

FOUR BUILDING INDUSTRIAL CAMPUS

4 Girton Drive | Muncy, PA 17756





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EXECUTIVE SUMMARY

Graystone Capital Advisors exclusively presents the opportunity to acquire or lease a 4 building heavy industrial IOS site in Muncy, PA. The property is fenced and secure. It is ideally situated for a manufacturing user or company serving the oil and gas industry. The property was originally developed for Halliburton. It contains 4 buildings with ample loading and 2 crane served buildings.

Offering Price	Contact Broker
Building A	22,000 SF
Building B	10,285 SF
Building C	17,800 SF
Building D	8,800 SF
Gross Leasable Area (GLA)	59,485 SF
Lot Size	23.86 AC
Zoning	5 INP (Heavy Industrial)

KEY HIGHLIGHTS:

- » Property was originally built for Halliburton.
- » Functional building layout, fenced lot.
- » 28 Ft Clear Height.

Building A	Building B	Building C
<ul style="list-style-type: none"> » 4 Loading Docks » 12 Drive-In Doors » 1' Concrete Slab » Wet Sprinklers 	<ul style="list-style-type: none"> » 2-ton crane » Drive-in doors » Small Office 	<ul style="list-style-type: none"> » 2 Stall Truck wash » 5-Ton Overhead Crane



KEY HIGHLIGHTS

SKILLED LABOR FORCE

Lycoming County benefits from a robust pipeline of skilled tradespeople — including electricians and HVAC specialists — sourced directly from Pennsylvania College of Technology.

BUSINESS INCENTIVES & GRANTS

Local incentives and grants are actively offered to attract new businesses and drive job creation, establishing a favorable environment for industrial operators.

STRONG EMPLOYER BASE

The surrounding area is home to a diverse roster of major employers including Halliburton, Hamilton Patriot Power Plant, Amazon, Kidron, Leclerc Foods, Charlotte Pipe & Foundry, Moran Logistics, Patton Logistics, and Kellogg Company.

INTERSTATE ACCESS

Located just 2.6 miles from I-180, providing immediate connectivity to regional and national distribution networks.

PRO-BUSINESS INDUSTRIAL HUB

A recognized industrial manufacturing hub with a strong pro-business regulatory environment, supporting long-term operational growth.

NORTHEAST CORRIDOR PROXIMITY

The property sits within three hours or less drive time of the Northeastern metropolitan corridor — spanning Western Connecticut through New York, Philadelphia, and Baltimore to Washington, DC.

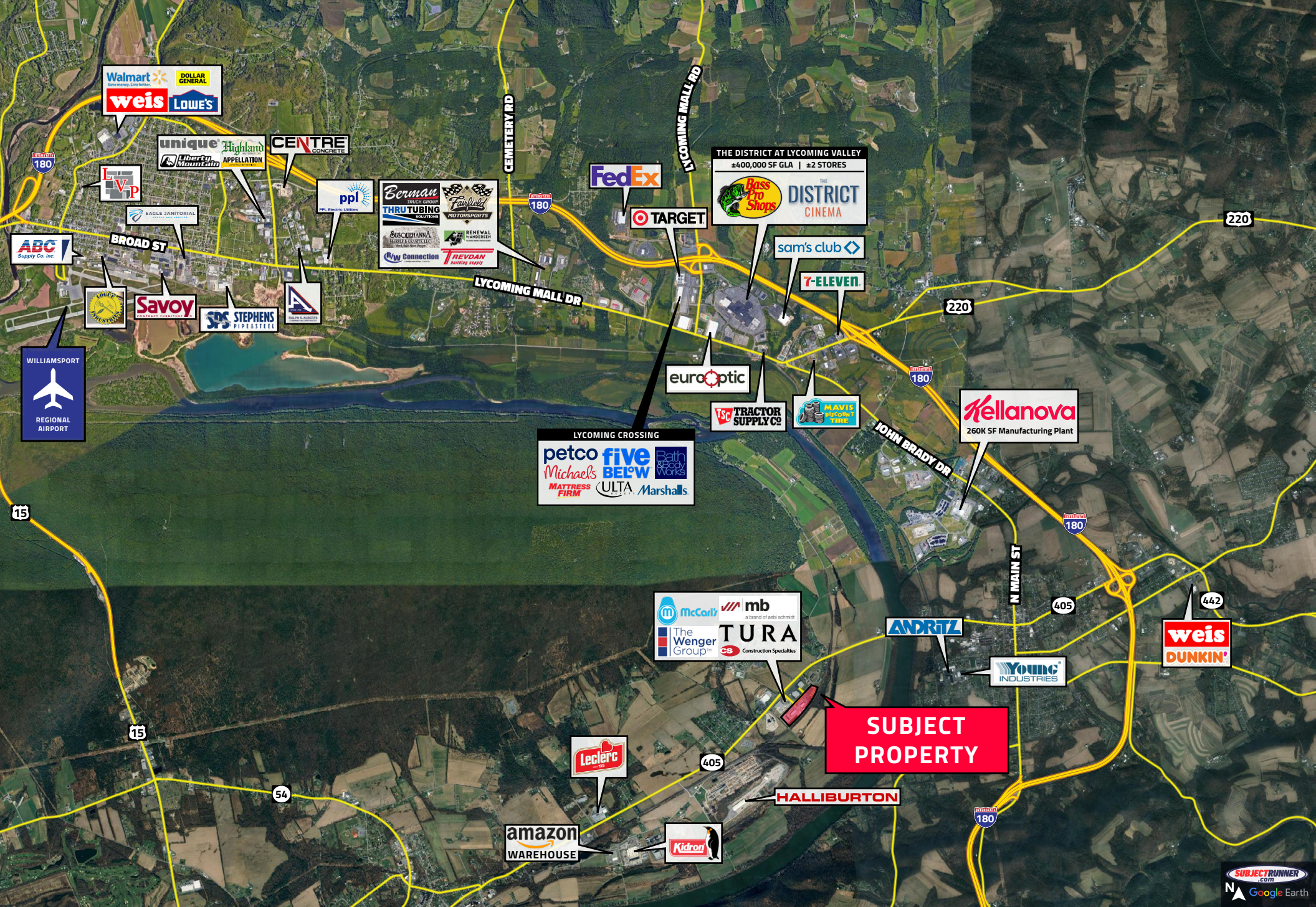




STATE ROUTE 405

GIRTTON DR

BISHOP LN



MARKET OVERVIEW

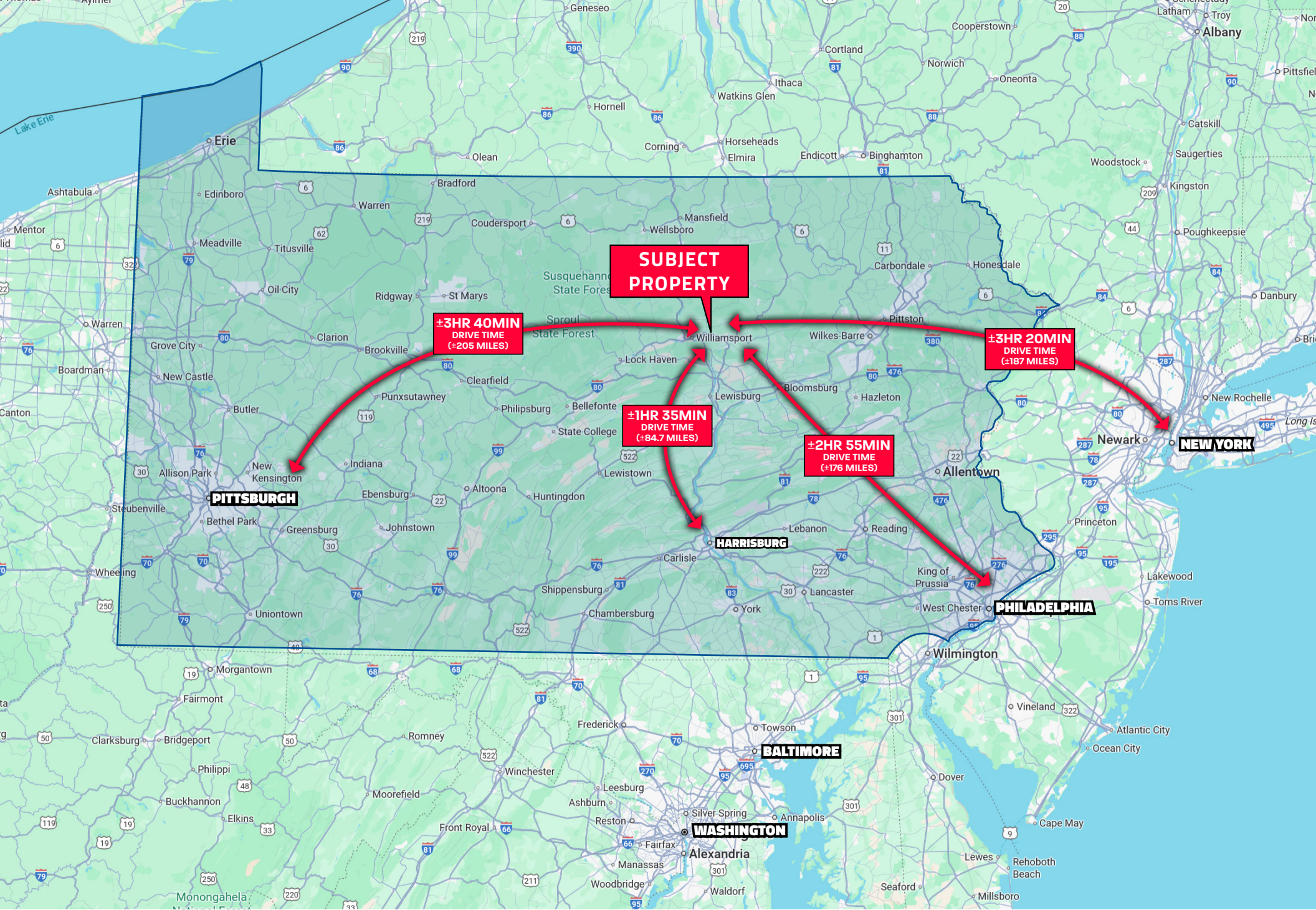
Muncy, Pennsylvania sits within Lycoming County — a long-established industrial manufacturing hub in north-central Pennsylvania. The area benefits from a skilled blue-collar labor force, a robust pipeline of technical talent from Pennsylvania College of Technology, and competitive operating costs well below national averages. With eleven industrial parks, direct access to I-180, and a county government actively offering incentives and grants to attract new businesses, the market presents a compelling environment for industrial tenants and investors alike.

The property at 4 Girton Drive is positioned within a well-established industrial corridor anchored by major employers including Halliburton, Amazon, Kellogg Company, and Hamilton Patriot Power Plant. In December 2025, Governor Shapiro announced an \$8 million investment by Farm Plast to open a new 200,000 SF manufacturing facility in Muncy — creating 69 new jobs and further validating the submarket as a destination for industrial expansion. Manufacturing and agriculture together contribute over \$248B annually to Pennsylvania's economy, and Lycoming County remains a key node in that network.

KEY FACTS

County Population	~113,000 residents
Median HH Income	\$64,412
Interstate Access	2.6 miles to I-180
Recent Investment	\$8M Farm Plast facility, Muncy (2025)
Labor Pipeline	Pennsylvania College of Technology





INTERIOR PHOTOGRAPHY



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FOR MORE INFORMATION, PLEASE CONTACT

Steve Garthwaite
Vice President

mobile 215.390.4549
email steve@graystoneca.com

