

Investment Sale - Industrial

McClarín Plastics

2-Building Portfolio Sale, Hanover, PA



Total Building Sq. Ft.:	163,240	Building Type:	Built	Zoning:	
Occupancy Rate:	100.00%	Freestanding:	Yes		
Building Type:	Built	Year Built:	1982 (Retrofit: 2007)	County:	York
Cross Streets:					
Clear Height:	12' - 22'	Rail:	No	Sprinklers:	No
Grade Level Door(s):	9: 14 x 14	Security:	No	Signage:	N/A
Truckwells or Docks:	15	Interior:	No	Exterior:	No
Exterior Construction:	N/A	Lighting:	N/A	Roof:	N/A
Structural System:	N/A	Bay Sizes:	N/A	Floors:	N/A
Air-Conditioning:	N/A	Restrooms:	Yes	Floor Drains:	No
Heating:	Yes	Cranes:	No	Acreage:	15.640
Available:	Immediately	Parking:	Ample	Land Dim:	N/A
Power (Amps/Volts):	Ample				
Sale Price:	Contact Broker	Cap Rate:	N/A	TD:	N/A
Taxes:	N/A	Deposit:	N/A	Assessor #:	N/A
Parcel #:	cpixtax	Options	N/A		
Tenant Responsibility:	N/A				

Comments: Two-asset industrial portfolio with 15-year net lease & corporate guaranty. Single-tenant industrial portfolio fully leased to a manufacturer of large thermoformed plastic and fiberglass-reinforced plastic components. Absolute net lease with minimal landlord responsibilities. Tenant will be executing an amendment that extends the in-place lease for 15 years following sale date. The assets benefit from their 10-minute proximity to each other within Hanover, PA located in York County. Current rent of \$4.59/psf is approximately 20% below market. The below-market rents provide the opportunity to acquire the assets at an opportunistic price per sq. ft. relative to similar buildings in York County. Pennsylvania Broker of Record: Samuel T. McGill - Cushman & Wakefield - License #RS320732

Broker: SIGNATURE ASSOCIATES

Agent(s):

Luke C. Timmis, (248) 359-0608, ltimmis@signatureassociates.com

Griffin Pitcher, (248) 359-0650, gpitcher@signatureassociates.com

Cade Kozlowski, (248) 359-0607, ckozlowski@signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.