

## EXCLUSIVE MARKETING PACKAGE

# 615 EAST BUTLER ROAD

BUTLER, PA 16002 | BUTLER COUNTY



### ASSET

162,000 SF Warehouse Building on 7.86 Acres  
With Newly Reinstated Genesee & Wyoming Rail  
Access, with 6 Rail Loading Doors

### ASKING PRICE

\$4,494,000

### CAP RATE

8%

### COMMENTS

- Unique Sale/Leaseback opportunity with a 10-year primary term at Closing
- Stabilized Income with single tenant at 100% occupancy
- 156,000 sf of Warehouse
- 6,000 sf of newly renovated office space

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412.261.2200

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.

# Confidentially and Disclaimer

THIS IS A CONFIDENTIAL MEMORANDUM intended solely for your limited use in considering whether to pursue negotiations to purchase 615 East Butler Road (the "Property") from 3200 Myers Street Partners, LLC ("Owner").

This confidential memorandum contains brief, selected information pertaining to the Property has been prepared by Hanna Langholz Wilson Ellis ("Broker"), based upon information supplied by the Owner and other parties. All projections have been developed by Broker and are based on assumptions relating to the general economy, competition and other factors beyond the control of Owner and are therefore subject to variation. This confidential memorandum does not purport to be all-inclusive or to contain all of the information, which a prospective purchaser may desire and shall not be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner and Broker and their partners, officers, employees and agents have not independently verified the information contained herein and disclaim any and all responsibility for any inaccuracies. Further, Broker and Owner expect prospective purchasers to exercise independent due diligence in verifying all such information. No representation or warranty, expressed or implied, is made as to the accuracy or completeness of this confidential memorandum or any of its contents, or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the proposed sale of the Property. No legal liability is assumed or to be implied by any of the aforementioned with respect hereto. No representation is made as to the physical or environmental condition of the Property.

By acknowledgment of your receipt of this confidential memorandum, you agree that the memorandum and its content are confidential, that you will hold and treat it in confidence, that you will not disclose this memorandum or its contents to any other firm or entity without prior written authorization and that you will not use its contents in any manner detrimental to the interest of the Owner. Photocopying or other duplication is strictly prohibited. You will use this confidential memorandum only for the purpose of evaluating the possible acquisition of the Property. All prospective purchasers agree that they will conduct their own independent investigation of those matters, which they deem appropriate in order to evaluate this offering.

Owner expressly reserves the right at its sole discretion to reject any or all proposals or expressions of interest in the Property and to terminate discussions with any party at any time with or without notice.

If you do not wish to pursue negotiations leading to a purchase of the Property, kindly return this confidential memorandum to Broker at your earliest convenience.

This confidential memorandum shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of this memorandum. The interest in the Property is submitted for sale subject to changes in certain terms without notice.

Agency Disclosure: In an effort to enable consumers of real estate services to make informed decisions about business relationships, HLWE is disclosing to all parties that they will work exclusively for the Seller as a Seller's Agent and will act in the Seller's best interest regarding this transaction.

<b>Terms</b>	Cash or Financing
<b>Due Diligence Period</b>	After the Buyer and Seller have executed an agreement, Seller will allow Buyer to access and inspect the Property and the Seller's records for the Property during a thirty (30) day Due Diligence Period. All costs and expenses incurred by the Buyer in conducting such inspections will be the responsibility of the Buyer. Both parties shall agree to fully cooperate with each other in their respective efforts during the Due Diligence Period.
<b>Closing</b>	Thirty (30) days after the expiration of the Due Diligence Period.
<b>Tours</b>	Property and market tours will be arranged through Hanna Langholz Wilson Ellis
<b>Contacts</b>	For further information regarding this exceptional asset, please contact the following:

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# Executive Summary

Hanna Langholz Wilson Ellis is pleased to present 615 East Butler Road, Butler County, Pennsylvania. Unique Warehouse Sale Leaseback opportunity with Owner Leasing back for a minimum 10 year term. Single Tenant occupying the entire facility. Completely renovated Office Space and improvements to warehouse made after it was purchase in July 2020. Rail has been reinstated and is in full use by tenant.

## Executive Summary

<b>Price</b>	\$4,494,000
<b>Cap Rate</b>	8%
<b>Effective Gross Income</b>	\$492,200
<b>Square Feet</b>	162,000 SF

## TENANT

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

<b>Property</b>	615 East Butler Road Butler, PA 16002 Butler County
<b>Assessor Parcel Number</b>	290-2F18-14BA-0000
<b>Zoning</b>	Industrial
<b>Year Built / Renovated</b>	1954 / 1990 / 2020
<b>Rentable Building Area</b>	162,000
<b>Lot Size</b>	7.86
<b>Roof</b>	Flat
<b>HVAC</b>	Office Space Fully Conditioned
<b>Fire Protection</b>	ESFR
<b>Utilities</b>	All Public Utilities
<b>Ceiling Heights</b>	16'
<b>Dock Doors</b>	23
<b>Drive in Doors</b>	3
<b>Rail Door</b>	6





# Income and Expenses

RENTAL INCOME	SF	Rent/SF	Total
Office Space	6,000	\$8.00	\$48,000.00
Warehouse Space	156,000	\$3.00	\$468,000.00
Gross Rental Income			\$516,000.00
Vacancy Factor -5%			\$(25,800.00)
<b>Effective Gross Income</b>			<b>\$490,200.00</b>

## Annual Expenses

Real Estate Taxes	\$44,781.67
Insurance	\$55,583.24
Cleaning	by tenant
Electric	by tenant
Water/Sewage	by tenant
Gas	by tenant
Repairs	by tenant
Garbage	by tenant
Reserves Maint. 0.12/psf	\$20,000.00
Management 2%	\$10,320.00
<b>Total Landlord Expenses</b>	<b>\$130,684.91</b>
<b>NET INCOME</b>	<b>\$359,515.09</b>



# 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.

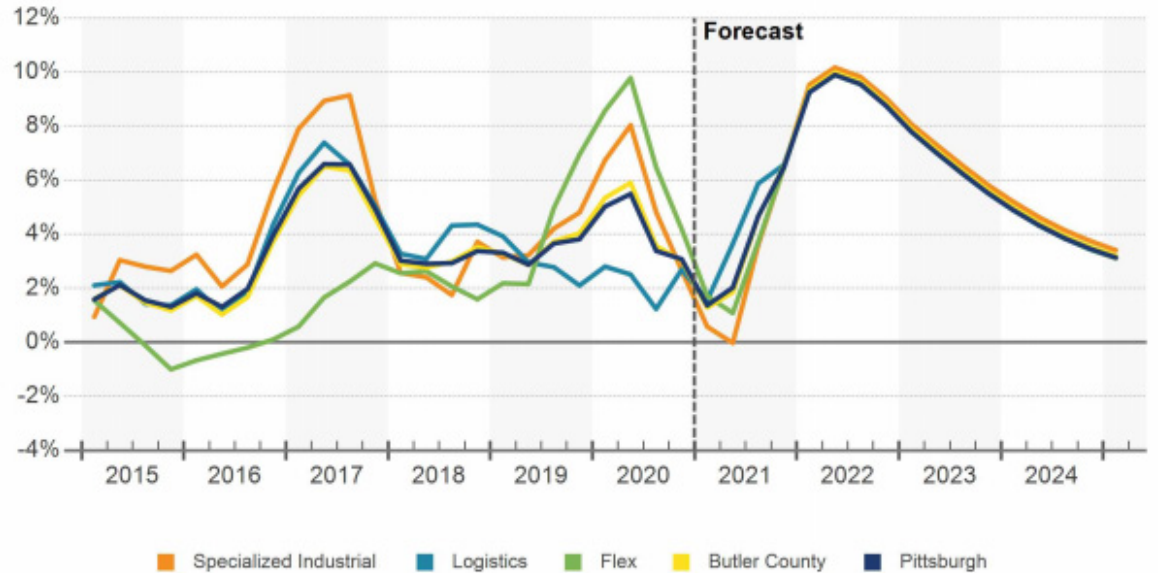
Rents increased by 2.4% over the past 12 months. While positive, this does represent the weakest rent growth observed here in more than three years.

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%.

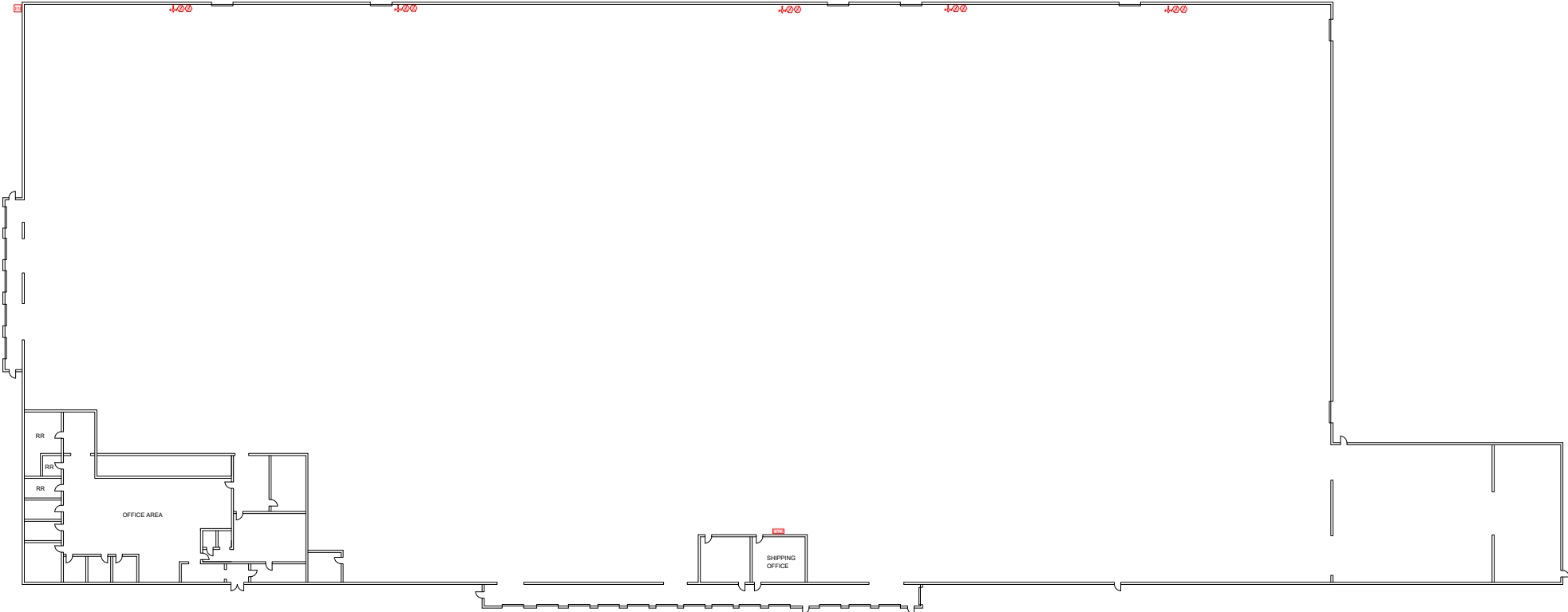
Industrial properties traded with regularity last year, consistent with the generally high level of activity over the past three years.

Source: CoStar Analytics

MARKET RENT GROWTH (YOY)

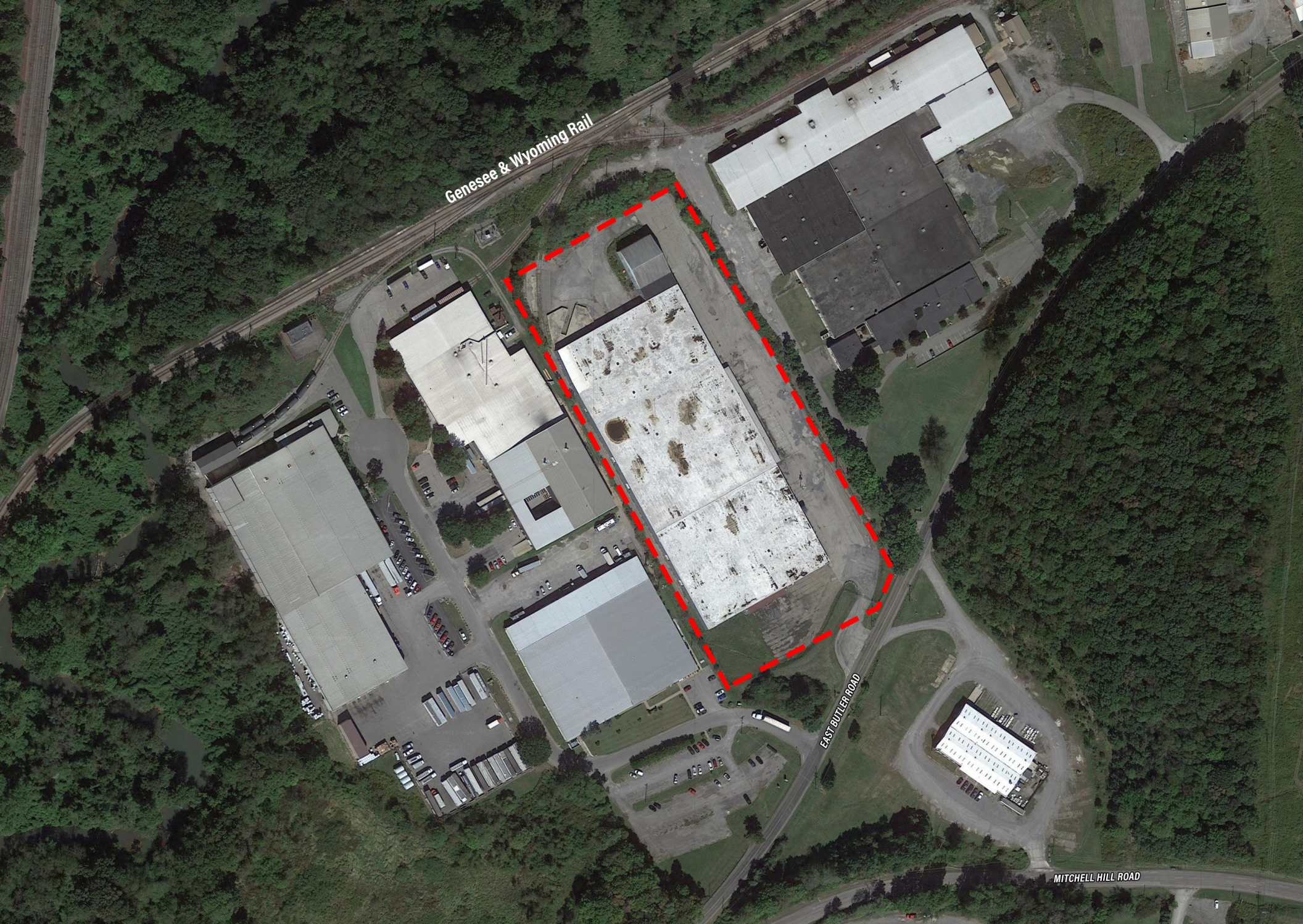


# Floor Plan



**First Floor Plan**  
SCALE: 1" = 2'-0"



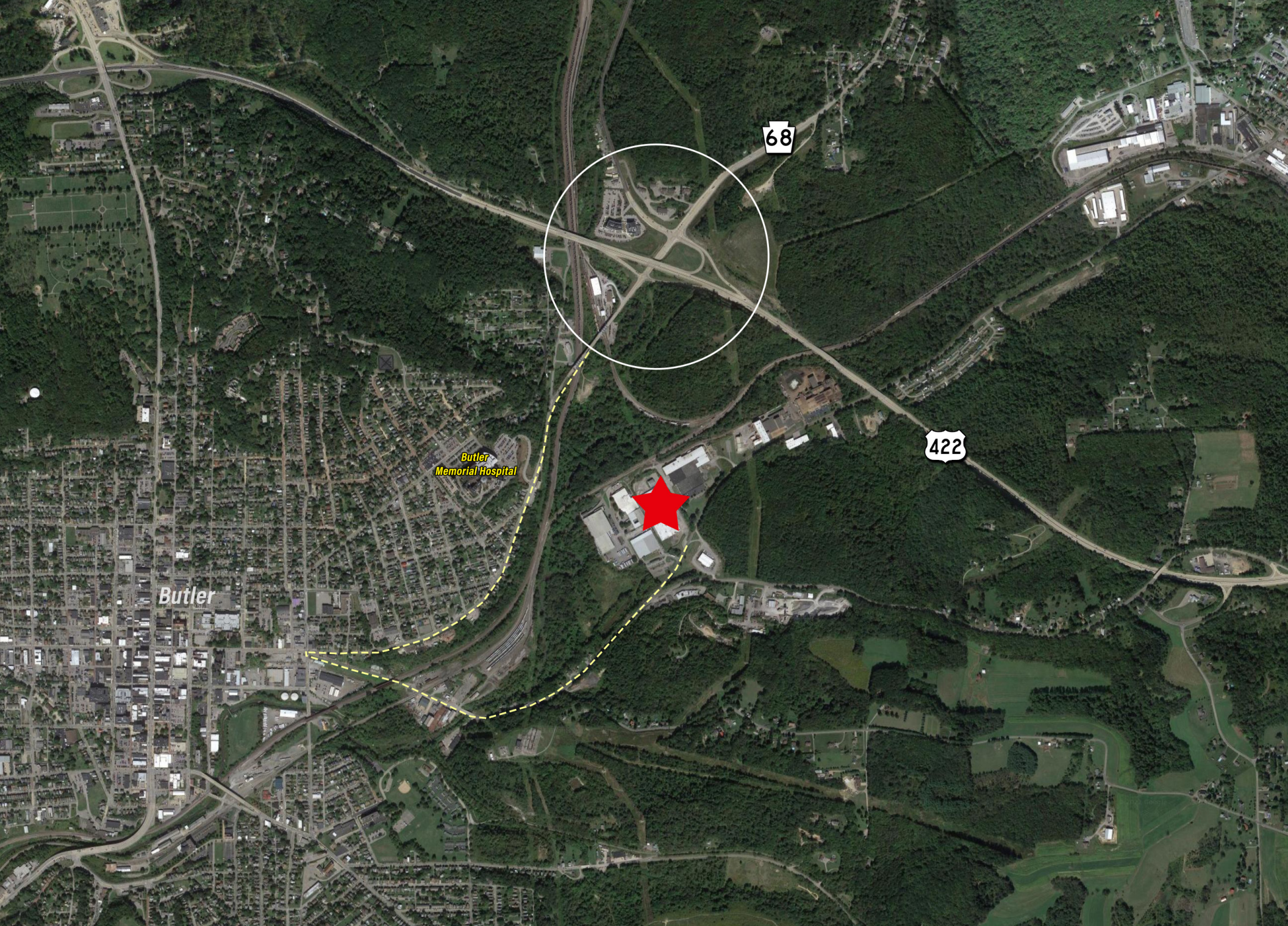


Genesee & Wyoming Rail

EAST BUTLER ROAD

MITCHELL HILL ROAD





Butler  
Memorial Hospital

Butler

68

422



