

# TWO-ASSET INDUSTRIAL PORTFOLIO 15-YEAR ABSOLUTE NET LEASE



## 163,240 SQUARE FEET – CORPORATE GUARANTY

### ***Two-Asset Industrial Portfolio with 15-Year Net Lease & Corporate Guaranty***

– The subject opportunity is a single-tenant industrial portfolio fully leased to McClarin Plastics, a manufacturer of large thermoformed plastic and fiberglass-reinforced plastic components.

***Absolute Net Lease with Minimal Landlord Responsibilities*** – The subject tenant will be executing an amendment that extends the in-place lease for 15 years following the sale date. The tenant is responsible for nearly all expenses pertaining to the properties, allowing for minimal landlord exposure.

***Proximity of Assets Creates Scalability within Low-Vacancy Submarket of York County*** – The assets benefit from their 10-minute proximity to each other within Hanover, PA. The properties are located in York County, home to approximately 72 million square feet of industrial space and a vacancy rate of 4%.

***Current Rent of \$4.59 Per Square Foot is Approximately 20% Below Market*** – Hanover has recently been the recipient of multiple industrial developments, driving an increase in lease rates and attracting new tenants. The below-market rents provide the opportunity to acquire the assets at an opportunistic price per square foot relative to similar buildings in York County.

***Centralized Location with Two-Hour Proximity to Philadelphia, Baltimore, and Washington D.C.*** – Hanover is surrounded by four state highways with trucking routes connecting to several east coast markets. The location also benefits from under four-hour proximity to New York City and Pittsburgh.

LISTING PRICE	PRICE PER SF	CAP RATE
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TBD BY MARKET		
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**For more information, please contact:**

### **LUKE C. TIMMIS**

Principal | (248) 359 0608

ltimmis@signatureassociates.com

### **GRIFFIN PITCHER**

Principal | (248) 359 0650

gpitcher@signatureassociates.com

### **CADE KOZLOWSKI**

Associate | (248) 359 0607

ckozlowski@signatureassociates.com

### **PENNSYLVANIA BROKER OF RECORD**

Samuel T. McGill – Cushman & Wakefield  
License #RS320732

REQUEST ADDITIONAL  
INFORMATION



**Signature Associates | Investment Division**

**One Towne Square, Suite 1200, Southfield, Michigan 48076**

**www.signatureassociates.com**

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