

# OPPORTUNITY KNOCKS ON THE MID-ATLANTIC CORRIDOR

**PENNSYLVANIA'S NEWEST  
MRO & AVIATION SERVICES HUB**



**MID-ATLANTIC  
OPPORTUNITY PARK**

Pennsylvania's Intermodal Business Center

- **OPENING 2024**
- **LAUREL HIGHLANDS REGION – JST AIRPORT**
- **100,000 SQ.FT. MRO FACILITY**
- **PARTS SUPPLIERS, DISTRIBUTION SPACE**
- **STRONG REGIONAL WORKFORCE**



**POSITIONED AT THE HEART OF SOME OF NORTH AMERICA'S BUSIEST AIR CORRIDORS, A UNIQUE OPPORTUNITY IS EMERGING TO SERVE AVIATION INTERESTS IN THE MID-ATLANTIC REGION AT JOHN MURTHA JOHNSTOWN-CAMBRIA COUNTY AIRPORT (JST).**

Located adjacent to a state highway connecting to multiple distribution routes and situated in the heart of the Laurel Highlands region, the Mid-Atlantic Opportunity Park is being developed by Cambrian Hills Development Group in partnership with the Cambria County Airport Authority. The development encompasses nearly 130 acres with direct runway access and is located:

- 65 nautical miles from Pittsburgh
- 121 nautical miles from Washington D.C.
- 168 nautical miles from Philadelphia
- 183 nautical miles from Richmond
- 232 nautical miles from New York
- 423 nautical miles from Chicago

The Mid-Atlantic Opportunity Park opens new potential not only to aviation interests but also to a region of more than 42 million and those who seek multimodal opportunities to meet their needs from a community with a growing economy, talented workforce, low cost of living, a quality public school system and a variety of colleges, universities and trade schools.

# ANCHORED BY AN AVIATION MAGNET

Anchoring the Mid-Atlantic Opportunity Park will be a state-of-the-art, 100,000-square-foot Maintenance, Repair and Overhaul (MRO) facility capable of accommodating narrow-body airline and corporate aircraft. JST's 7,000-foot runways, FAA-operated air-traffic control tower and approach control radar already serving an adjacent Army National Guard base, de-ice capability of large aircraft, fueling services, and fire and emergency services on the field provides all the elements necessary for a new MRO and other aviation-related business to thrive.

Numerous aviation parks across the country that host MROs have become magnets for aviation industry suppliers, from avionics to parts depots, training facilities and more. With demand continuing to increase for maintenance, repair and operations providers, it has been estimated that 2020's \$616 billion value will have grown to \$701 billion by 2026, according to Mordor Intelligence.

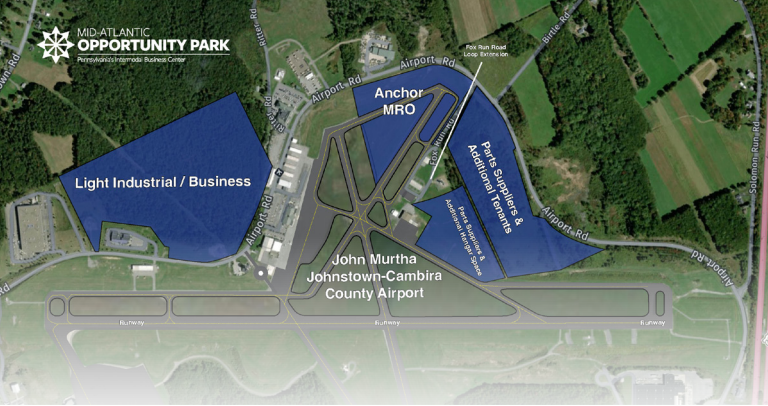
The Mid-Atlantic Opportunity Park has been designated by the state of Pennsylvania as a Keystone State Opportunity Zone.

## WHY CHOOSE THE OPPORTU

The communities making up the Laurel Highlands region of Western Pennsylvania offer an outstanding and affordable quality of life, still just an hour's drive from the metropolitan assets of Pittsburgh. In recent years, the region's economy has grown with significant health care, technology and finance expansion.

JST is minutes from affordable housing, universities and good school districts in a community that boasts outstanding recreational opportunities from four ski resorts to ATV parks and an active Rails-to-Trails program for biking and hiking, hunting, fishing and much more. Its cultural life includes a symphony orchestra, fine restaurants, spas, shopping and more.





## The Mid-Atlantic Opportunity Park Layout

Cambrian Hills Development Group has worked closely with the state and local government to ensure availability of a variety of attractive incentives that includes a state tax abatement and sales tax incentives, as well as job creation and training assistance.

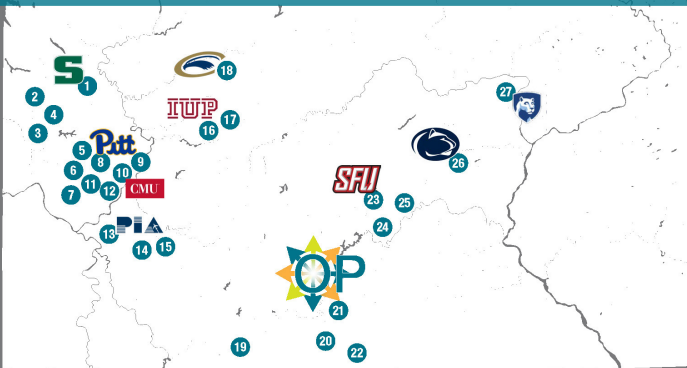
JST is serviced by a Cambrian Hills Development Group-affiliated Fixed Base Operator that also operates charter services and a university-sponsored pilot training program on-site.

Whether you are an MRO operator seeking your next market, a wholesale distribution organization or in need of headquarters, research or manufacturing space, the Mid-Atlantic Opportunity Park presents a blank canvas in a community and state known for one of the country's friendliest business environments.

## UNITY PARK?

Pennsylvania is also home to numerous aviation mechanic training institutions – such as Aviation Institute of Maintenance, Pittsburgh Institute of Aeronautics and Pennsylvania College of Technology – and other top universities and colleges that collectively contributed more than 212,000 graduates in 2022 to the workforce pipeline.

### REGIONAL HIGHER EDUCATION – WORKFORCE PIPELINE



- |   |                                     |  |  |   |
|---|-------------------------------------|--|--|---|
| 1 – Slippery Rock University              | 7 – Penn State University           | 13 – Pittsburgh Institute of Aeronautics   | 19 – Somerset County Technology Center           | 25 – Seneca Advanced Career & Technology Center |
| 2 – Gettysburg College                    | 8 – University of Pittsburgh (main) | 14 – University of Pittsburgh (Greensburg) | 20 – University of Pittsburgh (Johnstown)        | 26 – Penn State University                      |
| 3 – Community College of Beaver County    | 9 – Duquesne University             | 15 – St. Vincent College                   | 21 – Seneca Johnstown Career & Technology Center | 27 – Pennsylvania College of Technology         |
| 4 – Penn State Berks                      | 10 – Carnegie Mellon University     | 16 – Indiana University of Pennsylvania    | 22 – Pennsylvania Highlands Community College    |   |
| 5 – La Roche University                   | 11 – Duquesne University            | 17 – Indiana County Technology Center      | 23 – St. Francis University                      |   |
| 6 – Community College of Allegheny County | 12 – Carlow University              | 18 – PennWest Clarion                      | 24 – Mt. Aloysius College                        |   |



# MID-ATLANTIC OPPORTUNITY PARK

Pennsylvania's Intermodal Business Center

## CONTACT US

**Mid-Atlantic Opportunity Park**

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Johnstown, PA 15904

(814) 244-4741



## LOCATION

- Five miles from downtown Johnstown railroads
- Adjacent to Route 219 leading
  - South to Interstate 76 – 28 miles
  - South to Interstate 68 – 53 miles
- Access to Interstate 99 North or South via Highway 164
- Airport entrances on Solomon Run Road and Frankstown Road

Visit [www.theopportunitypark.com](http://www.theopportunitypark.com) for more information.

