

EXCLUSIVE MARKETING PACKAGE

64 HALSTEAD BOULEVARD

ZELIENOPLE, PA 16063 | BUTLER COUNTY



ASSET

93,400 SF Warehouse / Distribution / Light Manufacturing Facility on 5.71 acres

ASKING PRICE

\$2,392,000

CAP RATE

10%

COMMENTS

- Investment or Owner User
- Recently updated and renovated warehouse/office
- Close proximity to major roadways
- Ample parking and access
- Walking distance to restaurants and shops in the town of Zelienople

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, prior sale lease, financing or withdrawal without notice. Hanna Langholz Wilson Ellis will make no representation, and assume no obligation, regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property.

Executive Summary

Hanna Langholz Wilson Ellis is pleased to present 64 Halstead Boulevard, Zelenople, Butler County, Pennsylvania. 100% Owner occupied. Owner is willing to leaseback or vacate after closing. Recent renovations/ updates have been made to the electrical system, plumbing, lighting, pavement at loading docks, and office space. New, fully insulated and heated 5,000 sf production facility.

Executive Summary

Price	\$2,392,000
Cap Rate	10%
Effective Gross Income	\$282,340.00
Square Feet	93,400 SF

OWNER

RPP Products, Inc. is an automotive manufacturing and distribution company whose purpose is to serve the convenience store, grocery store, and other additional classes of trade with an unsurpassed level of commitment and integrity.

RPP Products Mission is to be the nations #1 privately held vehicle fluid provider by delivering economic value and quality to our customers through impeccable customer service, industry knowledge, and our dedication to mutual success.



Property Summary

Property	64 Halstead Boulevard Zelienople, PA 16063 Butler County
Assessor Parcel Number	550-S2-BA33A
Zoning	Industrial
Year Built / Renovated	1936 / 1990 / 2018
Rentable Building Area	93,400 SF Total 90,000 SF Warehouse 3,400 SF Office
Lot Size	5.71 acres
Roof	Metal
HVAC	Office
Utilities	All public utilities
Ceiling Heights	16' - 20'
Dock Doors	7
Drive in Doors	7



Butler County Industrial Report

Butler County is a large submarket relative to the national norm and contains about 17.3 million square feet of industrial space.

Vacancies remain unperturbed by the recent economic upheaval. In fact, the vacancy rate (6.9%) has edged downward by 1.3% in the past four quarters. Net absorption over the past year came in at about 320,000 SF, substantially above the five year average.

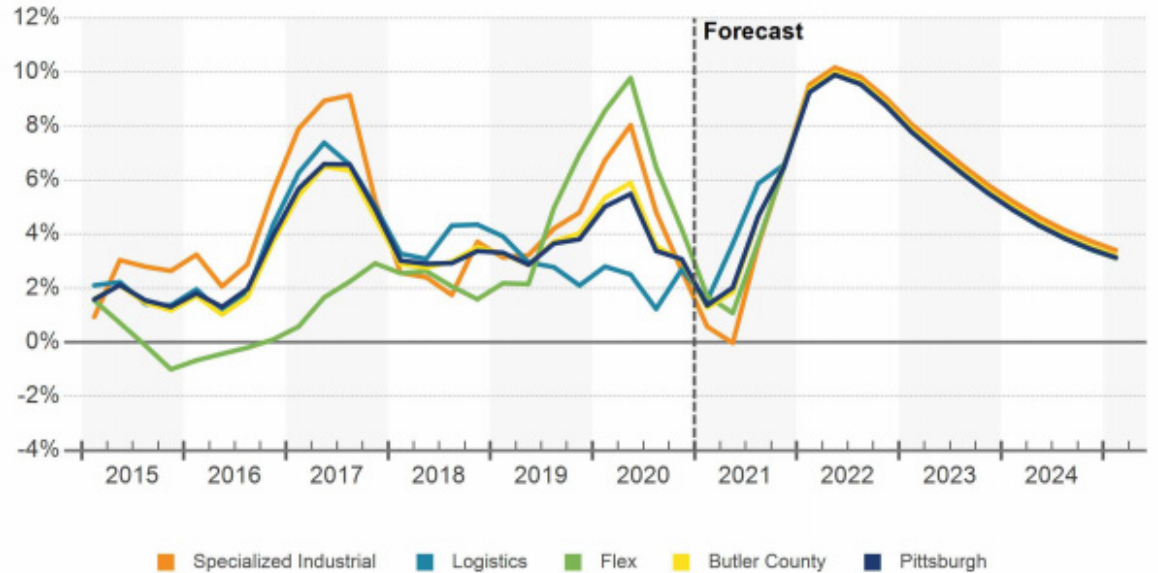
Rents increased by 2.4% over the past 12 months. While positive, this does represent the weakest rent growth observed here in more than three years.

There are no supply-side pressures on vacancy or rent in the near-term, as nothing is underway. Though the pipeline is empty, the submarket has seen recent development. Roughly 190,000 square feet has delivered over the past three years, representing an inventory expansion of 1.1%.

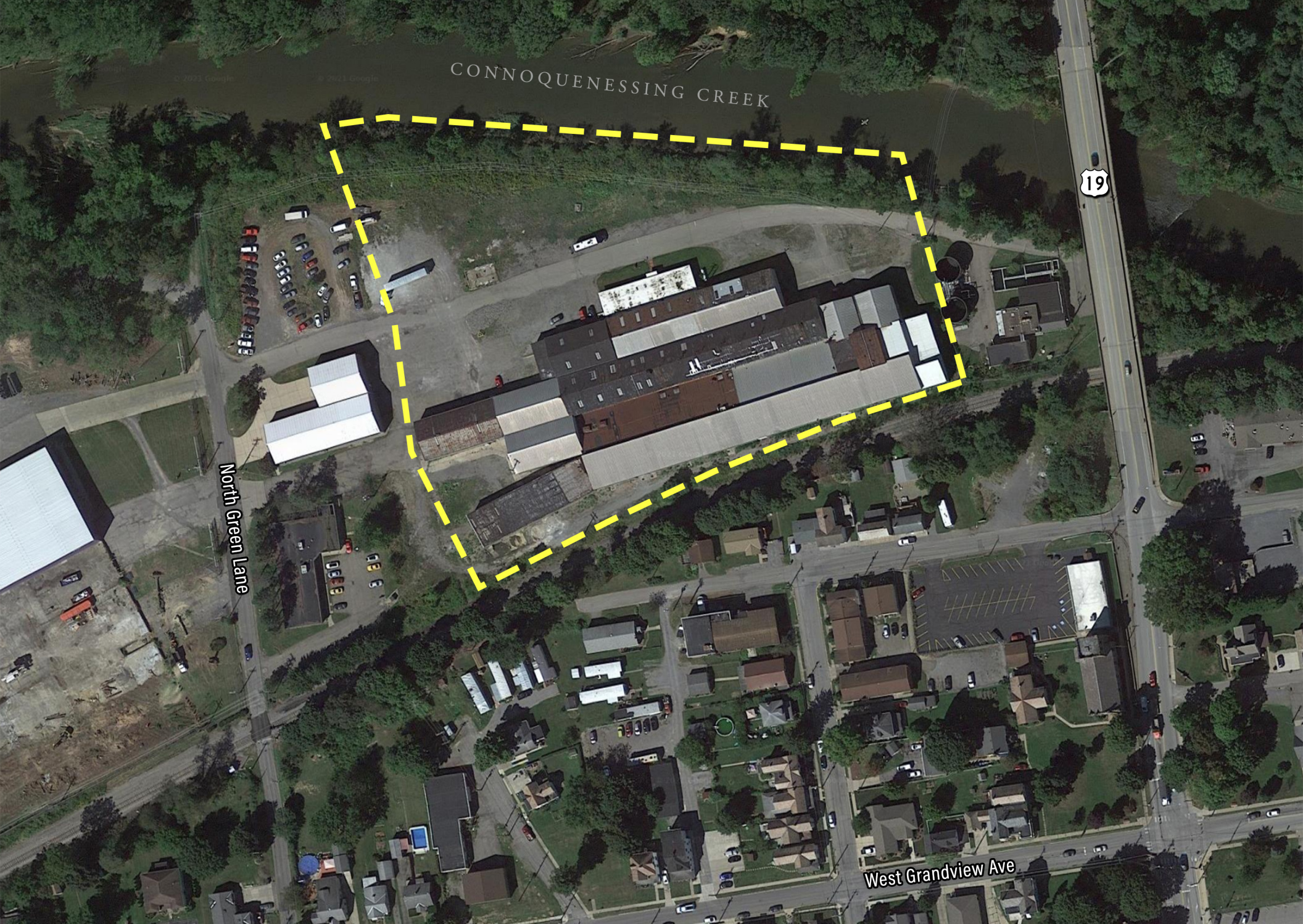
Industrial properties traded with regularity last year, consistent with the generally high level of activity over the past three years.

Source: CoStar Analytics

MARKET RENT GROWTH (YOY)





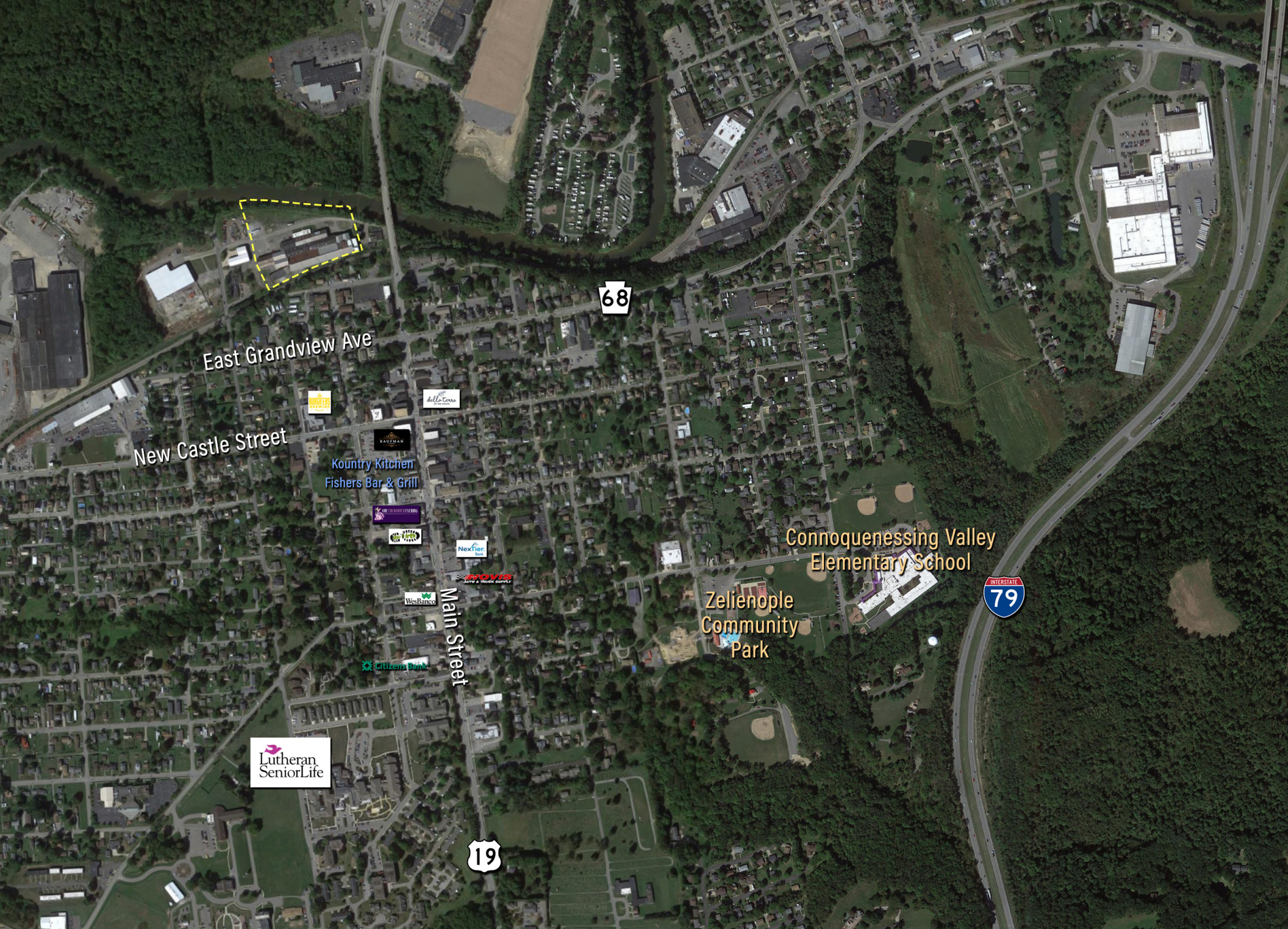


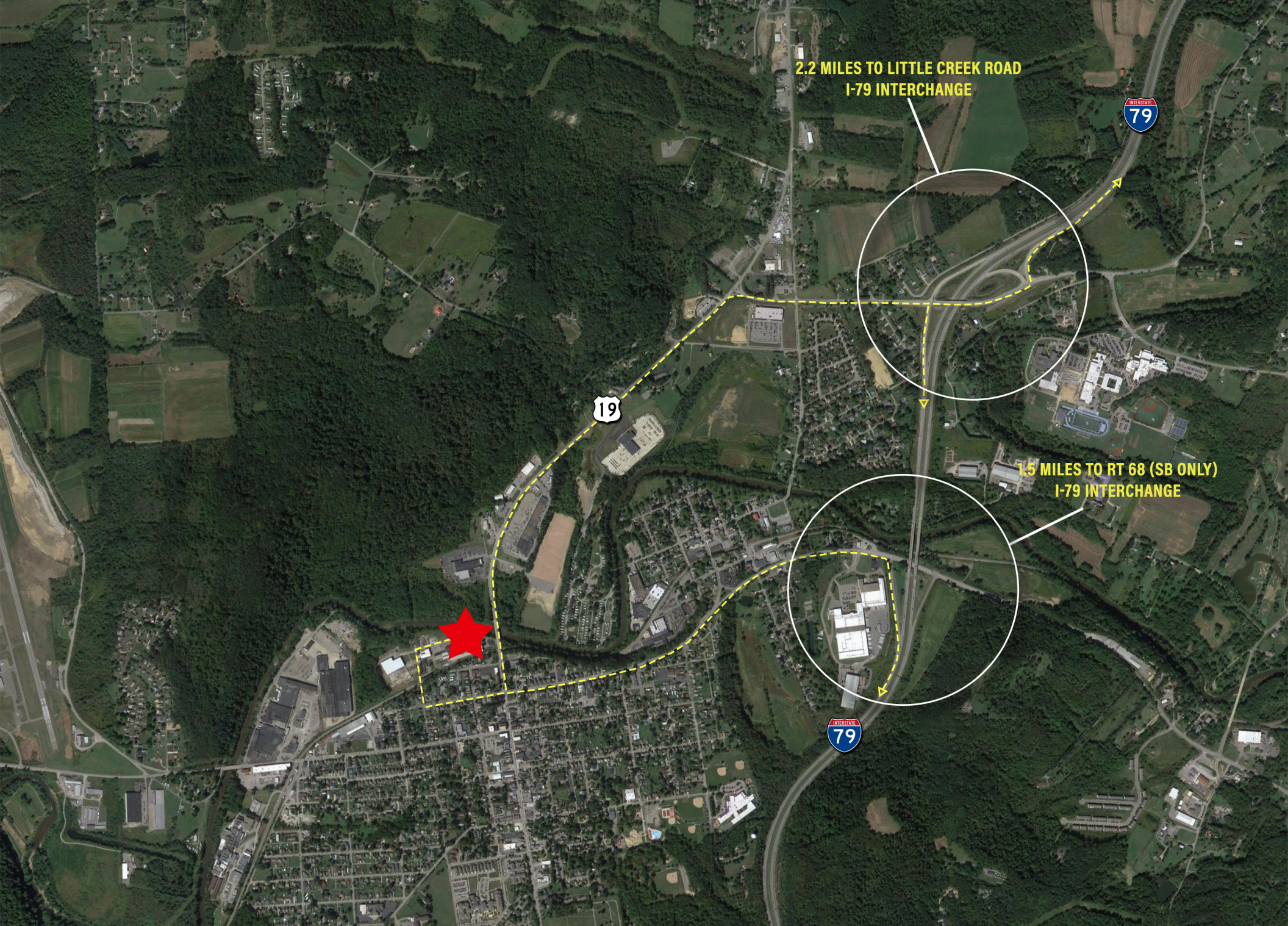
CONNOQUENESSING CREEK

19

North Green Lane

West Grandview Ave





2.2 MILES TO LITTLE CREEK ROAD
I-79 INTERCHANGE

1.5 MILES TO RT 68 (SB ONLY)
I-79 INTERCHANGE

