



Quad 

**348,300 SF SINGLE
TENANT INDUSTRIAL SALE-
LEASEBACK OPPORTUNITY**

SUBURBAN PHILADELPHIA

INVESTMENT SUMMARY

4371

COUNTY LINE ROAD

CHALFONT, PA

EXECUTIVE SUMMARY

THE OFFERING

Jones Lang LaSalle (“JLL”), as exclusive representative, is pleased to present **4371 County Line Road**, Chalfont, Pennsylvania (the “Property”) for sale. Totaling 348,300 square feet, the Property offers the opportunity to acquire a fully leased, high quality warehouse / distribution facility at an urban in-fill location off of Route 309 in Bucks County, Pennsylvania.

The Seller, Quad/Graphics, will enter into a leaseback agreement commencing at close and will agree to terms to maximize proceeds. Quad/Graphics provides marketing outreach and advertising services out of this location and has invested significant capital into the facility for their use with over \$7.5 million invested in the property over the last 24 months.

4371 County Line Road is located in the Suburban Philadelphia industrial submarket which consists of four counties totaling over 93 million square feet and has a current vacancy rate of 3.5%. The submarket has seen consistent growth due to its availability of labor, close proximity to large population centers both locally and regionally and strategic location with access to impressive highway infrastructure.

The Property is being offered ‘Free and Clear’ of any existing debt obligation.



PROPERTY OVERVIEW

Address:	4371 County Line Road, Chalfont, PA
Building Size:	348,300 SF*
Office Buildout:	23,000 SF
Mezzanine Buildout:	11,750 SF
Acreage:	45.25 Acres
Year Built:	1970
Loading Docks:	20 Loading Doors
Drive-in Doors:	4 Drive-ins
Car Parking:	383 Parking Spaces
Trailer Parking:	75 Trailer Stalls
Truck Court Depth:	100' - 160'

**Building size does not include 2nd story office or mezzanine space*

PROPOSED LEASEBACK DETAILS

Tenant:	Quad/Graphics
Size:	348,300 SF
Term:	7-10 Years
Rental Rate:	\$4.50 PSF
Lease Type:	NNN
Annual Increases:	2.5%

INVESTMENT HIGHLIGHTS

PREDICTABLE IN-PLACE CASH FLOW WITH CREDIT WORTHY TENANT



4371 County Line Road will be 100% leased on a triple net basis to Quad/Graphics providing a predictable and stable stream of income to an investor. Quad/Graphics is a global marketing solutions provider with a strong foundation in commercial print, with revenues approaching \$4 billion annually. Quad Graphics is flexible on the sale leaseback terms and is looking to maximize proceeds from the sale.

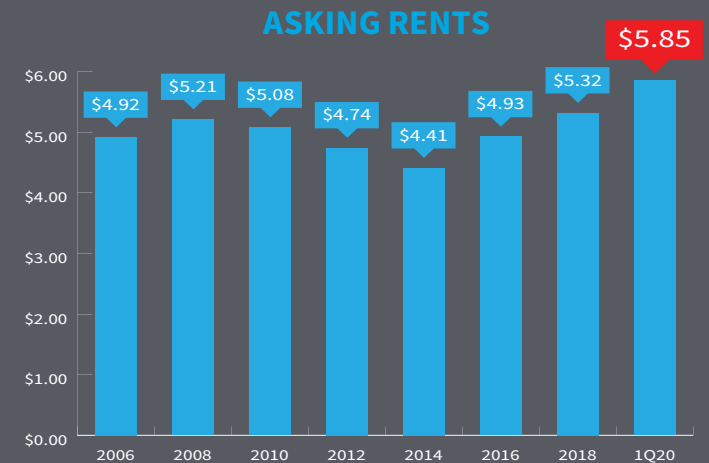
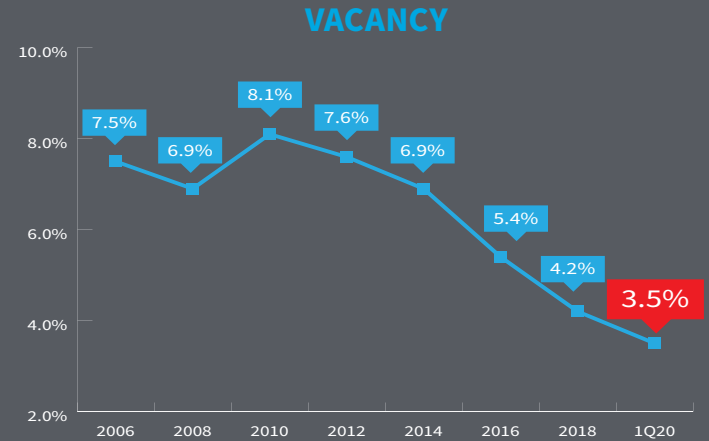
LEASEBACK TO ESTABLISHED TENANT WITH NATIONAL CLIENT BASE

Quad/Graphics has been in the commercial printing industry since 1971 and has established itself as a global marketing solutions provider. The company serves national clients in the financial, insurance, retail, fintech, consumer packaged goods, non-profit and healthcare industries. The company has national accounts including Fortune 500 companies. Quad/Graphics is a credit worthy tenant with impressive financials including 2019 profits exceeding \$202 million.



STRONG MARKET FUNDAMENTALS

With increasing demand on centralized distribution locations with access to major population hubs, the region anticipates continued growth. Fundamentals in the Suburban Philadelphia submarket continue to tighten, posting positive net absorption and vacancy rates nearing 3%. Additionally, average asking rental rates have climbed nearly 5% year-over-year since 2016.





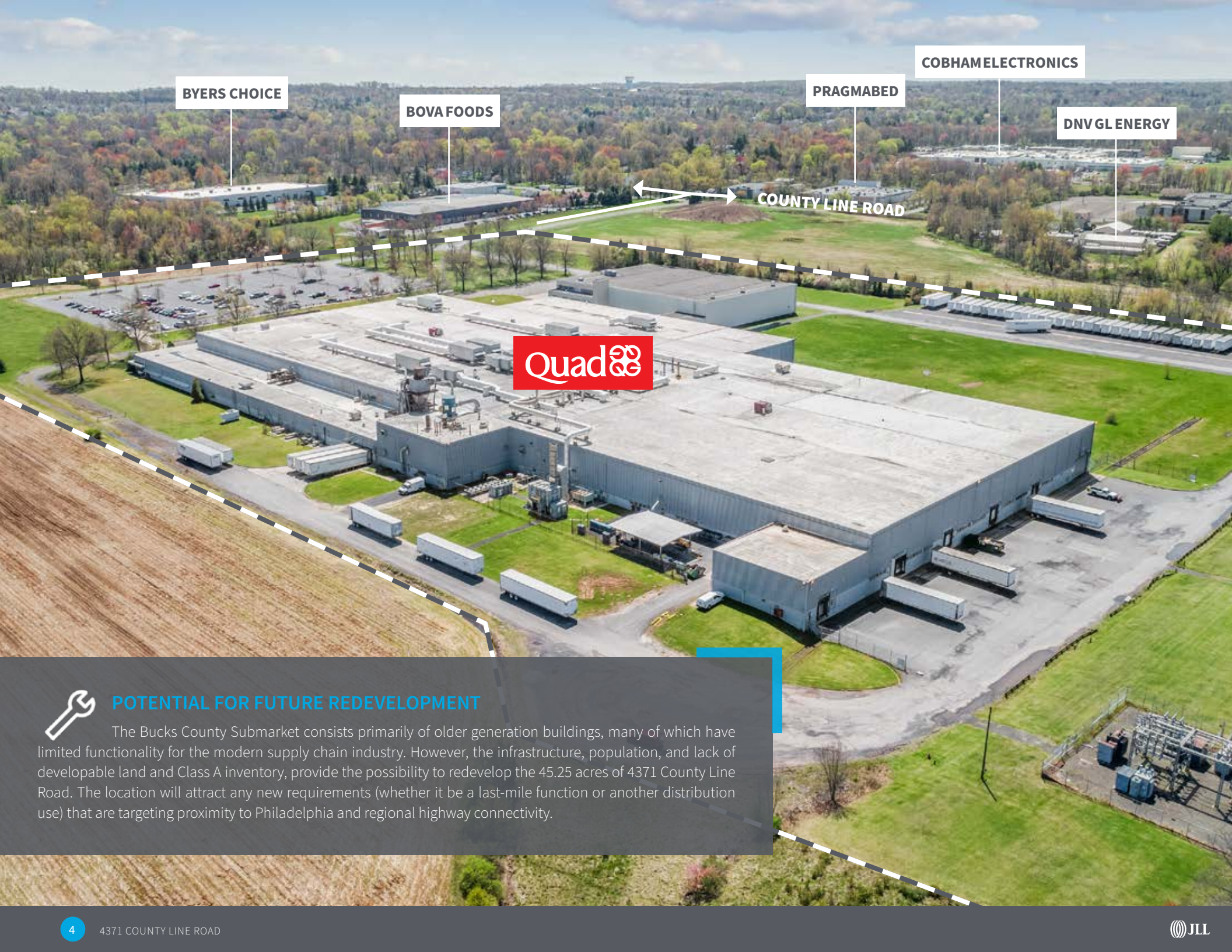
URBAN IN-FILL LOCATION WITH EXCELLENT ACCESS AND REGIONAL CONNECTIVITY

Located on Route 309 providing access to I-476 and I-276 (Pennsylvania Turnpike), the Property provides immediate access to Philadelphia as well as large population centers both locally and regionally. With today's consumers frequently requiring expedited delivery, demand for infill space with immediate access to dense, urban areas has become of critical importance for e-commerce and retail supply chain configurations. The Property is well situated less than 30 miles from Philadelphia providing direct access to over 2 million consumers providing coveted last mile distribution capability.



DEMOGRAPHICS 25 Min Drive Time

Total Population	595,055
Total Workforce	327,226
Blue Collar & Service Employees	85,079
Unemployment Rate	3.20%



BYERS CHOICE

BOVA FOODS

PRAGMABED

COBHAMELECTRONICS

DNV GL ENERGY

COUNTY LINE ROAD

Quad



POTENTIAL FOR FUTURE REDEVELOPMENT

The Bucks County Submarket consists primarily of older generation buildings, many of which have limited functionality for the modern supply chain industry. However, the infrastructure, population, and lack of developable land and Class A inventory, provide the possibility to redevelop the 45.25 acres of 4371 County Line Road. The location will attract any new requirements (whether it be a last-mile function or another distribution use) that are targeting proximity to Philadelphia and regional highway connectivity.



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