

Lansdowne Industrial Complex

100% Leased Industrial Portfolio For Sale

\$4.8M - 7.9% Cap Rate - \$46.18/SF

114 & 120 E. Baltimore Avenue

20 S. Union Avenue

Lansdowne, Pennsylvania

Excellent Local and Regional Access

PRICE REDUCTION | INCREASED NOI



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NAI Geis Realty Group, Inc. (“NAI Geis”) in Philadelphia is pleased to present exclusively to the market an industrial portfolio that consists of three buildings with a combined rentable area of 103,939 square feet and are situated on 2.53 acres in an Opportunity Zone in **Lansdowne, Pennsylvania**. The building locations are **114 E. Baltimore Pike**, **120 E. Baltimore Pike**, and **20 S. Union Avenue**. There are 12 tenants, some of which have been there for over a decade. All the buildings are 100% occupied with staggered double-net leases with some annual increases up to 3%. The pride of ownership shows with many upgrades. Seller has meticulously maintained these buildings over the course of nearly two decades while enjoying a steady stream of income with very little vacancy.

The vacancy rates for this market are at 4.8%. All three buildings are located on the same block, giving the potential investor an excellent opportunity to manage the buildings in-house due to its tight footprint. The portfolio is conveniently located; 5-minute walk to the Lansdowne Transit Stop Station, a 5.1-mile drive to the Philadelphia Airport, and 6.2-mile drive to 30th Street Train Station. The Lansdowne Industrial Portfolio provides the Buyer with an excellent opportunity to achieve a strong net operating income with value-add potential in an urban infill setting.



Property #1

Two-story building built in 1941 with 10-12-foot ceilings on a .45-acre lot located along **114 E. Baltimore Pike, Lansdowne, PA 19050**, consisting of six tenants occupying 19,000 square feet. The building has ample power, HVAC, and signage. There is a 15-car parking lot on site with handicap accessibility and off-street parking. The annual tax liability is \$22,569.00.

Property #2

Built in 1923 with 25-foot ceilings on a .58 lot located at **120 E. Baltimore Avenue, Lansdowne, PA 19050**, consisting of 2 tenants that are occupying 19,000 square feet. This building has 3 phase-electric, HVAC, parking in the front and rear of building. Annual tax liability is \$17,732.00.

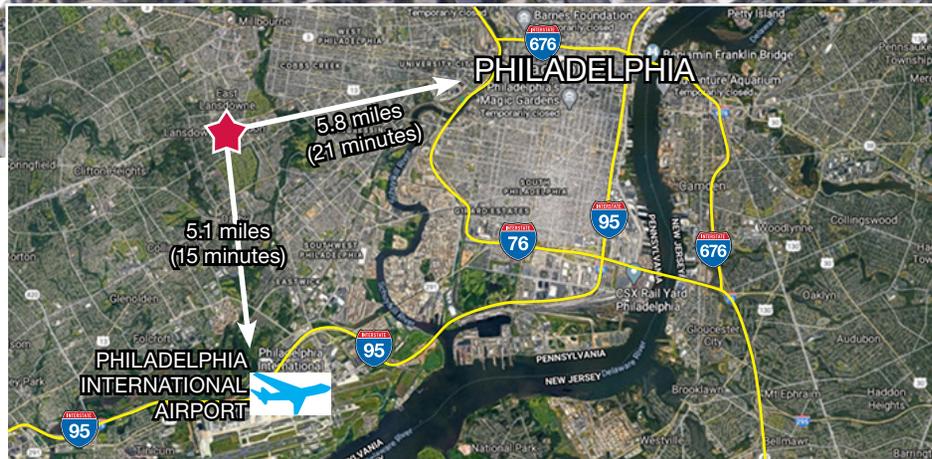
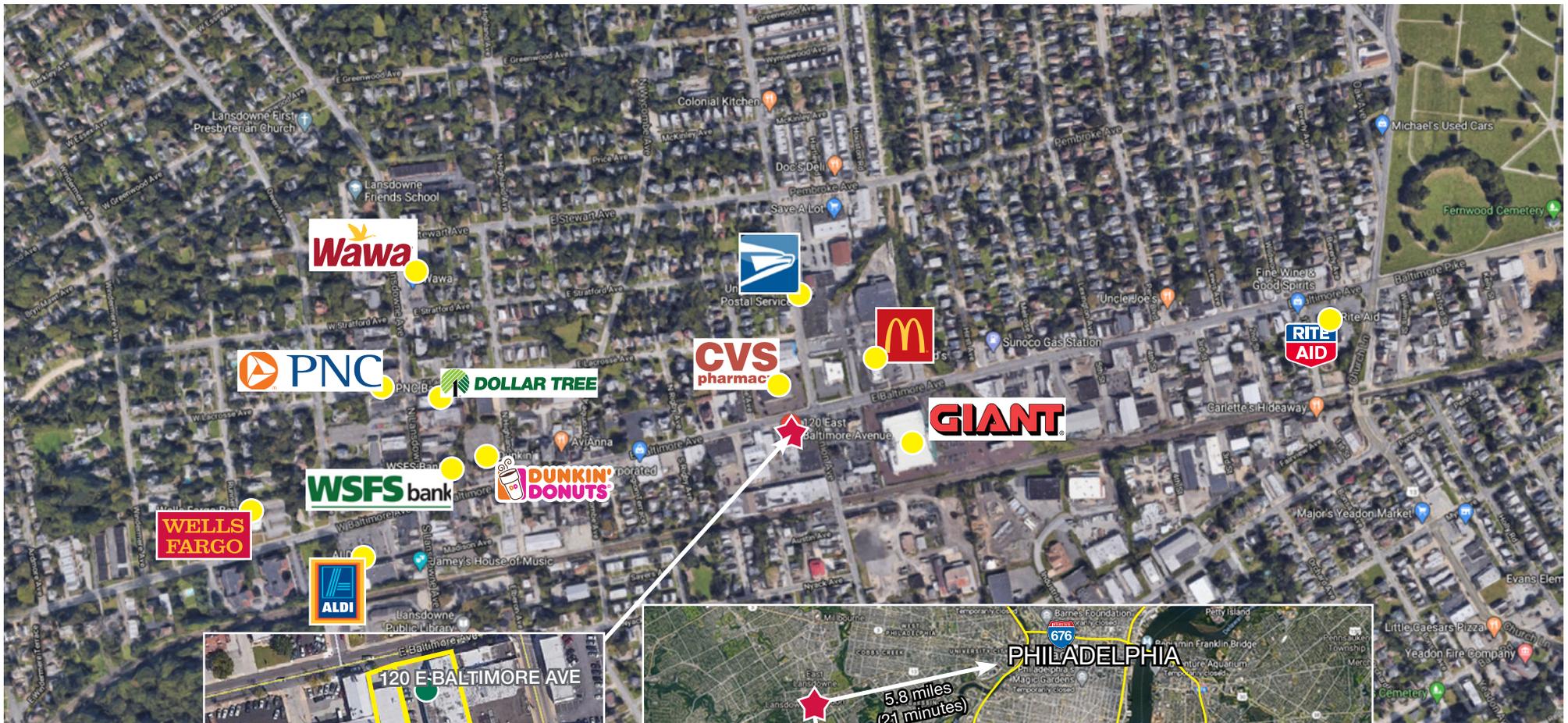
Property #3

Built in 1935 with 18-foot ceilings on a 1.5-acre lot located at **20 S. Union Avenue, Lansdowne, PA 19050**, consists of 6 tenants occupying 62,000 square feet. This building has 200a//100-120v 3 phase 4w power, 4 dock doors and the annual tax liability is \$63,561.00.

Investment Highlights

- Portfolio is 100% Occupied
- Multi-tenancy with staggered leases and 2-3% Bumps
- Located in an Opportunity Zone
- New roof
- New HVAC system
- New bathrooms
- New water main
- Upgraded electrical / transformer less than 10 years old
- Water wells on site that require certification
- Strong rental income with long-term tenants





This offering memorandum is subject to prior placement, withdrawal, cancellation or modification without notice at any time. The information contained herein has been carefully compiled from sources we consider reliable, and while not guaranteed as to completeness or accuracy, we believe it to be correct as of this date. The proforma revenues and expenses set forth in this brochure and any accompanying computer diskettes do not constitute a representation, warranty or guaranty of any of the numbers set forth herein or of any economic value attributable to the Property or income that may be derived therefrom. Independent estimates of pro-forma revenues and expenses should be developed before any decision is made on whether to invest in the Property.

This offering memorandum contains selected information pertaining to 120 E. Baltimore Avenue, 114 E. Baltimore Avenue, 20 S. Union Avenue, Lansdowne, Pennsylvania (the "Property", "Properties," where appropriate) and is not intended to be all-inclusive or contain all of the information a prospective purchaser might desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition, and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

Certain documents, including leases and other materials, are described in summary form. The summaries are not purported to be complete, nor necessarily an accurate description of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

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The terms and condition set forth above apply to this offering memorandum in its entirety.

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