

Two new warehouses to create about 1,700 jobs in Luzerne County

BY DENISE ALLABAUGH
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State Sen. John Yudichak, I-Swoyersville, called the latest development unfolding in the South Valley of Luzerne County a "historic economic success story"

He then grabbed a shovel and joined NorthPoint Development, county and local officials to break ground for the "Tradeport 164" development on about 130 acres of former mine-scarred land off Front Street in Nanticoke and extending through Hanover and Newport townships.

Brent Miles, a founding partner of Missouri-based NorthPoint Development, said a 1.2 million-square-foot warehouse will be constructed on the land in Newport Twp. and a 536,000-square-foot warehouse will be built in Hanover Twp.

Miles said the warehouses will be built on speculation and he has not yet identified the companies that will occupy the buildings. He expects they will create e-commerce jobs with high wages.

"Wages have grown in this area a lot," Miles said. "Most



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Officials toss dirt during the groundbreaking event for the 'Tradeport 164' development on about 130 acres of land extending through Hanover and Newport townships.

of the employers who will come here will most likely pay over \$20 an hour plus benefits. Obviously, that's a really big deal for this community."

*Please see **JOBS**, Page A4*



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Brent Miles of NorthPoint Development speaks over the sound of bulldozers and trackhoes during the ground-breaking event Thursday.

JOBS: Buildings will occupy 1.8M square feet

FROM PAGE A1

In all, Yudichak said the development is expected to create more than 1,700 jobs and leverage more than \$124 million of private investment.

The buildings will occupy nearly 1.8 million square feet and are expected to produce nearly \$1 million in annual tax revenue once operational, he said.

Yudichak praised NorthPoint Development for helping to transform the "lives of young families looking to build their future right here where they grew up in Northeastern Pennsylvania."

"There has never been a time in the history of Luzerne County where a high school graduate at Nanticoke or Hanover Area could literally walk down the street to find a job paying \$20 an hour with full health benefits," Yudichak said.

NorthPoint has previously constructed buildings on speculation and landed tenants like Chewy, Adidas, Patagonia, True Value, Spretail and Thrive Market early in the process, Miles said.

He expects the newest warehouses will be constructed by May of 2022 on



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The land being developed will stretch from Front Street in Nanticoke through Hanover and Newport townships.

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JOE HILLIAN

Newport Twp. manager

the land that NorthPoint Development purchased from the Earth Conservancy.

Yudichak said the 1.2 million-square-foot warehouse will be the largest development in decades in Newport Twp., which lost about 400 jobs when the State Correctional Institution at Retreat closed last year.

The development was good news for Newport Twp. Manager Joe Hillian, who participated in the ground-breaking ceremony Thursday. He said he now sees the former mine-scarred land as "a gateway to potential great economic growth."

"Today's event is another reiteration that our entire area is poised for the emergence of a myriad of new employment opportunities for its hard-working, well-

trained residents," Hillian said.

NorthPoint Development has invested more than \$1 billion to develop more than 7.5 million square feet of industrial space throughout the area.

A sign on the site highlighted the company's track record of creating more than 6,700 jobs in the area with a total of more than \$121 million in annual wages.

"We have a track record of success," Miles said as bulldozers worked behind him. "We invested in this community because this is a great place to invest."

Miles said the area's logistics, access to infrastructure and labor are all important factors to the companies that lease buildings here. The construction of the South Valley Parkway was an "absolute game changer," he said.

"We've been investing in Luzerne County for the last six years and we really believe that capital goes where capital is welcome," he said. "None of this would have happened without the South Valley Parkway."

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