



Target Industries

- Food Grade Processing
- Fertilizer Production
- Transportation
- Gas-to-Liquids
- Cement & Brick
- Pulp & Paper
- Restaurants/Brew Pubs
- Retail

Special Points of Interest

Don't Forget to Visit Clearly Ahead Online at www.ClearlyAhead.com Or Search Our Online Real Estate Database at www.RigMonkeyApp.com

Clearly Ahead's Mission

"Proudly serving the community to create growth and opportunity in Clearfield County, Pennsylvania."

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Selector's Edge

VOLUME 1, ISSUE 1

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Ready-Made Workforce Available

- Over 100 ready-to-work Welders/Fabricators currently unemployed
- 36,100 Civilian Labor Force
- 2,400 Unemployed of 36,100
- Position of laid-off workers include: mechanic, maintenance, accounting manager, truck drivers, electronics technician, iron coordinator, registered nurses, operator, welders/fabricators, laborers, shipping/receiving, and mining.



Link: <http://www.clearlyahead.com/Site-Selection/Workforce-Data.aspx>



Clearfield Commerce Park

- Located in Central PA immediately off Interstate 80, Exit 120
- Food Site Certified
- 162-Acres-KOZ (Tax-Free Land)
- Industrial and Commercial lots
- Infrastructure: access roads, overhead and underground electric (34.5/19.9 kV 3 Phase Distribution), telecommunications, water (12" main), sewage (10" with capacity of 4.5 MGD), and natural gas services (4" line with potential 100 PSI)
- Industrial Limited Special Zoning
- Highway Visibility



Link: <http://www.clearlyahead.com/Site-Selectors/Food-Site-Certified.aspx>

Riverhill Power Site

- 1,837.61-Acres, Located in Karthaus, PA
- Selling Price \$5.9 Million
- 60-Acre Shovel Ready: Pad compacted and removed of any geotechnical risk for construction.
- Infrastructure: 230 kV powerline, on-site rail transport, permitted withdraw of 5 million gallons per day from Susquehanna River, and submerged lands license
- No zoning restrictions
- 15-minute drive to Interstate 80, Exit 133
- 30-minutes from Penn State University Main Campus



*Original plan for the Riverhill Site was for construction of a power plant.

Link: <http://www.clearlyahead.com/Site-Selection/Certified-Sites-and-Industrial-Park.aspx>

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