



TOTAL SQUARE FEET:
350,000

LOT SIZE: 173.60 acres

PROPERTY DESCRIPTION:

Complex of heavy duty fabrication space,
general purpose manufacturing

BASIC DIMENSIONS:

Main Mfg: 200' x 1,700'

CONSTRUCTION DATES: 1944-1995

Floors: 6"-12" reinforced concrete
Walls: Concrete block up 5', steel sash
windows to **12'**, transite above
except 1995 addition, which is
insulated metal with 8' metal
liner panel
Columns: Steel H
Ceiling: Steel truss
Roof: Corrugated steel, concrete
panel or corrugated transite
with 3' X 8' corrugated
translucent fiberglass panels
equally spaced throughout

CEILING HEIGHTS:

Main Manufacturing

- 24' min (approx 100,000 sq.ft.)
- 28' min (shipping 1995 addition)
- 34' max (approx 200,000 sq.ft.)
- 36' max (approx 20,000 sq.ft.)

Column Spacing (20ft)

- East Bay - 66' wide
- Central area - 29'
- West Bay - 65' wide

Plant 4 Building

**2000 AXEMANN Rd
BELLEFONTE, PA 16823**

LIGHTING:

LED with motion sensors fixtures throughout with
supplemental fluorescent fixtures in high task
areas.

Emergency lighting throughout on gas generator

LED Exterior lights by pole and wall mounted
fixtures throughout complex.

Natural Gas:

Supplied by: Columbia Gas Company
22 p.s.i. Main feeds building for heat and process
gas

Power:

Supplied by West Penn Power at
43,800volt to facility owned
substations (sub)

Sub A Two Transformers (available)

1ea-3750kva

1ea-5000kva

Sub B Three Transformers

2ea- 5000kva

1 ea 7500kva

AIR CONDITIONING:

Limited to only offices spaces throughout.

VENTILATION:Main Manufacturing

Powered center ridge vents plus three (3) 60" power operated vent fans at south end. Various powered wall fans throughout.

SPRINKLER:

Only available in north loading dock.

Water supplied by Borough of Bellefonte @ approx 75psi. One hd/100 sq.ft. density in most places.

Main fire loop lines are 6" or 8".

WATER:

Supplied by Borough of Bellefonte. Potable water is currently fed by 1" or 2" branch lines from 8" public main.

SEWER:

Discharges to Borough of Bellefonte Treatment Plant via permit. Sewer lines vary from 3" pumped portions into 6" to 12" gravity line. There is an additional gravity line that starts as 6" VCP @ Plant 4 and increases to 12". This discharges to the on-site Wastewater Treatment plant.

RAILROAD SIDING:

One 12' x 18' p/o fiberglass panel OH door leads to 12'w x 120'd int. rail well at car floor height serving the west side of the main manufacturing facility. Service provided by Nittany and Bald Eagle Railroad.

CRANES:

East side, north end

1. One (1) ST crane, 65' s x 400' t, 17' uh
2. One (1) ST crane, 65' s x 400' t, 18'
3. One (1) ST crane, 65' s x 400' t, 17' uh

All radio controlled bridge cranes

Main Manufacturing - east side, south end

TRUCK LOADING:South End Loading Docks

1. One (1) p/o 14' x 16' Insulated metal vertical lift door at grade level. (served by 10T & 30T bridge cranes).
2. Four (4) p/o 12' x 16' vertical lift door lead to 40'w x 58'd int. truck well w/two (2) Kelley mechanical levelers (6' x 7' ea.) served by ST bridge crane

5

North End Loading Docks -

1. Five (5) p/o 12' x 16' steel roll up doors lead to a 75'w x 73'd int. truck well w/Kelley dock locks and mechanical levelers (6' x 7' ea.)
2. One (1) north end, east side One (1) p/o 12' x 14' steel roll up door at grade level
3. One (1) p/o 11' x 15' overhead door at grade level

Central Doors, east side

1. One (1) 12' x 16' p/o aluminum vertical lift door at grade level
2. One (1) 15' x 15' p/o rubber rapid lift OH door at grade level
3. One (1) 11' x 14' p/o aluminum overhead door at grade level to a 13'w x 36'd int. truck well (served by a ST bridge crane)

CRANES:East side, south end

All radio controlled bridge cranes 65' s x 1,200' t, 25' uh

- One (1) P&H 10T
- One (1) P&H 20T
- One (1) P&H 30T
- One (1) P&H 10T

CRANES:Center Bay south end

All radio controlled bridge cranes 25' s x 120' t, 25' uh

- One (1) P&H 5T
-

CRANES:

West Side, Central

All radio controlled bridge cranes

- One (1) 10T bridge crane, 65' s x 600' t, 23' uh
- One (1) 24T bridge crane 65' s x 600' t, 24' uh
- One (1) P&H 20T
-

MISCELLANEOUS:Security

manufacturing facilities fenced, central guard station at northeast corner of main office building. Surveillance cameras

Natural Springs

Three (3) free flowing natural springs are located on the property:

South - 1,000,000 gpd

Central -750,000 gpd*

North - 8,000,000 gpd*

All springs tested and pass drinking water standards.

Permitting was in place to use 1MGD of spring water at the facility.

Installed but not operational

1. A 1000 gpm pump for the Central spring and
2. two (2) 500 gpm Peerless Turbine pumps on North spring

Can be repaired and provide non- potable water throughout the facility.

Cooling Process Water

Re-circulating systems (contact and non- contact water), system drained and inactive. Systems operated by a series of pumps located the south end of the building.

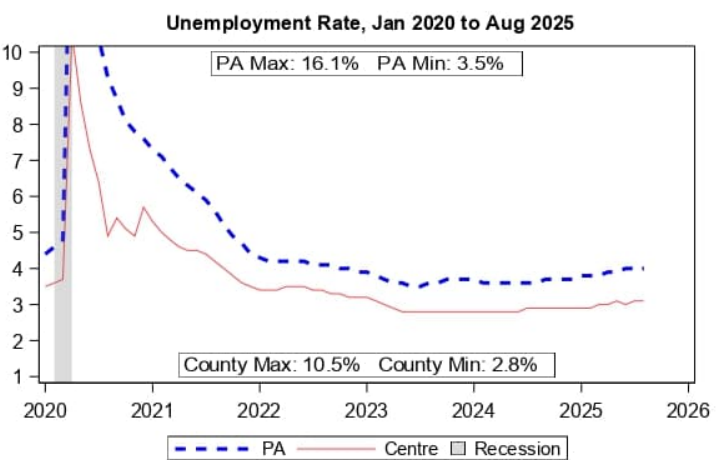
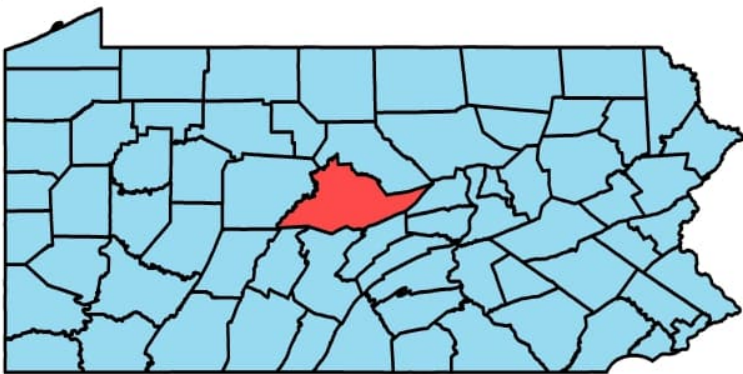
- Two (2) 34,350 gal.ea. steel tanks (18' $\times$ 18' h) are for contact water . These tanks are centrally located on the west side of the building.

Cooling Towers

A variety of Evapco and BAC cooling towers centrally located on the east and west sides of the main manufacturing area. These units provided cooling water for various manufacturing operations.

Truck Scale

80,000 lb-capacity truck scale is located at the south end entrance gate to the main



2023 Population		
Demographic	County	PA
Total Population	158,041	12,986,518
Female	74,846	6,585,606
Male	83,195	6,400,912
Population by Race		
White	84.9%	75.8%
Black	3.3%	10.7%
Other	11.8%	13.5%
Hispanic Origin (all races)	3.6%	8.4%
Population by Age		
Ages 0 to 17	14.8%	20.6%
Ages 18 to 24	23.5%	8.9%
Ages 25 to 34	13.0%	13.0%
Ages 35 to 44	11.1%	12.3%
Ages 45 to 54	10.6%	12.2%
Ages 55 to 64	11.5%	13.9%
Ages 65 to 74	9.1%	11.2%
Ages 75 and Older	6.4%	7.9%
Median Age	33.8	40.9

Source: U.S. Census 5 Year Estimate 2019-2023 (Tables: DP05 and B01001)

Online Job Postings	County	PA
August 2025	6,182	287,837
August 2024	3,455	220,014
Annual Percent Change	78.9%	30.8%
Annual Volume Change	2,727	67,823

Source: The Conference Board - LightCast - Help Wanted OnLine TM

2023 Veterans	County	PA
Total Veterans	6,971	656,112
Veteran Median Income	\$52,382	\$48,257
Non-Veteran Median Income	\$32,778	\$39,875
Veteran Unemployment Rate	5.5%	3.9%
Non-Veteran Unemployment Rate	3.8%	5.3%

Source: U.S. Census 5 Year Estimate 2019-2023 (Table: S2101)

2023 Resident Income	County	PA
Per Capita Income	\$57,800	\$68,945
Total Personal Income (in thousands)	\$9,120,591	\$893,649,165
Total Earnings (in thousands)	\$5,600,604	\$538,362,363
Total Dividends/Interest/Rent (in thousands)	\$1,939,717	\$167,613,070
Total Transfer Payments (in thousands)	\$1,580,270	\$187,673,732

Source: Bureau of Economic Analysis

Local Area Unemployment Statistics		
Aug 2025	County	PA
Unemployment Rate	3.1%	4.0%
Labor Force	75,600	6,530,000
Employed	73,200	6,267,000
Unemployed	2,400	263,000

Notes: Current month's data are preliminary. Data are seasonally adjusted.

Unemployment Compensation Exhaustees				
Sep 2024 to Aug 2025	Volume		Percent of Total	
	County	PA	County	PA
Natural Resources and Mining	0	760	0.0%	1.0%
Construction	30	7,630	10.0%	9.0%
Manufacturing	30	9,970	10.0%	12.0%
Trade, Transportation, and Utilities	40	16,540	13.5%	20.0%
Information	10	1,800	3.5%	2.0%
Financial Activities	20	4,730	6.5%	5.5%
Professional and Business Services	60	16,540	20.0%	20.0%
Education and Health Service	50	14,450	16.5%	17.5%
Leisure and Hospitality	30	6,620	10.0%	8.0%
Other Services	10	2,530	3.5%	3.0%
Public Administration	20	1,550	6.5%	2.0%
Unclassified Industry	0	450	0.0%	0.5%
Total	300	83,570	100%	100%

Note: Percentages less than 0.5% will be displayed as 0.0%.
Source: Pennsylvania Unemployment Compensation System

Top 10 Employers by Employment in Q1 of 2025	
Pennsylvania State University	
Mount Nittany Medical Center	
State Government	
State College Area School District	
Wal-Mart Associates Inc	
Glenn O Hawbaker Inc	
Centre County	
Mount Nittany Medical Center Health Services	
Federal Government	
Geisinger Clinic	

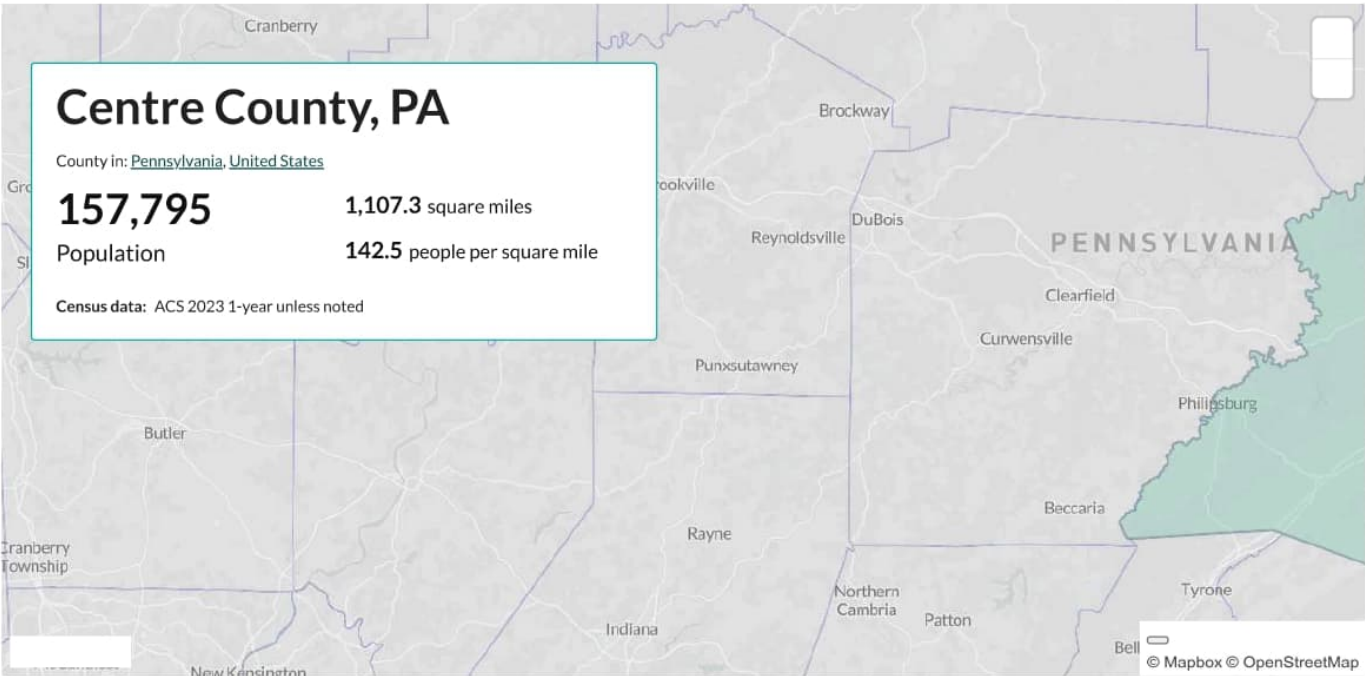
Source: Quarterly Census of Employment and Wages

Quarterly Census of Employment and Wages, 2024 Annual Averages									
NAICS	NAICS Description	Estab.		Employment		Employment %		Wages	
		County	LQ	County	PA	County	PA	County	PA
	Total, All Industries	3,611	1.00	68,576	6,019,749	100.0%	100.0%	\$62,819	\$71,731
11	Agriculture, Forestry, Fishing and Hunting	38	0.97	310	28,038	0.5%	0.5%	\$40,545	\$45,430
21	Mining, Quarrying, and Oil & Gas	13	ND	ND	20,860	ND	0.3%	ND	\$105,671
22	Utilities	24	0.70	273	34,275	0.4%	0.6%	\$90,090	\$117,912
23	Construction	285	0.98	3,002	269,524	4.4%	4.5%	\$70,597	\$81,495
31-33	Manufacturing	166	0.67	4,328	563,767	6.3%	9.4%	\$65,371	\$77,222
42	Wholesale Trade	90	0.25	625	217,225	0.9%	3.6%	\$72,375	\$103,433
44-45	Retail Trade	407	1.06	7,183	595,107	10.5%	9.9%	\$32,764	\$37,566
48-49	Transportation and Warehousing	112	0.43	1,720	348,451	2.5%	5.8%	\$51,654	\$61,475
51	Information	65	0.95	1,022	94,435	1.5%	1.6%	\$90,446	\$127,563
52	Finance and Insurance	205	0.42	1,298	273,363	1.9%	4.5%	\$104,416	\$125,012
53	Real Estate and Rental and Leasing	164	1.27	977	67,751	1.4%	1.1%	\$53,452	\$75,745
54	Professional and Technical Services	423	0.66	3,004	396,986	4.4%	6.6%	\$89,723	\$122,816
55	Management of Companies and Enterprises	37	0.34	567	147,358	0.8%	2.4%	\$103,396	\$161,330
56	Administrative and Waste Services	161	0.51	1,752	299,369	2.6%	5.0%	\$42,825	\$51,366
61	Educational Services	94	ND	ND	492,429	ND	8.2%	ND	\$69,268
62	Health Care and Social Assistance	506	0.72	9,413	1,154,466	13.7%	19.2%	\$68,113	\$64,842
71	Arts, Entertainment, and Recreation	81	0.68	826	106,263	1.2%	1.8%	\$24,067	\$44,444
72	Accommodation and Food Services	341	1.27	6,740	465,024	9.8%	7.7%	\$23,983	\$25,518
81	Other Services (Except Public Administration)	318	0.82	1,946	207,747	2.8%	3.5%	\$37,423	\$45,440
92	Public Administration	83	1.18	3,187	237,313	4.6%	3.9%	\$71,905	\$77,037
	Total, Suppressed Local Industries	107		20,403		29.8%			
Company Ownership									
	Total, All Ownership	3,611	1.00	68,576	6,019,749	100.0%	100.0%	\$62,819	\$71,731
	Private Ownership	3,415	0.73	44,465	5,345,897	64.8%	88.8%	\$54,849	\$71,761
	Federal Ownership	48	0.45	528	103,709	0.8%	1.7%	\$85,119	\$93,356
	State Ownership	28	13.01	18,929	127,747	27.6%	2.1%	\$82,613	\$75,454
	Local Ownership	121	0.92	4,653	442,396	6.8%	7.3%	\$55,939	\$65,225

Notes: 'Estab.'-Establishments. 'LQ'-(Location Quotient) is the percent of county employment by sector divided by the percent of PA's employment by sector.

Occupational Wages, 2024 Annual Averages					
SOC Code	Major Occupational Group	Entry-Level Wage		Average Wage	
		County	PA	County	PA
00-0000	Total, All Occupations	\$30,260	\$30,780	\$62,960	\$63,690
11-0000	Management	\$61,040	\$64,230	\$122,690	\$131,730
13-0000	Business & Financial Operations	\$47,510	\$49,780	\$79,320	\$86,650
15-0000	Computer & Mathematical	\$57,320	\$56,410	\$93,480	\$100,280
17-0000	Architecture & Engineering	\$60,940	\$59,380	\$92,850	\$94,890
19-0000	Life, Physical, & Social Science	\$43,190	\$50,040	\$75,240	\$85,750
21-0000	Community & Social Service	\$39,790	\$39,030	\$58,570	\$57,940
23-0000	Legal	\$43,880	\$49,940	\$93,770	\$116,900
25-0000	Educational Instruction & Library	\$40,120	\$33,960	\$77,050	\$67,240
27-0000	Arts, Design, Entertainment, Sports, & Media	\$33,980	\$33,610	\$60,490	\$65,180
29-0000	Healthcare Practitioners & Technical	\$44,980	\$48,760	\$94,240	\$97,430
31-0000	Healthcare Support	\$26,670	\$26,910	\$36,770	\$35,900
33-0000	Protective Service	\$35,290	\$32,510	\$62,140	\$58,460
35-0000	Food Preparation & Serving Related	\$21,800	\$22,160	\$32,540	\$33,140
37-0000	Building & Grounds Cleaning & Maintenance	\$27,040	\$28,100	\$36,410	\$38,190
39-0000	Personal Care & Service	\$21,650	\$22,620	\$35,370	\$36,000
41-0000	Sales & Related	\$24,720	\$25,890	\$42,960	\$50,110
43-0000	Office & Administrative Support	\$31,360	\$32,920	\$45,840	\$48,410
45-0000	Farming, Fishing, & Forestry	\$31,240	\$29,230	\$48,230	\$42,730
47-0000	Construction & Extraction	\$42,420	\$42,180	\$62,670	\$64,370
49-0000	Installation, Maintenance, & Repair	\$39,120	\$39,410	\$58,480	\$60,180
51-0000	Production	\$33,820	\$34,480	\$47,260	\$50,090
53-0000	Transportation & Material Moving	\$27,430	\$30,700	\$41,820	\$46,820

Note: 'ND' represents Non-Disclosable information.

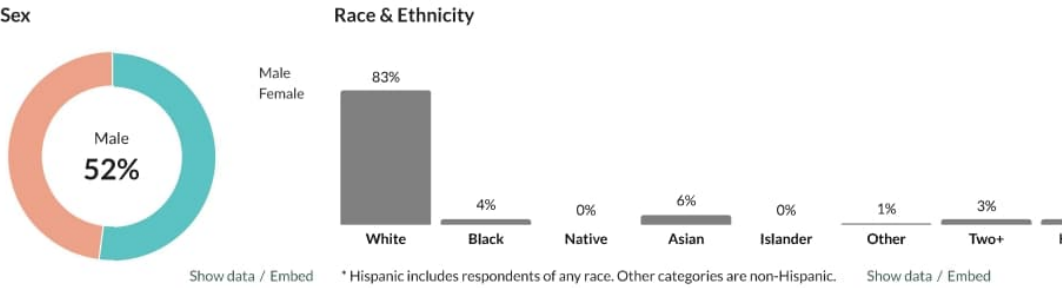
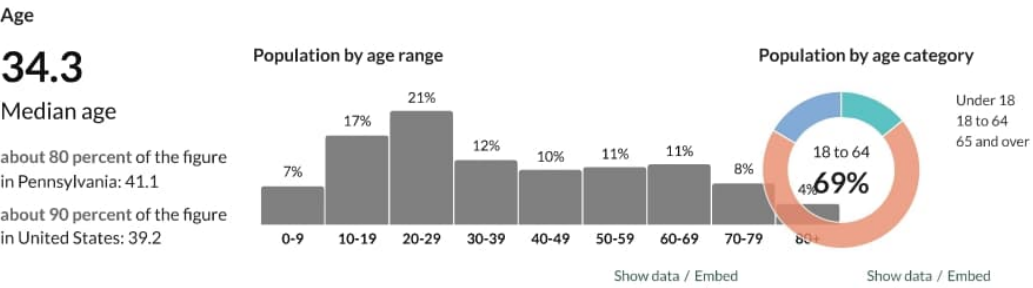


Find data for this place

Search by table or column name...

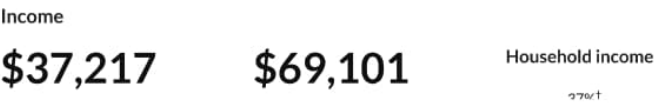
Hover for margins of error and contextual data.

Demographics



Economics

† Margin of error is at least 10 percent of the total value.



Take care with this statistic.

Per capita income

about 90 percent of the amount in Pennsylvania: \$42,605
about 90 percent of the amount in United States: \$43,313

Median household income

a little less than the amount in Pennsylvania: \$73,824
about 90 percent of the amount in United States: \$77,719



† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Poverty

18.7%

Persons below poverty line

about 1.5 times the rate in Pennsylvania: 12%
about 1.5 times the rate in United States: 12.5%

Children (Under 18)



Seniors (65 and over)



† Margin of error is at least 10 percent of the total value. Take care with this statistic.

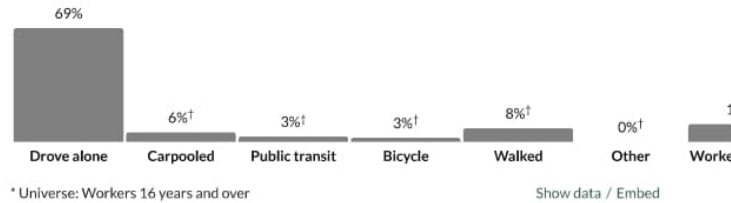
Transportation to work

19.8 minutes

Mean travel time to work

about three-quarters of the figure in Pennsylvania: 26.5
about three-quarters of the figure in United States: 26.8

Means of transportation to work



Families

Households

62,175

Number of households

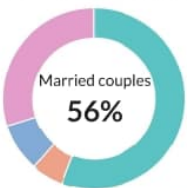
Pennsylvania: 5,324,209
United States: 131,332,360

2.2

Persons per household

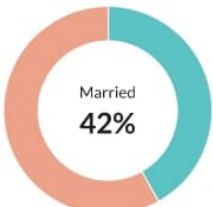
about 90 percent of the figure in Pennsylvania: 2.4
about 90 percent of the figure in United States: 2.5

Population by household type

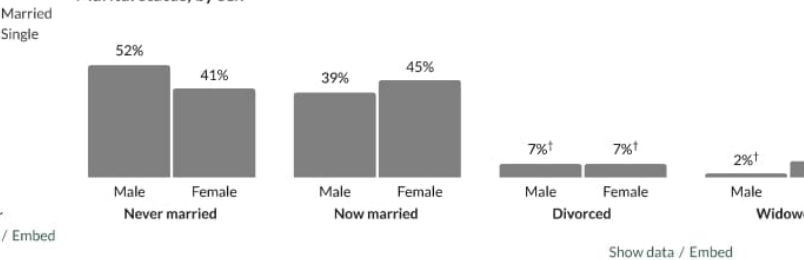


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Marital status



Marital status, by sex



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Fertility

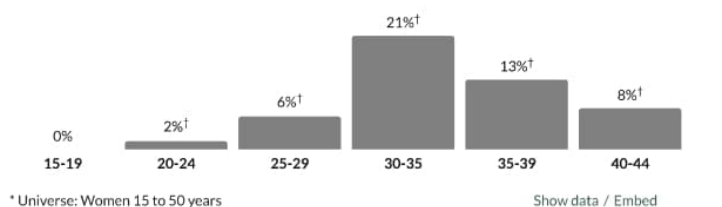
5%

Women 15-50 who gave birth during past year

a little less than the rate in Pennsylvania: 5.2%

about the same as the rate in United States: 5.2%

Women who gave birth during past year, by age group



Housing

Units & Occupancy

67,085

Number of housing units

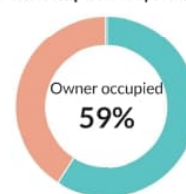
Pennsylvania: 5,839,797

United States: 145,333,460

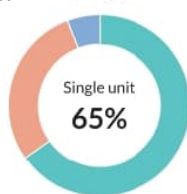
Occupied vs. Vacant



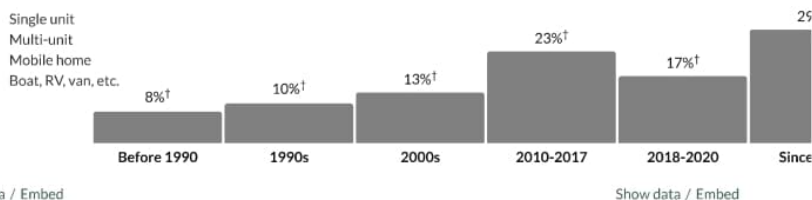
Ownership of occupied units



Types of structure



Year moved in, by percentage of population



† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Value

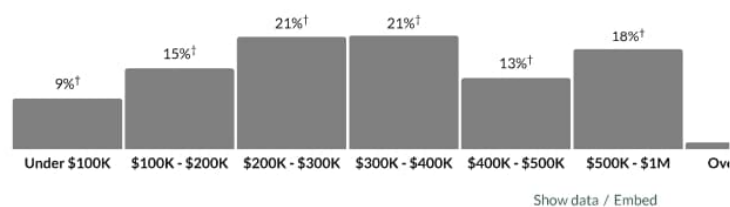
\$322,900

Median value of owner-occupied housing units

about 25 percent higher than the amount in Pennsylvania: \$259,900

a little less than the amount in United States: \$340,200

Value of owner-occupied housing units



† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Geographical mobility

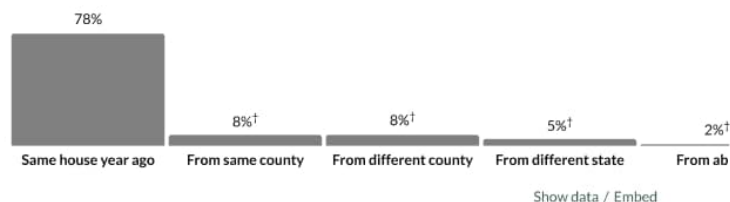
21.7%

Moved since previous year

about double the rate in Pennsylvania: 10.6%

nearly double the rate in United States: 12.1%

Population migration since previous year



Social

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Educational attainment

94.5%

High school grad or higher

about the same as the rate in Pennsylvania: 92.2%

a little higher than the rate in United States: 89.8%

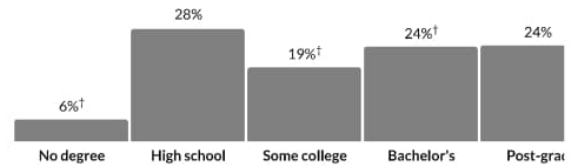
47.6%

Bachelor's degree or higher

about 1.4 times the rate in Pennsylvania: 35.3%

about 1.3 times the rate in United States: 36.2%

Population by highest level of education



* Universe: Population 25 years and over

[Show data](#) / [Embed](#)

Language

N/A

Persons with language other than English spoken at home

Language at home, children 5-17

No data available

Language at home, adults 18+

No data available

Place of birth

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

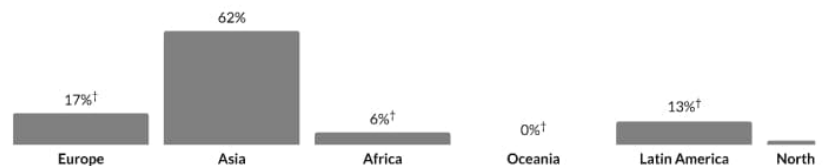
8.1%

Foreign-born population

about the same as the rate in Pennsylvania: 8%

about three-fifths of the rate in United States: 14.3%

Place of birth for foreign-born population



* ACS 2023 5-year data

[Show data](#) / [Embed](#)

Veteran status

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

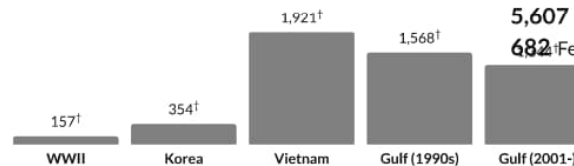
4.7%

Population with veteran status

about 80 percent of the rate in Pennsylvania: 5.9%

about three-quarters of the rate in United States: 6.1%

Veterans by wartime service



* Civilian veterans who served during wartime only

[Show data](#) / [Embed](#)

6,289 Total veterans

5,607 Male

682 Female

Hover for margins of error and contextual data.

This profile displays data from more than one ACS release. Charts not derived from ACS 2023 1-year data are noted with an *.

Citation: U.S. Census Bureau (2023). *American Community Survey 1-year estimates*. Retrieved from *Census Reporter Profile page for Centre County, PA* <<http://censusreporter.org/profiles/05000US42027-centre-county-pa/>>

Citation: U.S. Census Bureau (2023). *American Community Survey 5-year estimates*. Retrieved from *Census Reporter Profile page for Centre County, PA* <<http://censusreporter.org/profiles/05000US42027-centre-county-pa/>>

Top 50 Employers

2nd Quarter, 2025

Centre County

Combined Government Ownerships

Rank	Employer	Rank	Employer
1	Pennsylvania State University	26	Penns Valley Area School District
2	Mount Nittany Medical Center	27	AccuWeather Inc
3	State Government	28	HRI Inc
4	State College Area School District	29	Foxdale Village
5	Glenn O Hawbaker Inc	30	BK Medical
6	Wal-Mart Associates Inc	31	Advanced Powder Products Inc
7	Centre County	32	FourGSC LLC
8	Mount Nittany Medical Center Health Services	33	Target Corporation
9	Federal Government	34	Borough of State College
10	Geisinger Clinic	35	Penn Stater
11	Giant Food Stores LLC	36	Encompass Health Nittany Vly Rehab
12	Bellefonte Area School District	37	Ruggieri Enterprises LLC
13	Shaner Operating Corporation	38	Strawberry Fields Inc
14	Weis Markets Inc	39	Powdr - Woodward PA LLC
15	Bayada Home Health Care, Inc	40	Graymont (PA) Inc
16	Wegmans Food Markets Inc	41	G M McCrossin Inc
17	Restek Corporation	42	Aveanna Healthcare LLC
18	Raytheon Company	43	USIC Locating Services LLC
19	Quality Plaza	44	Hilex Poly Co LLC
20	UHS of Pennsylvania Inc	45	Panera LLC
21	Bald Eagle Area School District	46	Diamondback Automotive Accessories
22	Sheetz Inc	47	The Village at Penn State
23	Centre Care	48	Centre Area Transportation Authority
24	Milton S Hershey Medical Center	49	Lowe's Home Centers LLC
25	YMCA of Centre County	50	Niagara Bottling LLC

Source: Quarterly Census of Employment and Wages

County / Government

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