



OFFERING MEMORANDUM

**ZELIENOPE
INDUSTRIAL
PARK**

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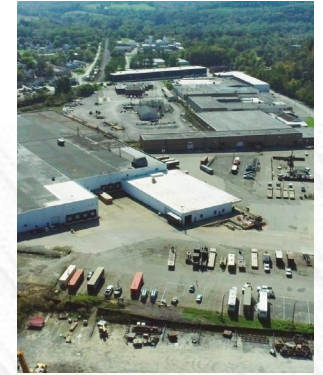
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ZELIENOPE INDUSTRIAL PARK

Marcus & Millichap is pleased to present the opportunity to acquire the Zelenople Industrial Park located at 719 West New Castle Street, 306 Halstead Boulevard, and 420 Halstead Boulevard in Zelenople, Pennsylvania. The subject property consists of approximately 488,282 square feet of manufacturing and warehouse space and is situated on 31.81 acres of land. The four-building asset features 12 suites, a clear height ranging from 14' to 30', 15 dock-high doors, 29 grade-level doors, 17 overhead cranes, three-phase power with 1,200 amps and 480 volts, and ample industrial outdoor storage space. Located 31 miles north of Downtown Pittsburgh the property has easy proximity to Interstate 79 to the East and accessibility to Interstate 76 to the West.

Situated in Butler County, the property benefits from a relatively lower tax burden compared to surrounding counties, creating a competitive advantage to retain tenants and release vacant spaces. In the third quarter of 2024, the vacancy rate in the Butler County industrial submarket sat at 5.1 percent. With most commercial real estate markets across the U.S. headed for negative rent growth in an inflationary environment, future investment demand will likely seek specialized properties, like the subject asset, that give landlords greater pricing power. The property is 95 percent occupied at below-market rents ranging from \$4.17 to \$5.75 per square foot on modified gross leases, creating a significant upside in rental income. Anchored by a leading oilfield equipment and services provider, Deep Well Services, the average tenancy is over 15 years. International and national tenants such as polyurethane equipment manufacturer, Cannon USA, Inc., and sheet metal processor, Main Steel, provide additional financial stability.

The Pittsburgh metropolitan area, nestled in the foothills of the Allegheny Mountains, has evolved significantly from its historical roots in the steel industry. Comprising seven counties and home to approximately 2.4 million residents, with a concentration in Allegheny County, the region's economy has diversified, driven by a robust educational sector that includes institutions like Carnegie Mellon University and the University of Pittsburgh. The tech industry is burgeoning, particularly in neighborhoods like the Strip District and Oakland-Shadyside, contributing to high-compensation jobs. Pittsburgh boasts a median home price below the national average, allowing for a homeownership rate of 69 percent. With a low crime rate and numerous cultural amenities, including professional sports teams and a vibrant arts scene, Pittsburgh presents an attractive socioeconomic landscape for both residents and businesses.

SUMMARY OF TERMS

INTEREST OFFERED

The fee simple interest in Zelenople Industrial Park, an industrial property located at Zelenople, Pennsylvania.

TERMS OF SALE

Zelenople Industrial Park is being offered at a price of \$24,000,000.

PROPERTY TOURS

All property tours must be arranged with the Marcus & Millichap listing agents. At no time shall the tenants, on-site management or staff be contacted without prior approval.





BUILDING 1

719 WEST NEW CASTLE STREET, ZELIENOPLE, PA 16063

Number of Suites	2
Number of Buildings	1
Total Square Feet	141,119
Warehouse Square Feet	127,007
Office Square Feet	14,111
Office Ratio	10.00%
Year Built	1950-1968
Lot Size	5.68 Acres
Type of Ownership	Fee Simple
Clear Height	16'-30'
Parking Spaces	78
Parking Surface	Asphalt
Building Class	C
Tenancy	Multi
Dock High Doors	6
Grade Level Doors	7
Cranes	4
Construction	Masonry
Power	1200a/480v - 3 phase
Type of Lighting	Fluorescent
Age/Condition of Roofs	2022 - Good Condition
Market	PA-Pittsburgh
Submarket	Butler County
Market Vacancy	5.10%

BUILDINGS 2-4

306 & 420 HALSTEAD BOULEVARD, ZELIENOPLE, PA 16063

Number of Suites	10
Number of Buildings	3
Total Square Feet	354,000
Building 2	90,000
Building 3	256,500
Building 4	7,500
Clear Height	14'-30'
Building 2	14'-30'
Building 3	15'-30'
Building 4	15'
Dock High Doors	9
Building 2	2
Building 3	7
Grade Level Doors	22
Building 2	4
Building 3	10
Building 4	8
Cranes	13
Building 2	2
Building 3	11
Year Built	1968-1970
Lot Size	26.13 Acres
Parking Surface	Asphalt / Concrete
Building Class	C
Tenancy	Multi
Construction	Masonry
Power	480v 3p 4w
Market	PA-Pittsburgh

INVESTMENT

HIGHLIGHTS



488,282-SQUARE-FOOT SPECIALIZED MANUFACTURING WAREHOUSE SITUATED ON 31.81 ACRES THAT ALLOWS FOR OUTSIDE STORAGE EXPANSION



FEATURES 12 SUITES, 14'-30' CLEAR HEIGHT, 15 DOCK DOORS, 29 GRADE DOORS, AND 17 CRANES



LOCATED 30 MILES NORTH OF DOWNTOWN PITTSBURGH WITH PROXIMITY TO I-76 AND I-79



ANCHORED BY DEEP WELL SERVICES | 95% OCCUPIED AT BELOW-MARKET RENTS WITH 15-YEAR AVERAGE TENANCY



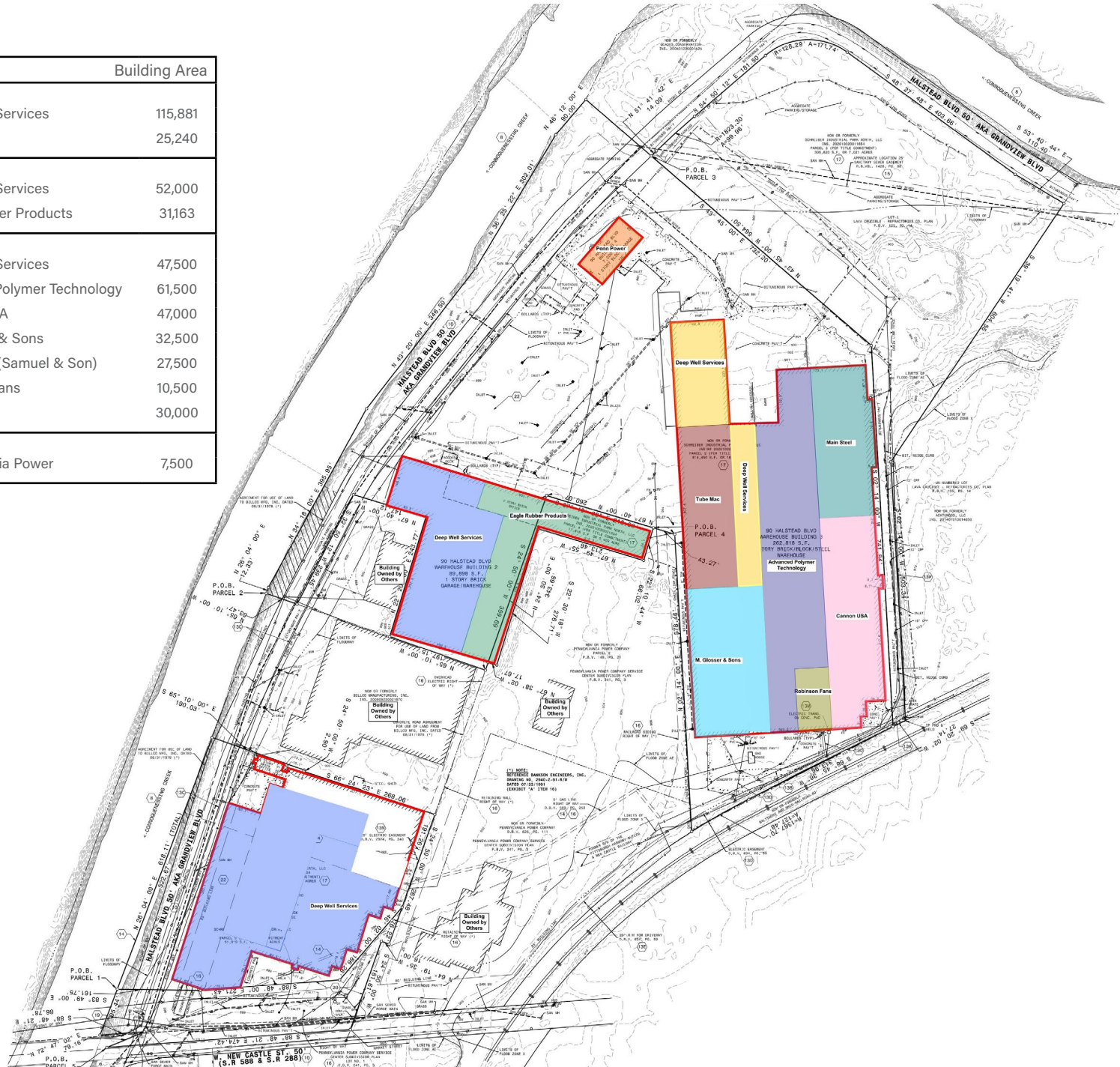
SITUATED IN LOW-TAX BUTLER COUNTY INDUSTRIAL SUBMARKET WITH 5.1% VACANCY RATE

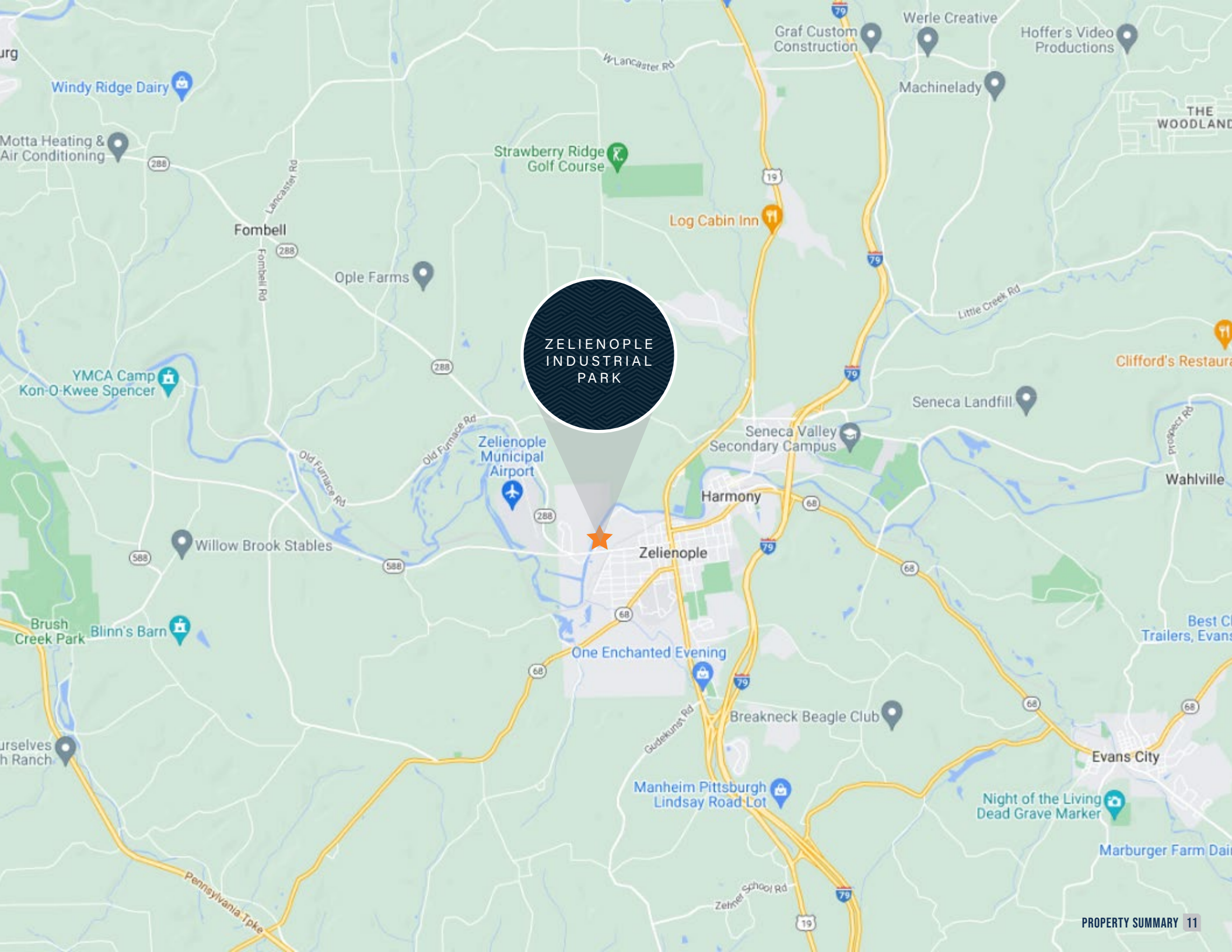


CURRENT RENTS ARE +/- 49.14% BELOW THE ASKING MARKET RENT WITHIN A TEN MILE RADIUS

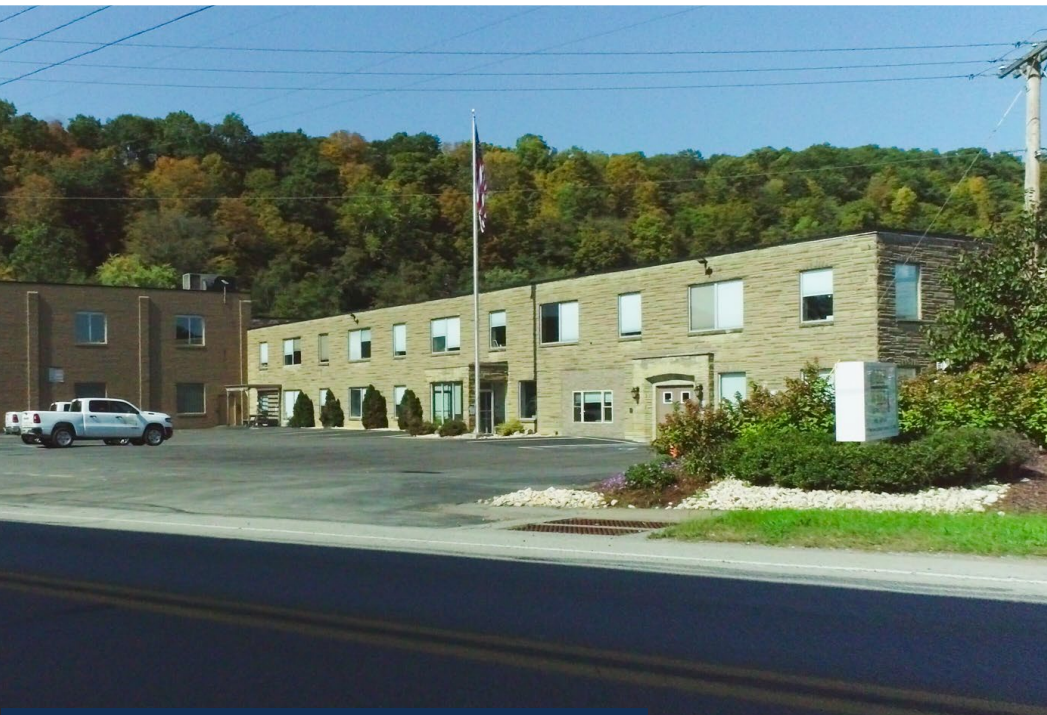
SITE PLAN

Tenant	Building Area
Building I	
Deep Well Services	115,881
Vacant	25,240
Building II	
Deep Well Services	52,000
Eagle Rubber Products	31,163
Building III	
Deep Well Services	47,500
Advanced Polymer Technology	61,500
Cannon USA	47,000
M. Glosser & Sons	32,500
Main Steel (Samuel & Son)	27,500
Robinson Fans	10,500
Tube Mac	30,000
Building IV	
Pennsylvania Power	7,500





ZELIENOPLE
INDUSTRIAL
PARK



719 WEST NEW CASTLE STREET





306 HALSTEAD BOULEVARD





420 HALSTEAD BOULEVARD



FINANCIAL ANALYSIS

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OFFERING

HIGHLIGHTS



Offering Price	\$24,000,000
Cap Rate	8.36%
Average Five-Year C-O-C Return	11.52%
Five-Year LIRR	18.03%
Price/SF	\$49.15
Total Square Feet	488,282
Average Rental Rate	\$5.15
Lease Type	Modified Gross
WALT	4.10
Rental Increases	Varies See Rent Roll
Tenancy	Multi-Tenant
Occupancy	94.83%

TENANT

RENT ROLL

Tenant Name	Suite	Lease Type	Building Area	Yard Area	% Share	Lease Start Date	Lease End Date	Original Lease Year	WALT	Annual Rent PSF	Monthly Base Rent	Potential Base Rent	Scheduled Base Rent
Deep Well Services	Building 1	Mod. Gross	115,881	-	23.73%	1/1/2025	12/31/2030	2012	6.22	\$5.70	\$55,043.00	\$660,516.00	\$660,516
Deep Well Services	Building 2	Mod. Gross	52,000	-	10.65%	1/1/2025	12/31/2030	2012	6.22	\$5.70	\$24,700.00	\$296,400.00	\$296,400
Deep Well Services	Building 3	Mod. Gross	47,500	-	9.73%	1/1/2025	12/31/2030	2012	6.22	\$5.70	\$22,563.00	\$270,756.00	\$270,756
Eagle Rubber Products	Building 2	Mod. Gross	31,163	-	6.38%	10/1/2018	9/30/2028	1993	3.97	\$5.25	\$13,634.00	\$163,608.00	\$163,608
Advanced Polymer Technology	Building 3	Mod. Gross	61,500	-	12.60%	3/1/2022	2/28/2027	2022	2.38	\$5.00	\$25,625.00	\$307,500.00	\$307,500
Cannon USA	Building 3	Mod. Gross	47,000	-	9.63%	6/1/2022	5/31/2025	1996	0.64	\$4.24	\$16,621.00	\$199,452.00	\$199,452
M. Glosser & Sons	Building 3	Mod. Gross	32,500	-	6.66%	9/1/2021	8/31/2026	2021	1.89	\$5.75	\$15,573.00	\$186,876.00	\$186,876
Main Steel (Samuel & Son)	Building 3	Mod. Gross	27,500	-	5.63%	10/1/2022	12/31/2026	2012	2.22	\$5.25	\$12,031.00	\$144,372.00	\$144,372
Robinson Fans	Building 3	Mod. Gross	10,500	-	2.15%	12/1/2022	11/30/2027	2006	3.14	\$5.36	\$4,693.42	\$56,321.00	\$56,321
Tube Mac	Building 3	Mod. Gross	30,000	-	6.14%	10/1/2019	9/30/2029	2001	4.97	\$4.30	\$10,750.00	\$129,000.00	\$129,000
Pennsylvania Power	Building 4	Mod. Gross	7,500	-	1.54%	3/1/2024	2/28/2029	2014	4.39	\$4.17	\$2,609.17	\$31,310.00	\$31,310
Rock Run	Ground Lease	Mod. Gross	-	-	0.00%	10/1/2024	9/30/2029	2008	4.96	-	\$550.00	\$6,600.00	\$6,600
Deep Well Services	Yard Space	Mod. Gross	-	65,340	0.00%	1/1/2025	12/31/2030	2012	6.22	\$1.50	\$8,168.00	\$98,016.00	\$98,016
Vacant	Building 1	Mod. Gross	25,240	-	5.17%	6/1/2025	12/31/2030	-	-	\$5.42	\$11,393.08	\$136,717.00	\$10,517
Total			488,284		100%				4.10			2,687,444	2,561,244

CASH FLOW

For the Years Ending

	Forecast Year 1 Dec-2025	Forecast Year 2 Dec-2026	Forecast Year 3 Dec-2027	Forecast Year 4 Dec-2028	Forecast Year 5 Dec-2029	Forecast Year 6 Dec-2030	Forecast Total
Rental Revenue							
Potential Base Rent	2,680,844	2,692,051	2,715,883	2,770,679	2,830,804	2,908,851	16,599,112
Absorption & Turnover Vacancy	-63,100	0	0	0	0	0	-63,100
Free Rent	0	-40,625	-171,438	-47,704	-44,063	0	-303,829
Scheduled Base Rent	2,617,744	2,651,426	2,544,446	2,722,975	2,786,741	2,908,851	16,232,183
Total Rental Revenue	2,617,744	2,651,426	2,544,446	2,722,975	2,786,741	2,908,851	16,232,183
Other Tenant Revenue							
Total Expense Recoveries	208,302	249,096	423,145	504,851	578,034	638,702	2,602,130
Total Other Tenant Revenue	208,302	249,096	423,145	504,851	578,034	638,702	2,602,130
Total Tenant Revenue	2,826,047	2,900,522	2,967,591	3,227,827	3,364,775	3,547,552	18,834,313
Other Revenue							
Base Year Reimbursements (Taxes)	4,056	4,056	4,056	4,056	4,056	4,056	24,335
Base Year Reimbursements (Ins.)	20,524	20,524	20,524	20,524	20,524	20,524	123,146
Total Other Revenue	24,580	24,580	24,580	24,580	24,580	24,580	147,481
Potential Gross Revenue	2,850,627	2,925,102	2,992,171	3,252,407	3,389,355	3,572,133	18,981,794
Vacancy & Credit Loss							
Vacancy Allowance (5% Gross Revenue)	-85,156	-146,255	-149,609	-162,620	-169,468	-178,607	-891,714
Total Vacancy & Credit Loss	-85,156	-146,255	-149,609	-162,620	-169,468	-178,607	-891,714
Effective Gross Revenue	2,765,471	2,778,847	2,842,563	3,089,786	3,219,887	3,393,526	18,090,080
Operating Expenses							
Repair/Maintenance	125,913	132,209	138,819	145,760	153,048	160,701	856,450
Insurance	212,192	222,802	233,942	245,639	257,921	270,817	1,443,315
Property Tax	124,688	130,922	137,468	144,342	151,559	159,137	848,116
Electricity	82,550	86,677	91,011	95,562	100,340	105,357	561,497
Gas	77,112	80,968	85,016	89,267	93,731	98,417	524,512
Water and Sewer	35,864	37,657	39,540	41,517	43,592	45,772	243,941
Snow Removal	18,250	19,163	20,121	21,127	22,183	23,292	124,135
Management Fee (3% of Gross Income)	82,340	82,340	82,340	82,340	82,340	82,340	494,037
Total Operating Expenses	758,909	792,737	828,257	865,553	904,714	945,832	5,096,002
Net Operating Income	2,006,562	1,986,109	2,014,305	2,224,233	2,315,174	2,447,694	12,994,078
Leasing Costs							
Leasing Commissions	0	49,327	218,782	47,297	53,500	0	368,907
Total Leasing Costs	0	49,327	218,782	47,297	53,500	0	368,907
Total Leasing & Capital Costs	0	49,327	218,782	47,297	53,500	0	368,907
Cash Flow Before Debt Service	2,006,562	1,936,783	1,795,523	2,176,936	2,261,673	2,447,694	12,625,171
Debt Service							
Interest							
Acquisition Financing	938,321	938,320	932,279	918,581	904,039	0	4,631,540
Total Interest	938,321	938,320	932,279	918,581	904,039	0	4,631,540
Principal							
Acquisition Financing	0	0	222,088	235,786	250,328	0	708,202
Total Principal	0	0	222,088	235,786	250,328	0	708,202
Total Debt Service	938,321	938,320	1,154,367	1,154,367	1,154,367	0	5,339,742
Cash Flow After Debt Service	1,068,241	998,463	641,156	1,022,569	1,107,306	2,447,694	7,285,429
Cash Flow Available for Distribution	1,068,241	998,463	641,156	1,022,569	1,107,306	2,447,694	7,285,429

ZELIENOPE INDUSTRIAL PARK IPA OPTIMIZED FINANCING				
	LifeCo Banks			CMBS
Max LTV:	55% - 65%			55% - 70%
Min Debt Yield:	9.50%			8.50%
Min DSCR:	1.30x			1.25x (based on IO payments)
Term:	5, 7 or 10 years			5, 7 or 10 years
Index:	Treasuries			Treasuries
Pricing:	Term	Spread	Rate	Term Spread Rate
	5 yrs	2.25% - 3.00%	5.77% - 6.52%	5 yrs 2.50% - 3.00% 6.02% - 6.52%
	10 yrs	2.25% - 3.00%	5.99% - 6.74%	10 yrs 3.00% - 3.50% 6.74% - 7.24%
Amortization:	25 or 30 years			30 years (if any)
Interest Only:	Partial interest only available			Full term interest only
Fees:	Par to 1.0%			Par
Recourse:	Non-recourse or partial recourse			Non-recourse
Prepayment:	Yield maintenance or declining prepayment			Defeasance
Rate Lock:	Pre-closing			At closing
Closing Period:	45 to 60 days			30 to 45 days
Advantages:	<ul style="list-style-type: none"> • Rate lock at application • Balance sheet execution 			<ul style="list-style-type: none"> • Often provides higher proceeds with interest only • Less focused on Sponsorship
Disadvantages:	<ul style="list-style-type: none"> • Lower leverage • Banks will require some level of deposits or recourse 			<ul style="list-style-type: none"> • Often uses third-party servicers • Expensive prepayment penalty • Terms can change during closing process



TENANT OVERVIEW

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DEEP WELL SERVICES & OFS INDUSTRY

Deep Well Services (DWS) has grown from a small-town company with roots in the Appalachian basin to becoming the premier oilfield equipment and services (OFS) company for over 70 different oil and gas exploration and production (E&P) firms across North & South America. DWS is a technology and training company that specializes in the completion, intervention operations, and maintenance of existing wells. The company's services focus on hydraulic completion, workover operations, and high-pressure interventions, which are critical once a well has been drilled. DWS works with the most complex and difficult types of wells by utilizing their patented Hydraulic Completion Units (HCU) and workover rigs. DWS is the only snubbing company in North America to have earned the API Q2 certification for Quality Management and is also ISO 9001:2015 certified. The secret to the company's success is retaining top-tier talent, applying innovative technology, and building partnerships based on trust and reliability. DWS has active projects in Texas, Pennsylvania, Ohio, New Mexico, New York, North Dakota, West Virginia, and has recently expanded outside the U.S. into Argentina.



TENANT
Deep Well Services



HEADQUARTERS
Zelienople, Pennsylvania



DATE FOUNDED
2008



NUMBER OF LOCATIONS
3



WEBSITE
www.deepwellservices.com

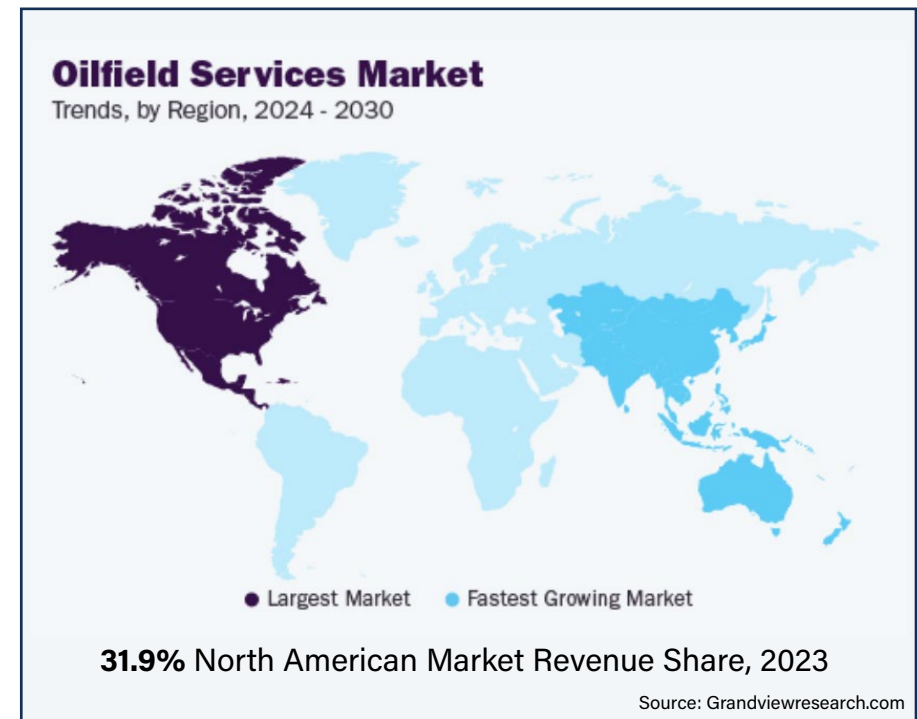
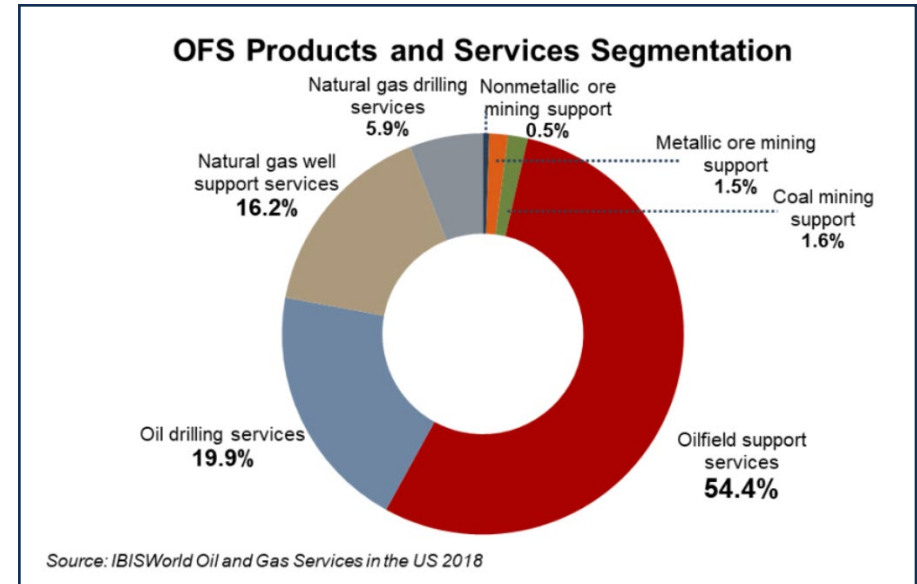
*"To serve our customers with quality analytics
& reliable engineering solutions."*



OILFIELD EQUIPMENT AND SERVICES INDUSTRY

The oilfield equipment and services (or OFS) industry refers to all products and services associated with the oil and gas exploration and production process, known as the upstream sector of the energy industry. In general, these companies are engaged in the manufacturing, repair, and maintenance of equipment used in oil extraction and transportation. OFS companies provide a variety of equipment and services to E&P companies from well construction to snubbing (a well intervention method that allows for the insertion or removal of equipment, tubing, or drill pipe into or out of a well while maintaining well pressure).

In 2023, OFS companies generated \$133.1 billion in revenue worldwide, 40 percent of which originated from field operation companies such as Deep Well Services. North America represents the largest share of the oilfield services market, accounting for 32 percent (Grand View Research). The revenue of OFS companies is essentially a function of the capital and operating expenditure of the E&P companies, which is in turn governed by current and future expectations of the price of oil & natural gas. Despite the rise of the renewable energy market, the global demand for oil and gas products continues to grow. The changing economic environment suggests that oil and gas prices will rise significantly in the near future as the Federal Reserve eases monetary policies to support the U.S. economy and the federal government’s debt burden. Furthermore, half of the world’s top 10 oil producers are now formerly a part of the BRICS economic union and will likely be followed by other top producers, including the world’s largest oil exporter Saudi Arabia. The BRICS seek to trade oil and other key commodities using alternative currencies other than the U.S. dollar, the effect of which would significantly increase oil prices in terms of dollars.



MAIN STEEL & SHEET METAL INDUSTRY

Main Steel is a leading national specialty processor and polisher of stainless steel, aluminum, and high nickel alloy products. As a toll processor of sheet metal, Main Steel is contracted to process stainless steel and non-ferrous bright metals using special equipment on behalf of companies in various industries, including automotive, transportation, petrochemical, and food service and equipment. With a national network of facilities in Atlanta, Georgia, Elk Grove, Illinois, and Harmony and Zelienople, Pennsylvania, Main Steel serves mills, service centers, and select strategic partners.

SHEET METAL INDUSTRY

The global sheet metal market was valued at roughly \$400 billion in 2022 and is projected to reach \$450 billion by 2033. Today's demand for sheet metal has been driven heavily by four industries: automotive, transportation, building and construction, and industrial machinery. The ease of molding sheet metal into car parts has long created a strong demand for sheet metal by auto manufacturers. In the U.S., more than 10 million vehicles were produced in 2022. However, foreign demand may be the biggest driver going forward; for example, 21 million vehicles were sold in India in 2023. Transportation demand for sheet metal is comprised of products such as planes, buses, and trains. As the world's leading exporter of aviation equipment with over \$11 billion in annual sales, the U.S. is a major consumer of sheet metal products. The construction industry's growing need for energy-efficient building materials is a major source of new demand for sheet metal, which is a flexible, durable building material that offers good weather protection, low maintenance, and aesthetical appeal. The automotive, transportation, and construction industries all depend on machinery which is also a key component to the demand for sheet metal (SNIPS News).



TENANT
Main Steel



HEADQUARTERS
Zelienople, Pennsylvania



DATE FOUNDED
1956

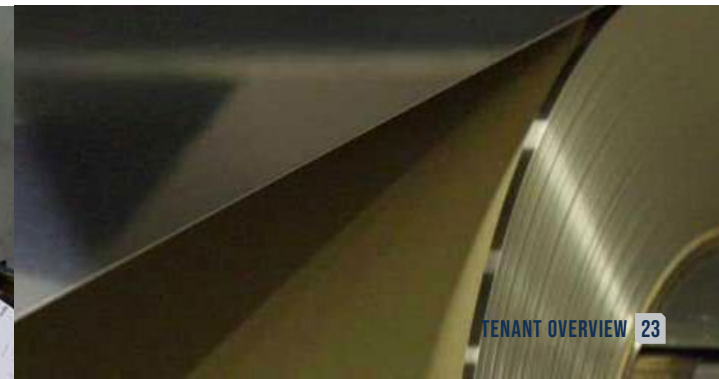
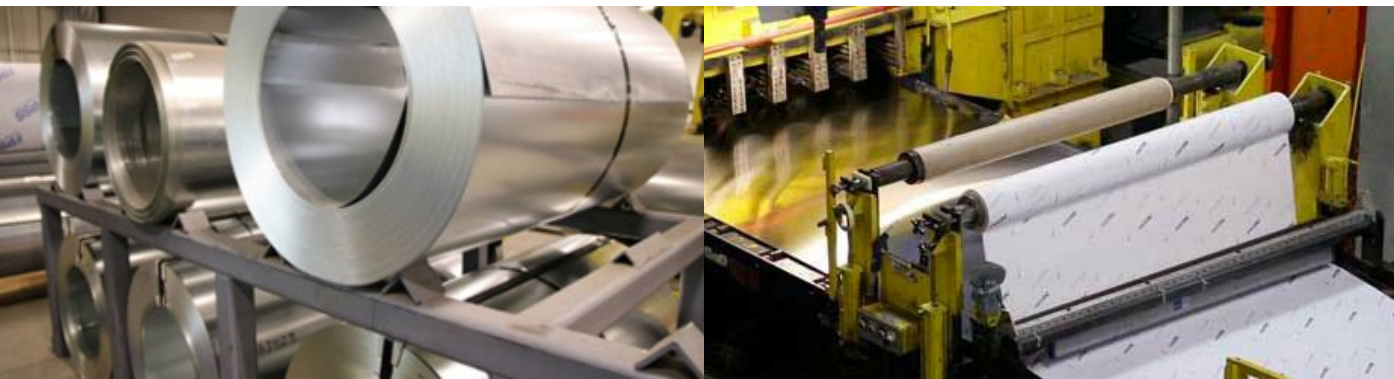


NUMBER OF LOCATIONS
3



WEBSITE
www.mainsteel.com

"The Finish is Just the Start."



TENANT OVERVIEW

CANNON USA & POLYURETHANE INDUSTRY

Established in 1977 as a subsidiary of the Cannon International Group, Cannon USA, Inc. is a top manufacturer of equipment used to produce polyurethane products and composites. Cannon specializes in the design, production, sale, installation, and maintenance of reactive polymer processing technologies and thermoforming plants. Supported by over 400 patents, Cannon manufactures equipment used in the production of automobiles, refrigeration, furniture, wind power, and building construction. Cannon's product lineup features 10 types of machinery such as metering machines, automotive foaming plants, presses, and tank farms. In addition to production in the U.S., Cannon International Group has manufacturing plants in Europe, Japan, and China. The company employs 1,200 workers among its 30 subsidiaries across 40 countries. About 30 percent of Cannon's global workforce carry engineering degrees and another 30 percent have technical diplomas.

POLYURETHANE MARKET

The global market for polyurethane products was estimated at \$78.1 billion in 2023. While demand is fairly dispersed across multiple sectors, construction accounted for the largest market at 26 percent, followed by furniture and interiors, automotive, and electronics industries. Given that polyurethane products are largely consumed by manufacturers, the Asia Pacific region accounts for the largest share of demand at 68 percent, thanks to China and India. Given global sustainability concerns, the demand for building insulation materials is expected to be a key driving force for polyurethane demand for the foreseeable future (Grand View Research).



TENANT

Cannon USA, Inc.



HEADQUARTERS

Caronno Pertusella, Lombardy, Italy



DATE FOUNDED

1965



NUMBER OF EMPLOYEES

1,200

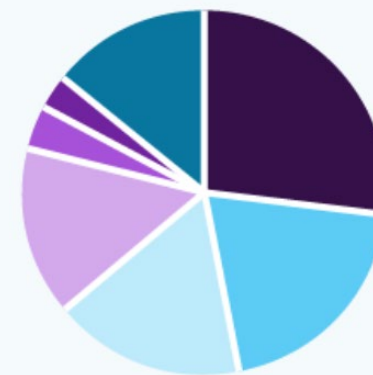


WEBSITE

www.cannonusa.com

Global Polyurethane Market

Share, by Application, 2023 (%)



\$78.1 B
Global Market
Size 2023

● Construction ● Furniture & Interiors ● Automotive
● Electronics & Appliances ● Packaging ● Footwear

Source: Grandviewresearch.com



MARKET OVERVIEW

- 26 PITTSBURGH INDUSTRIAL
MARKET
- 28 CITY AMENITIES
- 29 FUNDAMENTALS
- 30 DEMOGRAPHICS

MARKET OVERVIEW

PITTSBURGH INDUSTRIAL MARKET

The Pittsburgh metro rests at the foothills of the Allegheny Mountains in the southwestern corner of Pennsylvania, outside the congested East Coast corridor. Consisting of Armstrong, Butler, Fayette, Westmoreland, Washington, Allegheny, Lawrence and Beaver counties, the metro contains 2.4 million residents, with around half concentrated in Allegheny County. The region's economy – which was once dominated by the steel industry – has diversified, with the help of the area's many colleges and universities, which provide a steady flow of educated personnel. The city limits of Pittsburgh are located where the Allegheny and Monongahela rivers join to form the Ohio River. Pittsburgh is the most populous city in the metro and the second largest in Pennsylvania, with approximately 306,100 residents.



EMPLOYMENT
TRENDS



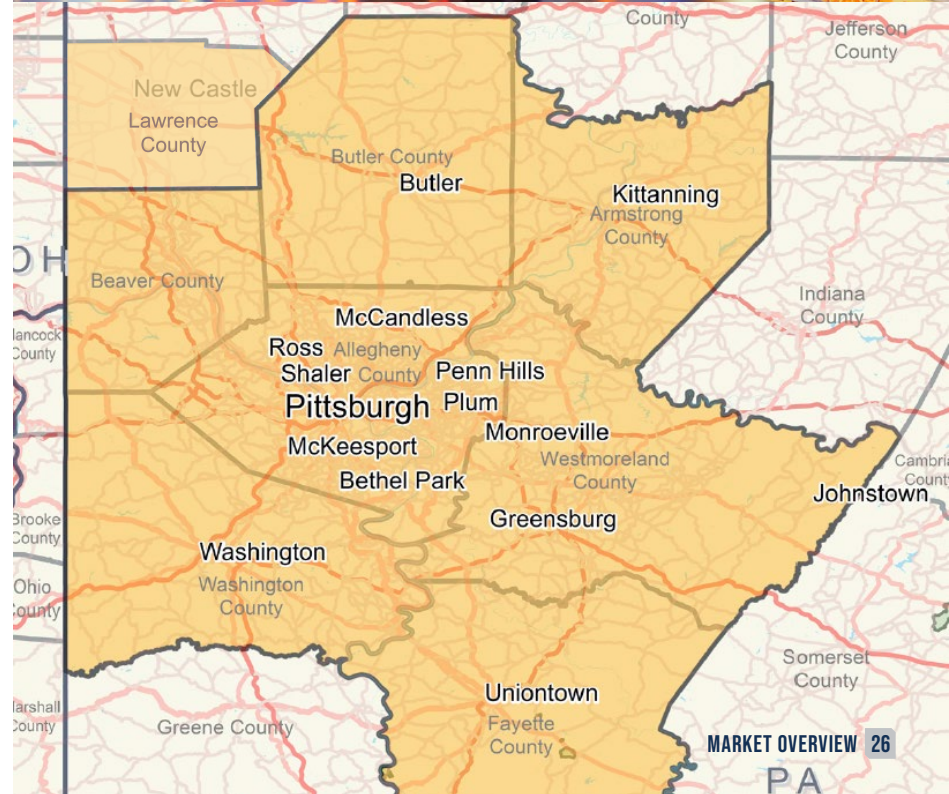
GROWING HIGH-
COMPENSATION
EMPLOYMENT



QUALITY HIGHER
EDUCATION

ECONOMY

Once centered on the steel industry, Pittsburgh's economy has become much more diversified over the past 20 years and continues to evolve. Pittsburgh is home to 10 Fortune 500 companies, including PNC Financial Services, WESCO International, U.S. Steel, Alcoa, PPG Industries, Viatris, Westinghouse Air Brake, Arconic, Dick's Sporting Goods, and EQT. The local high-tech sector is expanding, particularly in automation and manufacturing equipment, software, biotechnology, environmental services and pharmaceuticals.



DEMOGRAPHICS

The metro is expected to note the formation of over 9,000 households by the end of 2028, facilitating retail and housing demand across the metro. A median home price below the national level allows 69 percent of households to own their home, which is above the national rate of 64 percent. Roughly 35 percent of people ages 25 and older hold bachelor's degrees; 13 percent have also earned a graduate or professional degree.

POPULATION
2.4M

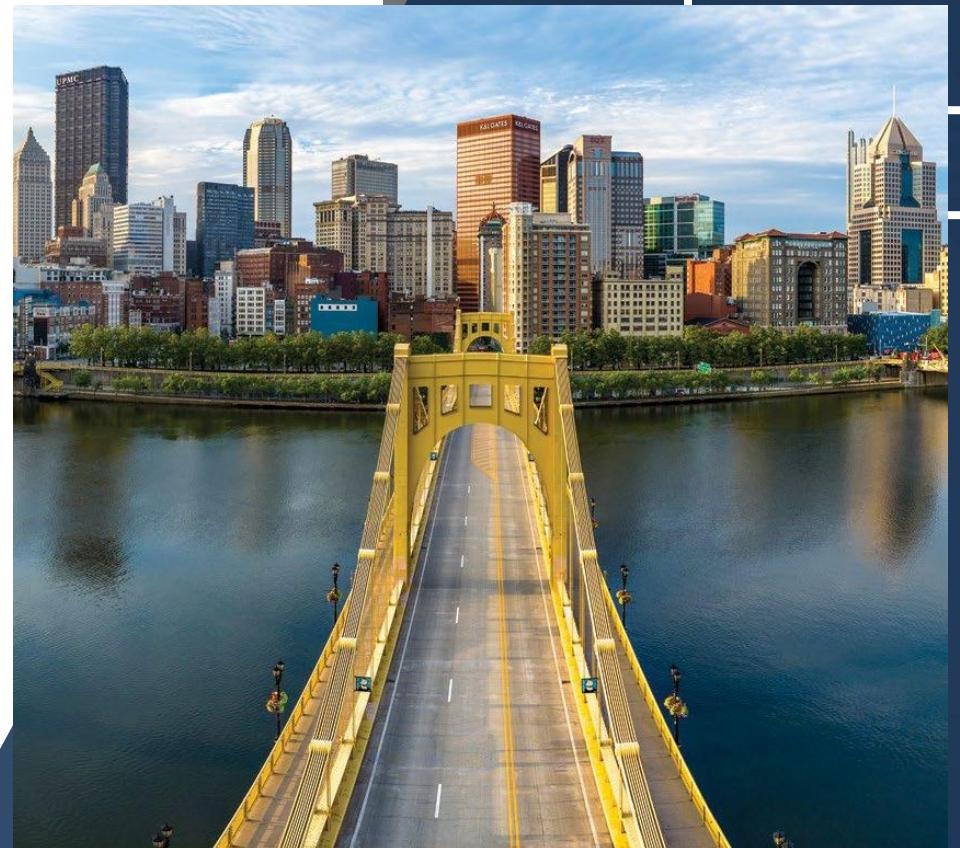
HOUSEHOLDS
1M

MEDIAN AGE
42.8

MEDIAN
HOUSEHOLD
INCOME
\$65,700

QUALITY OF LIFE

Pittsburgh is a relatively affordable place to live, compared with many other major East Coast metros. In addition, the market has one of the lowest crime rates in the country. There are more than 500 organizations serving southwestern Pennsylvania, such as the Pittsburgh Cultural Trust, which has revitalized downtown. Regional amenities also include three professional sports teams: the Pittsburgh Steelers (NFL), Pirates (MLB) and Penguins (NHL). The Pittsburgh Penguins and the University of Pittsburgh Medical Center (UPMC) built a \$72 million sports medical center, as well as practice rinks. UPMC is one of the busiest transplant centers in the world. In addition, UPMC Children's Hospital of Pittsburgh is one of the highest-ranked children's hospitals in the nation.



ZELIENOPLE AMENITIES

- 1 Zelenople Municipal Airport
- 2 Zelenople-Harmony Sportsmen's Club
- 3 Downtown Zelenople
- 4 Zelenople Community Park



Zelenople Municipal Airport



Zelenople-Harmony Sportsmen's Club



Downtown Zelenople



Zelenople Community Park



FUNDAMENTALS

DEEP WELL SERVICES
& OFS INDUSTRY

70+
E&P COMPANIES
SERVICED BY DWS

\$133
BILLION IN GLOBAL
OFS REVENUE

OPERATING
FOR NEARLY
7 DECADES

MAIN STEEL & SHEET
METAL INDUSTRY

\$400
BILLION IN SHEET METAL
REVENUE WORLD WIDE

400+
COMPANY PATENTS

POLYURETHANE GLOBAL
REVENUES AT
\$78 BILLION

1,200
EMPLOYEES
ACROSS 40
COUNTRIES

ONLY
300,000sf
UNDER CONSTRUCTION

BELOW NATIONAL
AVERAGE

5.4%
VACANCY RATE

HOME TO
10
FORTUNE 500
COMPANIES

CANNON &
POLYURETHANE
INDUSTRY

7%
MANUFACTURING
EMPLOYMENT

2.4
MILLION
POPULATION

PITTSBURGH
INDUSTRIAL
MARKET

METRO
PITTSBURGH

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2028 Projection			
Total Population	3,964	11,095	22,559
2023 Estimate			
Total Population	3,701	10,188	20,865
2020 Census			
Total Population	3,548	9,874	19,676
2010 Census			
Total Population	3,464	9,026	17,778
Daytime Population			
2023 Estimate	4,734	14,765	21,240

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2028 Projection			
Total Households	2,034	5,064	9,396
2023 Estimate			
Total Households	1,885	4,622	8,643
Average (Mean) Household Size	2.0	2.2	2.4
2020 Census			
Total Households	1,789	4,339	8,162
2010 Census			
Total Households	1,742	3,996	7,289

HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
2023 Estimate			
\$200,000 or More	6.4%	7.7%	9.6%
\$150,000 - \$199,000	2.9%	4.9%	7.4%
\$100,000 - \$149,000	16.1%	19.6%	21.6%
\$75,000 - \$99,999	14.4%	15.8%	16.2%
\$50,000 - \$74,999	16.7%	15.9%	15.2%
\$35,000 - \$49,999	14.2%	11.4%	9.9%
\$25,000 - \$34,999	10.4%	9.5%	7.9%
\$15,000 - \$24,999	9.3%	7.8%	6.4%
Under \$15,000	9.7%	7.3%	5.8%
Average Household Income	\$81,866	\$95,194	\$107,837
Median Household Income	\$57,340	\$71,339	\$82,648
Per Capita Income	\$41,970	\$43,421	\$44,794

POPULATION PROFILE	1 MILE	3 MILES	5 MILES
Population By Age			
2023 Estimate Total Population	3,701	10,188	20,865
Under 20	19.2%	19.6%	21.1%
20 to 34 Years	18.2%	15.9%	14.8%
35 to 39 Years	6.1%	5.4%	5.8%
40 to 49 Years	10.1%	10.5%	12.1%
50 to 64 Years	20.2%	22.6%	23.2%
Age 65+	26.2%	26.0%	22.1%
Median Age	46.5	48.8	46.1
Population 25+ by Education Level			
2023 Estimate Population Age 25+	2,843	7,761	15,399
Elementary (0-8)	0.7%	1.1%	1.0%
Some High School (9-11)	4.1%	3.9%	3.7%
High School Graduate (12)	29.7%	31.9%	30.4%
Some College (13-15)	14.1%	14.6%	14.7%
Associate Degree Only	10.5%	10.5%	10.2%
Bachelors Degree Only	25.8%	24.8%	26.1%
Graduate Degree	15.1%	13.2%	14.0%
Travel Time to Work			
Average Travel Time in Minutes	27.0	30.0	31.0

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