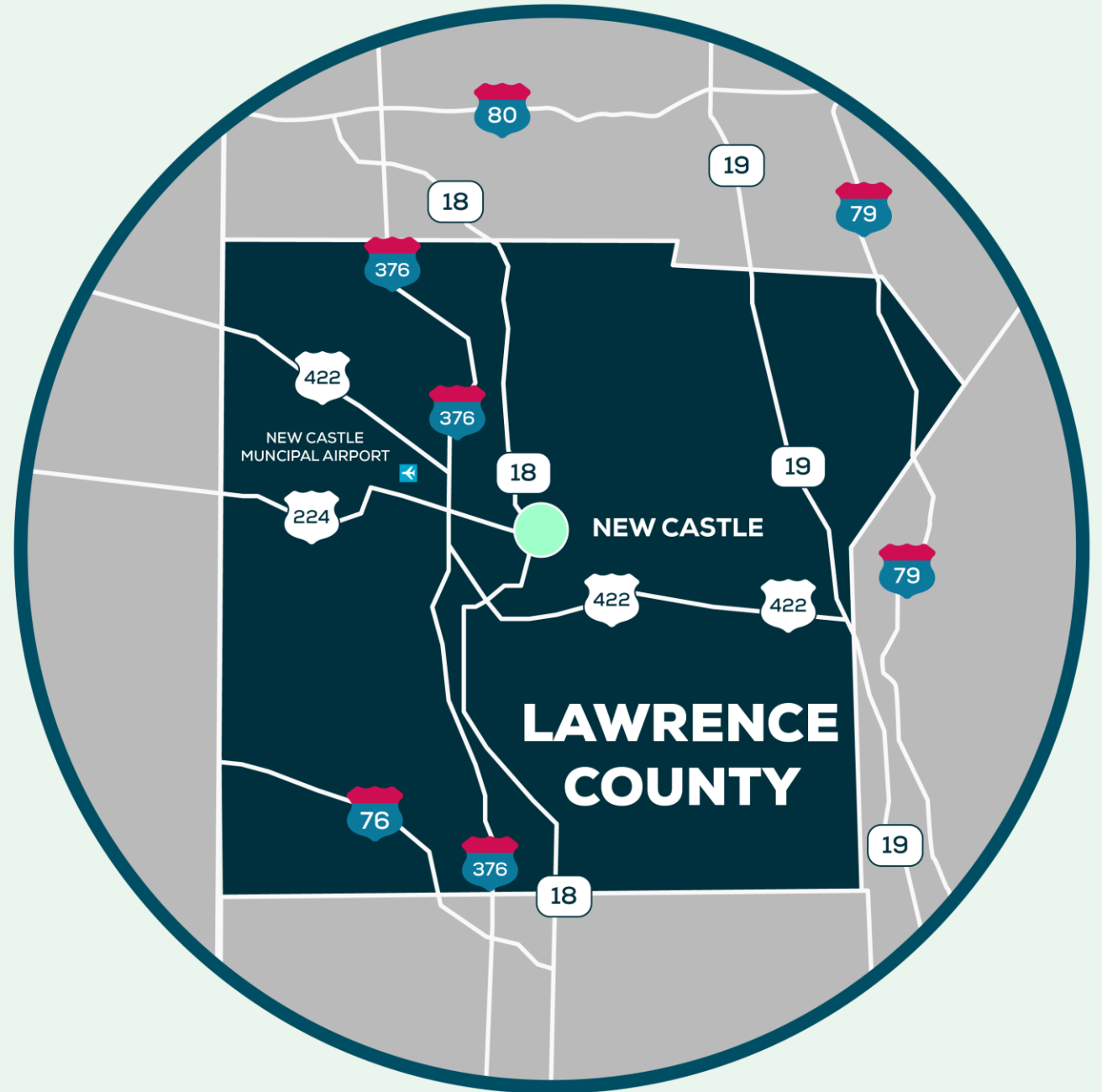


**2 Class I Rail Carriers, 1 Class II
Carrier, and 1 Industrial Shortline**



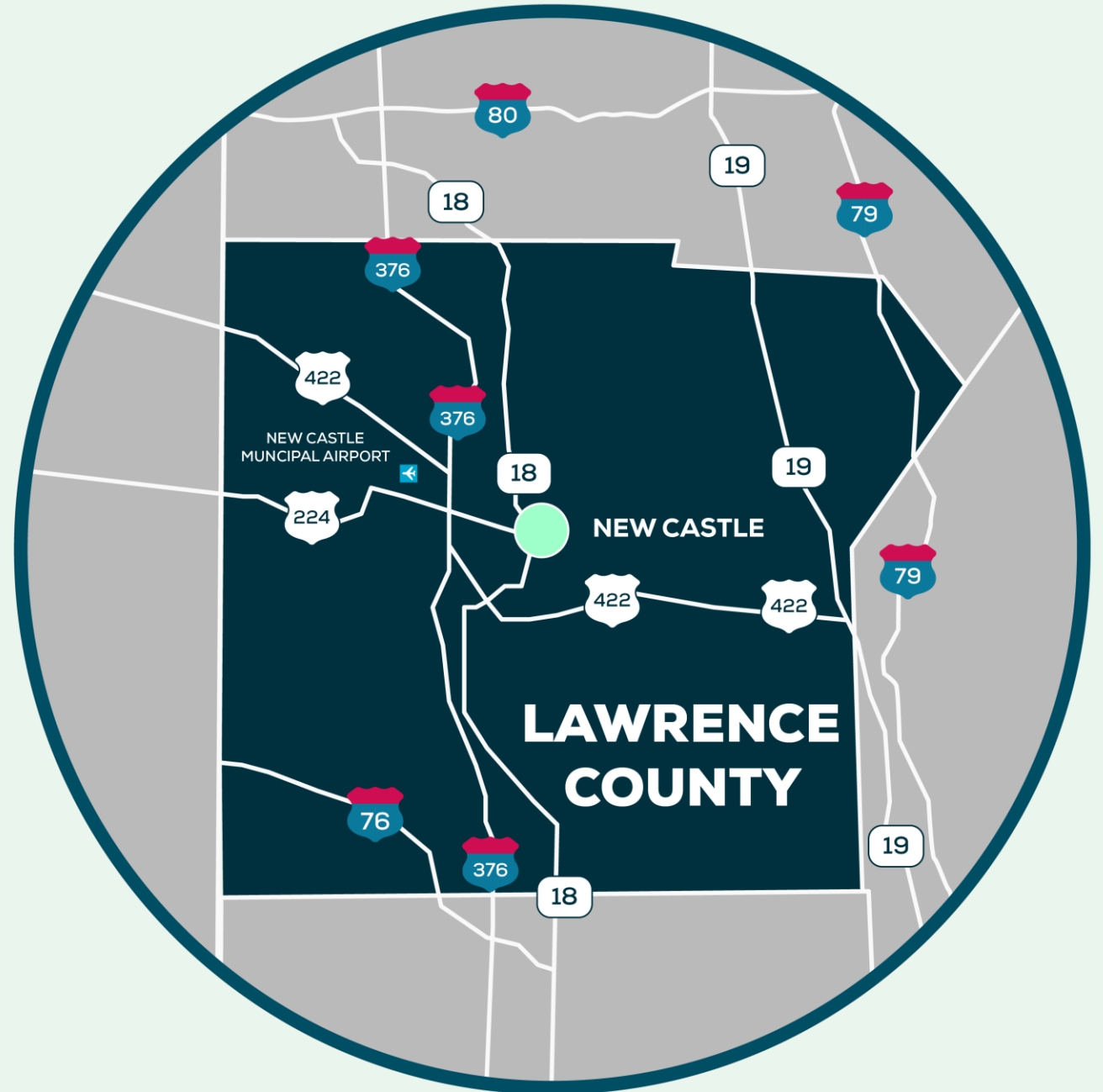
WELL-POSITIONED TO PROSPER

Almost equidistant from New York City and Chicago, **Lawrence County** allows businesses to benefit from its strategic location at the core of North America's largest concentration of population and business markets for a fraction of the cost of other metropolitan areas.



WELL-POSITIONED TO PROSPER

- At the crossroads of major business corridors and great proximity to a robust highway network: I-79, I-80, I-376, and PA Turnpike
- Centrally located between Pittsburgh, Cleveland, and Youngstown
- Proximity to several regional and international airports and Ports of Cleveland, Erie, and Pittsburgh
- Access to two Class One Rail Carriers – Access to local Short Line allows for more competitive rates
- Affordable Real Estate and Available Land





Lawrence County Industry Clusters

1. Advanced Manufacturing:

- Lawrence County has a strong presence of advanced manufacturing, with companies involved in metal fabrication, machinery, and equipment manufacturing. The region benefits from its skilled workforce which support industries like aerospace, automotive, defense, and industrial machinery production.

2. Logistics and Distribution:

- With its strategic location near major highways (like I-79, I-80 and I-376) and access to regional airports and rail, Lawrence County serves as a logistics and distribution hub.

3. Energy and Natural Resources:

- The county's proximity to Marcellus Shale has spurred some growth in energy-related sectors, particularly in natural gas extraction and related support services. Additionally, there are businesses involved in the supply chain of renewable energy components and energy-efficient technologies.

4. Agriculture and Food Processing:

- Lawrence County has a growing food processing and agribusiness sector involved in food manufacturing, packaging, and distribution.





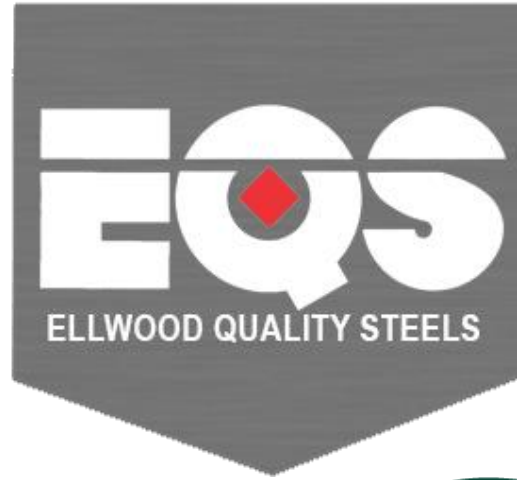
Workforce Ready to Power the Future

- **Skilled Labor Force:** The county has a diverse workforce skilled in manufacturing, healthcare, education, construction, and various trades, supported by local vocational schools and training programs.
- **Strong Manufacturing Base:** The area has a long history of manufacturing, with expertise in metal fabrication, plastics, and other industrial sectors, making it a hub for industries requiring skilled labor.
- **Growing Healthcare Sector:** With facilities like UPMC Jameson, there is a growing demand for healthcare professionals, including nurses, medical technicians, and support staff.
- **Accessible Workforce Development Programs:** Lawrence County workforce partners have developed effective training, apprenticeship, and school to work initiatives supporting job-readiness and matching workforce skills to employer needs.
- **Affordable Labor Market:** The cost of living in Lawrence County is relatively low, making labor more affordable for businesses compared to urban areas while still maintaining access to a capable workforce.





MAJOR EMPLOYERS

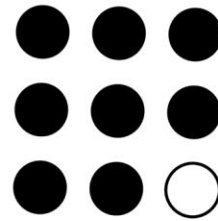


WESTMINSTER COLLEGE

UPMC Jameson



THE LINDY GROUP



steelite
INTERNATIONAL



ELLWOOD



Dairy Farmers of America



Bruce & Merrilees
POWERFUL SOLUTIONS





Real Estate Market Insights

- Growing demand for residential, commercial, and industrial spaces
- Affordable land prices compared to nearby regions
- Flexibility in zoning
- Recent successful real estate projects
- Large parcels available for industrial and residential development
- Favorable property tax rates compared to neighboring urban areas





Recent Key **Industrial** Real Estate Activity/Announcements

- Development of 200-acre Stonecrest Business Park
- Sale of former McKesson Corp. warehouse/distribution center
- Sale of Millennium Park South for construction of 323,400 SF Steelite International warehouse facility
- Purchase/Renovation of 40,000 SF former Elliott Bros. Steel facility for lease to confidential client
- Purchase of former Keystone Industries facility by Koehler Brewing
- 50,000 SF expansion of Berner International facility in Shenango Township





Recent Key **Industrial** Real Estate Activity/Announcements

- Renovation of former New Castle Battery site in Neshannock Township – Multi Tenant Facility ~80,000 SF (Five Tenants)
- Purchase of former INMETCO facility in Ellwood City by Irongate Industrial Center
- Pending Purchase of former Whitehall Foods Property 78,000 SF
- Two Ellwood Group Expansions: Neshannock Township 40,000 SF and City of New Castle 70,000 SF
- 250 Acre Greenfield Site under contract for potential industrial client



LAWRENCE COUNTY INDUSTRIAL SITES ASSESSMENT





Here to Win

In 2024, the LCEDC selected Strategic Solutions and its uniquely qualified team to identify and evaluate potential Lawrence County development properties. The process included:

- Conducting market analysis
- Collecting Site Data
- Evaluating and Ranking Potential Sites
- Field Work and Site Analysis
- Determining Tier Status and Next Steps

Strategic Solutions completed their work earlier this year along with the creation of a proprietary site ranking software tool.





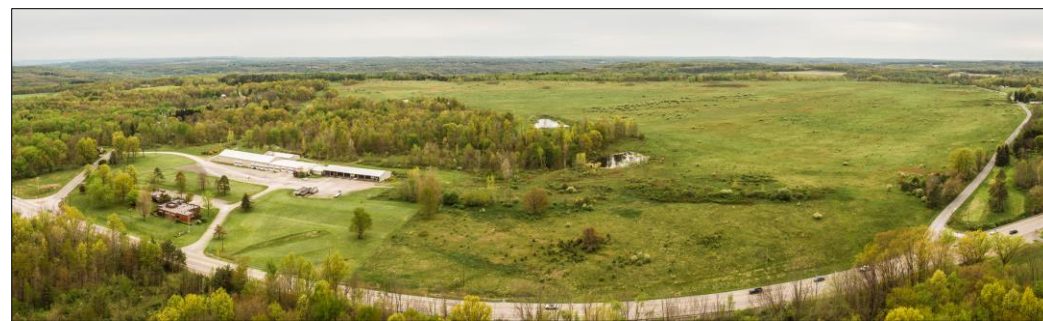
Highlighted Data Center Opportunities

Stonecrest Business Park:

2298 PA Route 18, Wampum, PA 16157

PROPERTY FEATURES

- Former golf course located in New Beaver Borough near Beaver/Lawrence County line
- 224 total acres
- 10-Year, 100% LERTA tax abatement
- Four lots available ranging in size from 10.8 to 128 acres
- Zoned Mixed Use Highway with Industrial Park overlay
- Easy access to I-376 and PA Turnpike via PA Route 18
- Rail service possible from Norfolk Southern
- Initial site work, access road, and all utility extensions completed





Highlighted Data Center Opportunities

Stonecrest Business Park:

2298 PA Route 18, Wampum, PA 16157

UTILITIES

- Electrical: First Energy 69KV Line Adjacent to Site with 138 KV Line in Close Proximity
- Micro-Grid Potential
- Natural Gas: Columbia Gas 8" High Pressure Gas Line
- Water: PA American Water 3.5 MGD Available
- Wastewater: Municipal Sewer
- Communications: 400 Gigabit Internet Trunk Line Adjacent to Park



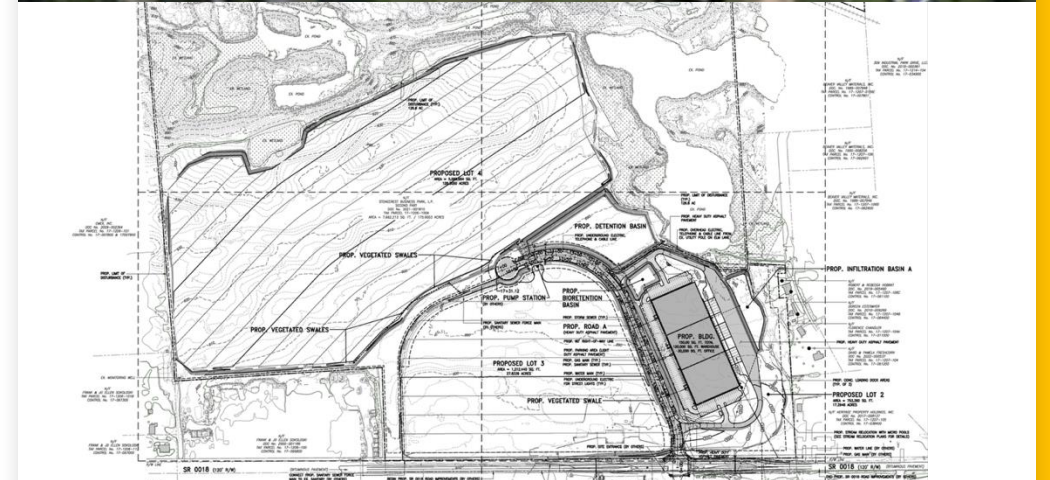


Highlighted Data Center Opportunities

Stonecrest Business Park:

2298 PA Route 18, Wampum, PA 16157

- **Lot 4** – Largest and highest-elevation parcel in the park
- Ideal for state-of-the-art data center development
- Available utilities, strong highway access, and proximity to active rail
- Infrastructure, scale, and location suited for high-capacity data operation
- Construction underway; pad-ready sites available
- Stonecrest is designed to serve light industrial, distribution, and mission-critical facilities
- Rare combination of size, infrastructure, and readiness in Western Pennsylvania





Highlighted Data Center Opportunities

Powder Mill Works Industrial Site:

3478 Howard Drive, New Castle, PA 16102

- Approximately 475 total acres across two large parcels
- Identified as a high priority data center site due to its proximity to high voltage transmission lines
- Located along Enon Valley and McClelland Roads in North Beaver Township
- Zoned Industrial (East Site) and Agricultural (West Site)
- Gas available in the area; 3-phase power on site
- Adjacent to Hickory Run Energy Power Plant, a 1GW gas-fired generation facility
- Proximity to complementary industrial uses and large undeveloped tracts
- Additional nearby parcels also available by same owners



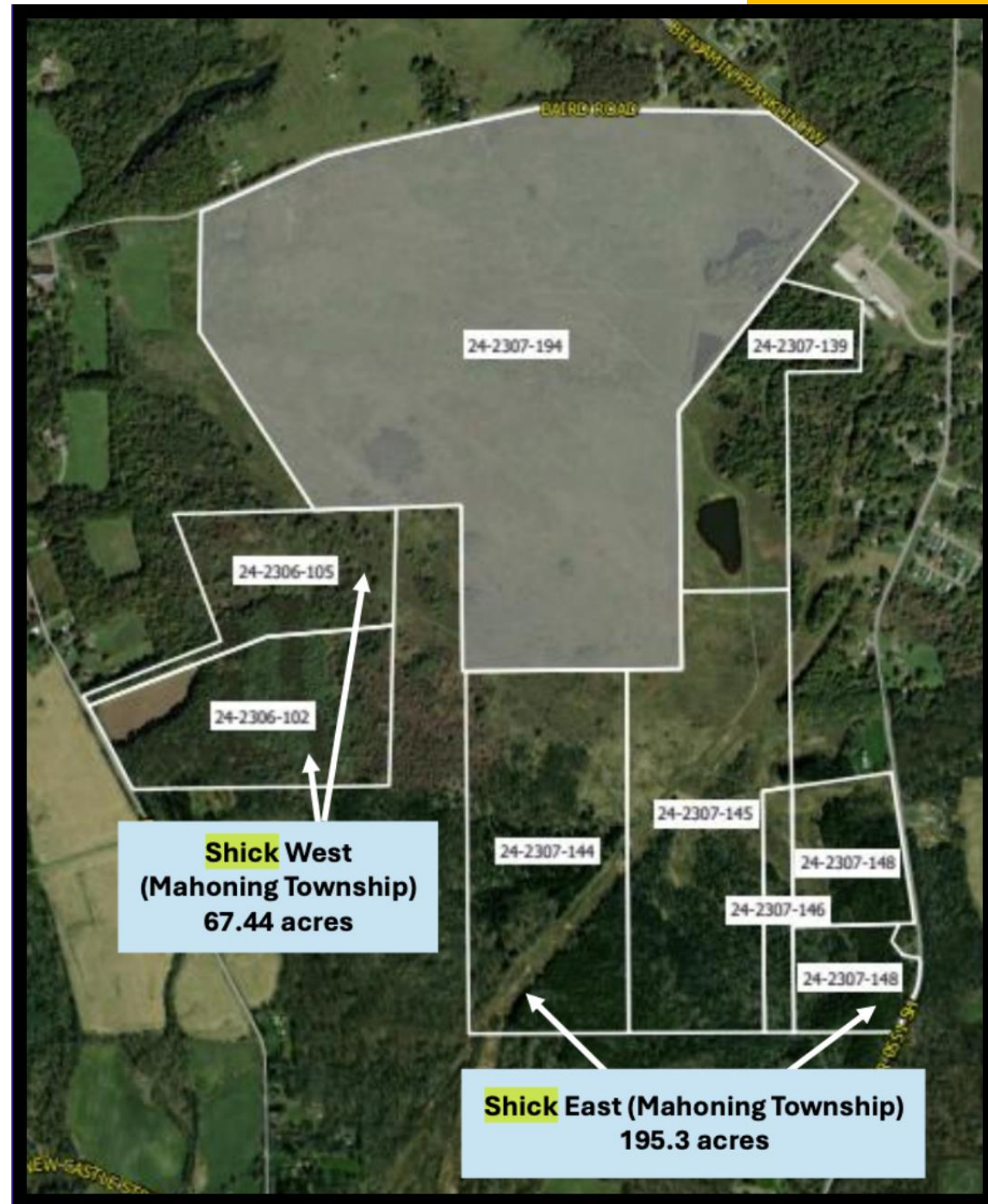


Highlighted Data Center Opportunities

Shick East and West:

Mahoning Township

- 262.74 acres across 8 contiguous parcels in Mahoning Township
- Located southwest of SR 422 & SR 551 intersection at PA/Ohio state line
- Adjacent to 427-acre AHT Land LP parcel
- Utilities: water & sewer in area, electric on-site, gas available
- Ideal for light industrial, warehouse/distribution, data center development
- Positioned along Route 422 corridor for long-term industrial growth potential





Highlighted Industrial Opportunities

RIDC Neshannock

Business Park:

*Green Ridge Drive,
New Castle, PA 16105*



- KOZ tax abatement available through 2030
- Located in Neshannock Township
- Less than ½ Mile to I-376 East and West via PA Route 18
- 75 total acres, 49 acres available
- Offering four lots ranging in size from 4 acres to 25 acres, build-to-suit available
- Zoned Business Park District
- All utilities located in access road right-of-way
- Park tenants include Velocity Magnetics, The Ellwood Group, Magnetic Lifting Technologies, Dallas Hartman Headquarters, IBEW Electrician Apprenticeship Training Center, and GEM multi-tenant facility



Highlighted Industrial Opportunities

Glen Road Industrial: *Neshannock Township*

- Zoning: Industrial
- Proposed Use: Light Industrial
- Size: 2 parcels totaling 58.9 acres
 - Parcel 25-2404-114: 33.06 acres
 - Parcel 25-2404-115: 25.84 acres
- Proposed Development:
 - 330,000 SF Light Manufacturing Facility
- Excellent access to I-376 via Mitchell Road
- All utilities available nearby (gas, water, sanitary, electric)
- Located near two existing industrial parks





INTERSTATE
376

Glen Road

Mitchell Road

Northgate



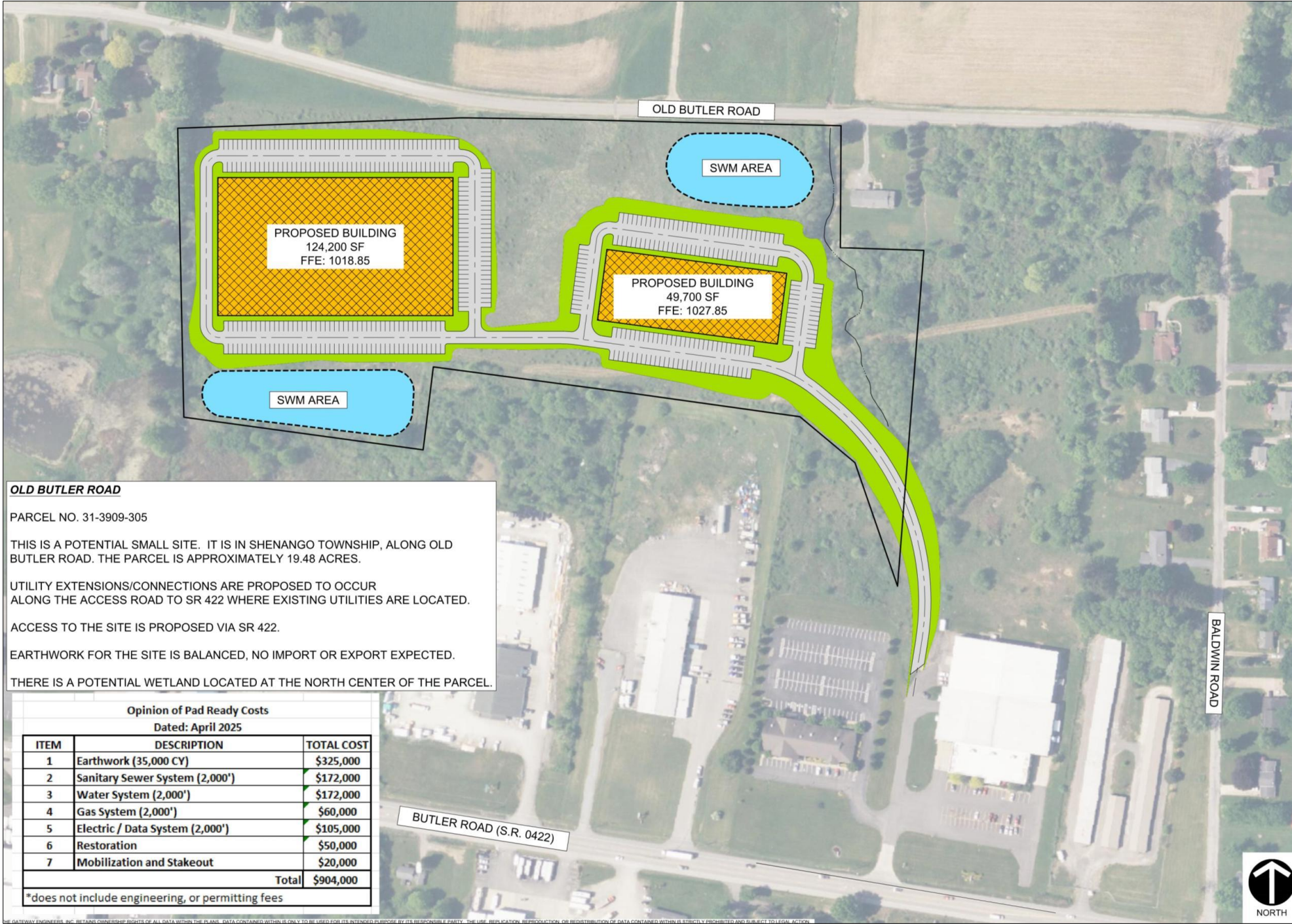
Highlighted Industrial Opportunities

Old Butler Road: *Shenango Township*

Property Features:

- Located in Shenango Township, with access to U.S. Route 422
- 19.48 acres on Old Butler Road
- All utilities available at site
- Zoned general commercial district
- Flexibility in zoning with willing municipal partners





OLD BUTLER ROAD

PARCEL NO. 31-3909-305

THIS IS A POTENTIAL SMALL SITE. IT IS IN SHENANGO TOWNSHIP, ALONG OLD BUTLER ROAD. THE PARCEL IS APPROXIMATELY 19.48 ACRES.

UTILITY EXTENSIONS/CONNECTIONS ARE PROPOSED TO OCCUR ALONG THE ACCESS ROAD TO SR 422 WHERE EXISTING UTILITIES ARE LOCATED.

ACCESS TO THE SITE IS PROPOSED VIA SR 422.

EARTHWORK FOR THE SITE IS BALANCED, NO IMPORT OR EXPORT EXPECTED.

THERE IS A POTENTIAL WETLAND LOCATED AT THE NORTH CENTER OF THE PARCEL.

Opinion of Pad Ready Costs		
Dated: April 2025		
ITEM	DESCRIPTION	TOTAL COST
1	Earthwork (35,000 CY)	\$325,000
2	Sanitary Sewer System (2,000')	\$172,000
3	Water System (2,000')	\$172,000
4	Gas System (2,000')	\$60,000
5	Electric / Data System (2,000')	\$105,000
6	Restoration	\$50,000
7	Mobilization and Stakeout	\$20,000
Total		\$904,000
*does not include engineering, or permitting fees		



Highlighted Industrial Opportunities

Shenango Industrial Park Building (Former JM Equipment):

703 Commerce Avenue, New Castle, PA 16101

Property Features:

- Conveniently located just minutes from I-376 and I-79, and close to PA Route 422—ideal for regional logistics.
- High-clear-span warehouse fitted with heavy overhead cranes and multiple entry doors, accommodates heavy manufacturing and throughput.
- Industrial zoning with 480-volt three-phase power and open-span design enables flexibility for a variety of tenant operations.
- Built in 2007, the facility offers contemporary standards, with durable materials and updated systems.
- A paved yard and ample surface parking support logistics and staging activities.





Highlighted Industrial Opportunities

McCracken Lane:

New Castle, PA 16101

Property Features:

- Approx. 26.46-acre development site in Union Township
- Located near I-376 and US-224 with excellent highway proximity
- Utilities available: gas, water, electric, and sewer on site
- Adjacent to established industrial users (e.g., AMG Titanium Alloys & Coatings)
- Potential for light industrial, heavy industrial, or data center uses
- Currently zoned commercial



MCCRACKEN LANE

PARCEL NO. 34-4204-119

THIS IS A POTENTIAL SMALL SITE.

IT IS IN UNION TOWNSHIP, ALONG MCCRACKEN LANE,
NORTH-EAST OF INTERSTATE 376 AND 224.

THE PARCEL IS APPROXIMATELY 26.46 ACRES.

UTILITY EXTENSIONS/CONNECTIONS ARE
PROPOSED TO OCCUR
ADJACENT TO THE PROPERTY ALONG
MCCRACKEN LANE.

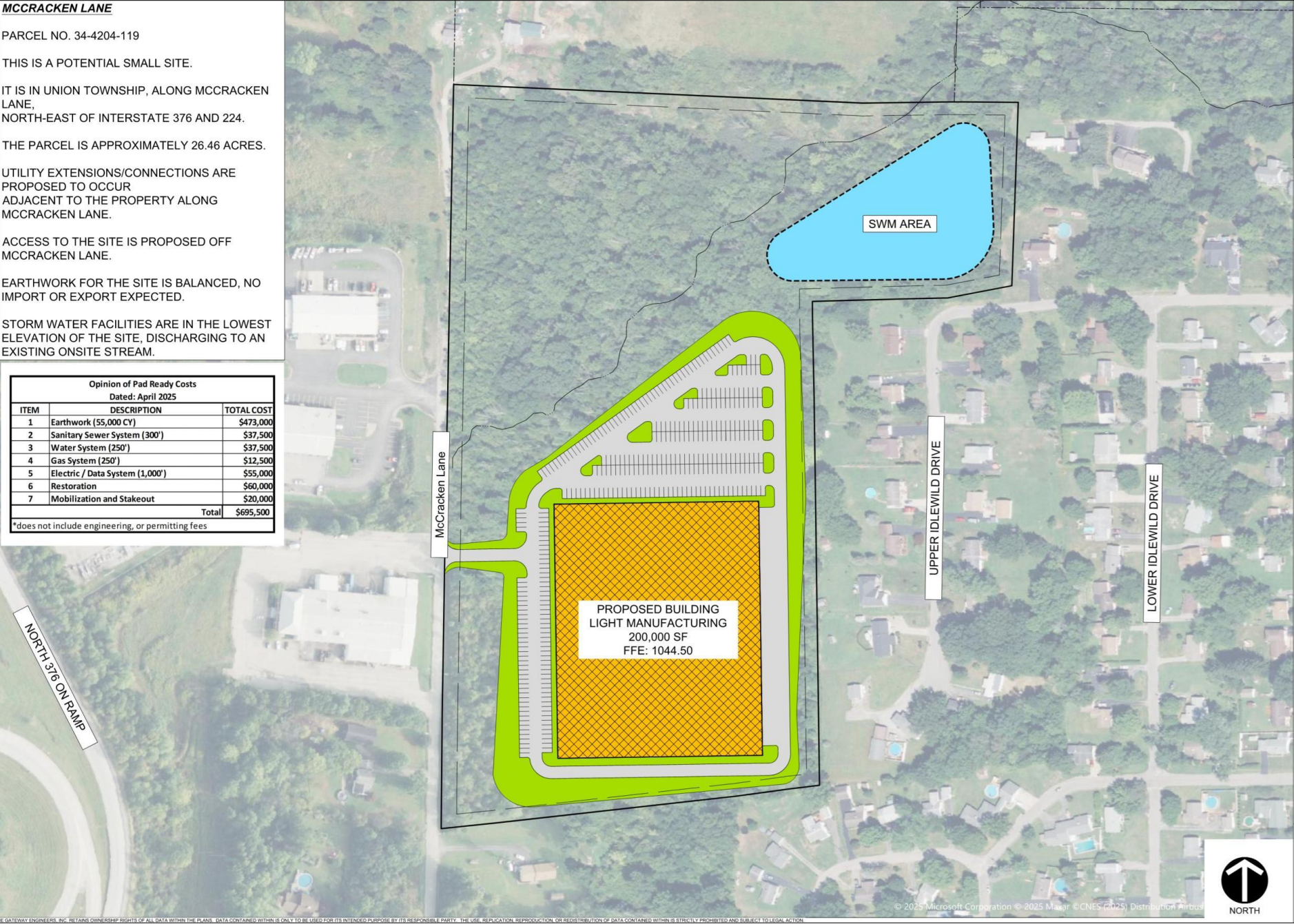
ACCESS TO THE SITE IS PROPOSED OFF
MCCRACKEN LANE.

EARTHWORK FOR THE SITE IS BALANCED, NO
IMPORT OR EXPORT EXPECTED.

STORM WATER FACILITIES ARE IN THE LOWEST
ELEVATION OF THE SITE, DISCHARGING TO AN
EXISTING ONSITE STREAM.

Opinion of Pad Ready Costs Dated: April 2025		
ITEM	DESCRIPTION	TOTAL COST
1	Earthwork (55,000 CY)	\$473,000
2	Sanitary Sewer System (300')	\$37,500
3	Water System (250')	\$37,500
4	Gas System (250')	\$12,500
5	Electric / Data System (1,000')	\$55,000
6	Restoration	\$60,000
7	Mobilization and Stakeout	\$20,000
Total		\$695,500

*does not include engineering, or permitting fees





Highlighted Industrial Opportunities

Stonecrest Business Park:

2298 PA Route 18, Wampum, PA 16157

PROPERTY FEATURES

- Former golf course located in New Beaver Borough near Beaver/Lawrence County line
- 224 total acres
- 10-Year, 100% LERTA
- Four lots available ranging in size from 10.8 to 128 acres
- Zoned Mixed Use Highway with Industrial Park overlay
- Easy access to I-376 and PA Turnpike via PA Route 18
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- Initial site work, access road, and all utility extensions completed





Recent Key Commercial/Retail Real Estate Activity/ Announcements

- **Purchase and Renovation** of Shenango Commons in Shenango Township. New leases include Butler County Community College, Family Farm and Home, Speedy Furniture, Ascent Pickleball, Coney Island Restaurant, Capital A Wealth Management, Stay & Play Dog Park, and D&B Promotions
- **Newly-renovated** historic Tavern on the Square Restaurant reopened in New Wilmington Borough
- **Grand Opening** of Michael's, Five Below, Jersey Mike's, Chipotle, and Sports Clips in Union Township with announcements for Marshall's
- **Additional Grand Openings:** Gordo's Mexican Restaurant and Grocery Outlet in Neshannock Township, Le Resto in City of New Castle, Dunkin Donuts in Ellwood City, Wampum Coffee in Wampum Borough, Lodge at Waters Edge in Slippery Rock Township, and Theo's Creperie in New Wilmington





Highlighted Commercial and Retail Opportunities

Former Liberty Mutual Building: *2501 Wilmington Road, New Castle, PA 16105*

- 10-year, 100% LERTA Tax abatement available on improvements
- Located in Neshannock Township
- Three-story, 80,000 SF Class B office space on 8 acres
- Cooperative municipal partner
- Zoned C-2
- 600 parking spaces, 2 loading docks, elevator-served
- Recently acquired by Pennmark

The Pier Building Complex: *253 E. Washington Street, New Castle, PA 16101*

- 5-year, 100% LERTA Tax abatement available on improvements
- Three-story, mixed-use 47,000 SF office building
- Adjacent to City-owned, 250 parking space lot
- Former department store, former location of InfoCision call center





Highlighted Commercial and Retail Opportunities

Shenango Commons:

2501 Wilmington Rd., New Castle, PA 16105

- Located in Shenango Township
- New home to Butler County Community College BC3 @ Lawrence Crossing
- Newly renovated plaza with new connection to the Shenango Township Community Park
- Tenants include Coney Island, Pizza Joe's & Great Wall restaurant, Leaps & Bounds Gymnastic Center, Ascent Pickleball, Grossetti Performance Fitness, Capital A Wealth Management, Family Farm and Home, Speedy Furniture, and more



Shenango Commons

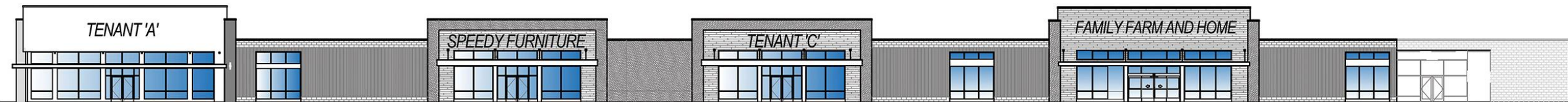
2650-2658 Ellwood Road New Castle, PA 16101





Shenango Commons

Professional Property Solutions



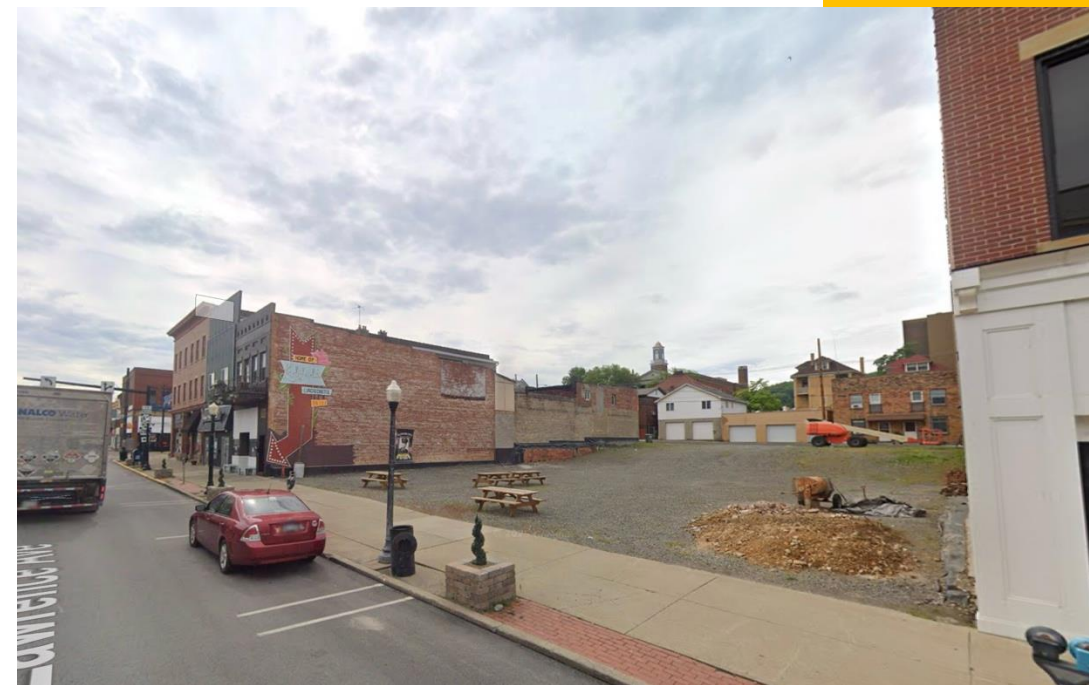


Highlighted Commercial and Retail Opportunities

Ellwood City Vacant Lots:

509-515 Lawrence Ave., Ellwood City, PA 16117

- Prime commercial/retail lots in central business district
- Redevelopment Authority released RFP seeking qualified developer
- Willing municipal partner / willing to donate
- 145' X 80' (11,600 SF)





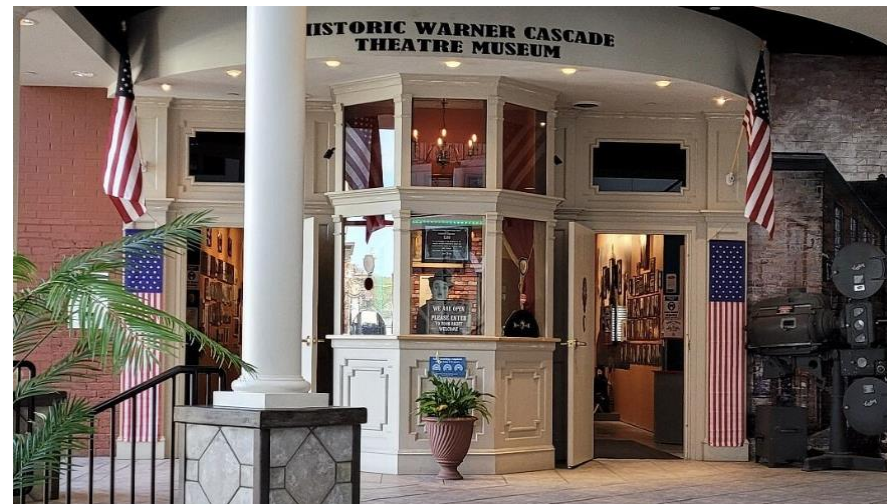
Highlighted Commercial and Retail Opportunities

Riverplex: 253 E. Washington St., New Castle, PA 16105

- Tenants Include The Huntington National Bank, and other professional offices.
- Restored in 2005 offering a variety of spaces from restaurants, office space, & retail.
- Property includes the restored, first ever location of Warner Bros Theater.

Union Plaza: 2500 W. State Street, New Castle, PA 16105

- Will build to suit, ground lease, or possibly sale on vacant land parcels
- This corridor is also strategically located between I-79, I-80 and nearby Ohio markets.
- Plaza anchored by Lowe's, Tractor Supply, Dunham's Sports, Michaels, Aldi, Bob Evans, Sheetz, Five Below, and Gabe's.
- Bordering Union Plaza on the west side and fronting on SR 224 is another 95 acres that are currently under contract for development. The property is zoned commercial.





Highlighted Residential Development Opportunities

Vineyards – Zinfandel Lane, Neshannock Township

- 16 lots for development
- Multi and single-family homes

Keystone Rock – U.S. Route 422, Shenango Township

- 60 acres
- Zoned C-2
- Close proximity to Shenango High School, multiple parks, and retail amenities
- Minutes from I-376 and I-79

MBA Property – Shenango Township

- Located between Old Pittsburgh Road and Savannah Gardner Road
- Multi and single-family homes
- Close proximity to Shenango High School, recreation, and commercial amenities
- Township leadership willing to discuss options for infrastructure improvements





Incentives Available to Businesses, Developers, and Builders

- **Keystone Opportunity Zones** – KOZs offer up to 10 years of tax exemptions.
- **Local Economic Revitalization Tax Assistance (LERTA)** – County and municipal LERTA programs offer property tax exemptions for improvements to industrial and commercial properties.
- **HUBZone** – All of Lawrence County is a designed HUB Zone (historically underutilized business zone) offering preferential treatment to small businesses competing for federal contract dollars.
- **Tax Increment Financing** – TIF helps finance redevelopment projects, particularly in blighted areas, by leveraging future property tax revenue increases to support project costs.
- **Grant and Low-Interest Loan Programs** – Forward Lawrence can assist you with access to Local, State, and Federal Loan/Grant programs to help finance development and business expansion costs.
- **Foreign Trade Zone** – Lawrence County currently has nearly 20 FTZ Acres and is able to expand the zone for your needs.



HOTEL STUDY

Coming Soon



EPA Brownfield Assessment Grant

Maxwell Frederick, Economic Development Specialist



Environmental Assessments



Lawrence County EPA Environmental Assessment Grant Funds

Property owners in Lawrence County can receive free Phase I and/or Phase II environmental site assessments for properties with past industrial or commercial use.

Benefits:

- Significant Cost Savings
- Prepare sites for future use or redevelopment
- Improve marketability to potential buyers or investors

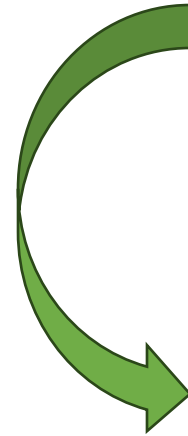


These assessments, often required for property transfer, redevelopment, or reuse, are fully covered through LCEDC grant funding.



Environmental Assessments

- **Why Act Now?**
 - Save time, money, and prevent development delays
 - Obtain federal liability protection
 - Prepare sites for sale or reuse
- **Who Benefits**
 - Property owners seeking to sell or redevelop land
 - Developers looking for affordable, shovel-ready sites
- **Confidential Process**
 - **Phase I:** Historical research & inspection, no disclosure required
 - **Phase II:** Testing & analysis, generally no disclosure required





Building Lawrence County's Future

Our long-term commitment

**With our County and Municipal leaders, we
commit to:**

- Prioritize road and highway upgrade planning
- Expand utility infrastructure
- Identify and help access transportation and utility funding
- Reduce local permitting process times
- Advocate for market-driven zoning
- Advocate for public-private partnerships to efficiently complete development projects



Testimonials and Success Stories



“Thanks to the incredible support from the Commonwealth of Pennsylvania and Forward Lawrence, we’re doubling our manufacturing footprint and adding over 70 new jobs here in Shenango Township.

This investment keeps Berner International growing where our roots are — right in Lawrence County —and strengthens our state and community position as a leader in innovation and manufacturing.”



*Mikael Berner, Chairman
Berner International
111 Progress Avenue
New Castle, PA 16101*





“Expanding our operations in Lawrence County has been a smart move for CSI. The county’s excellent access to major markets helps us serve customers quickly and cost-effectively, while the strong support from local leaders has made the transition seamless.

Here, we have a dedicated, skilled workforce that takes pride in their work and in our products. Lawrence County offers the perfect environment for our continued growth and long-term success.”



*Brian Richards, Plant Manager
Container Services, Inc.
2798 New Butler Road
New Castle, PA 16101*



“ Investing in Lawrence County was an easy decision for Wilson’s Lumber. The community’s bright future, strategic location, and supportive business environment make it the right place for us to continue to grow and serve our customers.

Our new Neshannock Township facility is more than a renovation—it’s a commitment to being part of this County’s success for many years to come.”



*Tyler Wilson
Wilson’s Lumber
125 E. Neshannock Avenue
New Wilmington, PA 16142*





Next Steps and Contact Information

*Forward Lawrence is available to assist with
your planning!*

Key contacts for further discussions, site tours, and
demographic reports:

Ben Bush, Executive Director

Office: 724-658-1488

Cell: 724-549-9644

Email: Bush@lawrencecounty.com

Explore available sites and real estate listings through
our online portal: [LawrenceCounty.com](https://www.lawrencecounty.com)



THANK YOU!

Scan QR code for a copy of this PowerPoint



Benjamin G. Bush, II / Executive Director

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