

Rendering by:

NELSON

cresa

Industrial Services



**Central PA industrial development opportunity.
Immediate access to Route 422.**

**±175,500 SF Available
12.96 Acre Lot**

**±57,000 Truck Terminal
Option Available!**

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Offering Memorandum

EAST SUZY STREET

Lebanon, PA

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Offering Process

EXCLUSIVE REPRESENTATION

Cresa is exclusively representing the seller in this transaction.

OFFER REQUIREMENTS

Ownership has not established an asking price but is a market-oriented Seller with expectations that are consistent with the quality of the asset and the unique nature of the opportunity.

All offers should include:

- Purchase price and approval process
- Timing for inspection period and closing date
- Amount of earnest money, including the amount that is non-refundable
- Source of funds for the acquisition
- Financial strength of the purchaser
- Summary of closed transactions and references

Seller, with its sole and absolute discretion, reserves the right to remove the Property from the market. Seller expressly reserves the right, in its sole and absolute discretion, to reject any and all proposals or expressions of interest in the Property, to terminate discussions with any party at any time, or to extend the deadlines set forth in the time schedule.

CO-BROKER COMMISSION

Any Purchaser which is represented by a broker is responsible to compensate the broker.

COMMUNICATION

All communications, inquiries and requests should be addressed to the Cresa Team listed to the left, as representatives of the Seller.



Offering Memorandum

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Offering Summary

12.96 Acre
Site
Area

Zoning
I: Industrial

Proposed
New development



±175,500 SF
Class A Facility



EAST SUZY STREET | Lebanon, PA



Executive Summary



The Offering

Cresa Global Inc. (“Cresa”), as exclusive advisor, is pleased to present the opportunity to acquire 100% fee simple interest in East Suzy Street, Lebanon, PA. The property is located along Weavertown Road in North Lebanon Township and consists of 12.96 acres in an established industrial setting, as outlined herein. A conceptual design by Nelson has been provided, envisioning a 175,500 SF Class A logistics facility.



Investment Highlights

Premier Central PA industrial corridor development opportunity

- Immediate access to Route 422, I-78, I-81, and the Pennsylvania Turnpike
 - Public Water / Sewer
 - Incredibly strong local labor market
 - Access a dense Northeast corridor consumer base
 - Access I-81 to serve north-south big box retail corridor
 - Low vacancy, high rental rate growth submarket
-

Stats:



Access ~ 40% of the US population and ~50% of the Canadian population within one day's drive

1.2% industrial vacancy in Lebanon County submarket



Location boasts the following labor quotients* based on a 30-minute commuting shed:

- Truck Drivers: 3.39 (over three times better than the national average)
- Forklift Drivers: 2.04 (twice as good as the national average)
- Pickers & Packers: 1.48

**The Location Quotient compares the number of employees in the commuting shed to the percentage of employees in the nation. A location quotient of 1.00 means employment for the commuting shed matches that of the nation. Thus, a location quotient over 1.00 indicates an above-average concentration of employees compared to the rest of the nation.*

Lebanon has a reasonable cost of living compared to much of the Northeast logistics corridor, making it a desirable location for employees who can have a good standard of living with warehousing, transportation, and manufacturing wages.

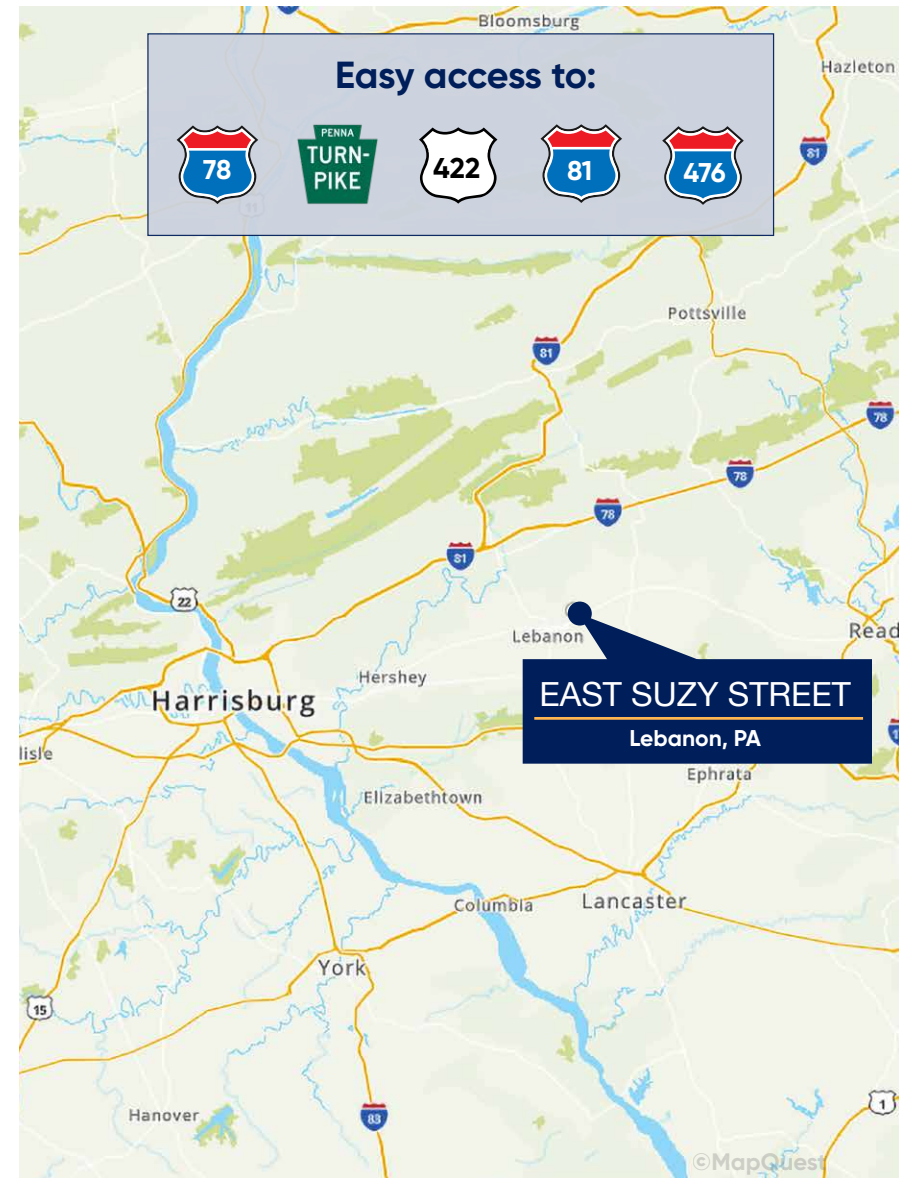
Location/Market Highlights

Exceptional Logistics Location

- Situated with immediate access to Route 422 and quick access to I-78, I-81, and the Pennsylvania Turnpike, Lebanon is well-situated in the Harrisburg/Central Pennsylvania logistics corridor.
- Leveraging the region's strong interstate highway system, ports, intermodal terminals, airports, and parcel hubs, allows users to gain an advantage for mission-critical elements of their manufacturing and supply chain.
- Strong labor availability within the commuting shed as demonstrated in the key statistics on page 7.

High Barrier to Entry Market

- The I-78 and I-81 corridors are characterized by land availability constraints and time-consuming entitlement processes that lead to barriers to entry.
- Evidenced by historically low vacancy rates, Lebanon County has become a highly desirable market for users, providing ongoing demand for warehouse and manufacturing space.
- These factors have led to sustained high rent growth and support for low cap rates over time.



Surging Market Rental Rates in a Supply-Constrained Market

Reducing Logistics Costs: Why so expensive?

Users of logistics real estate spend \$10 on transportation and \$5-\$7 on labor for every \$1 spent on rent.¹

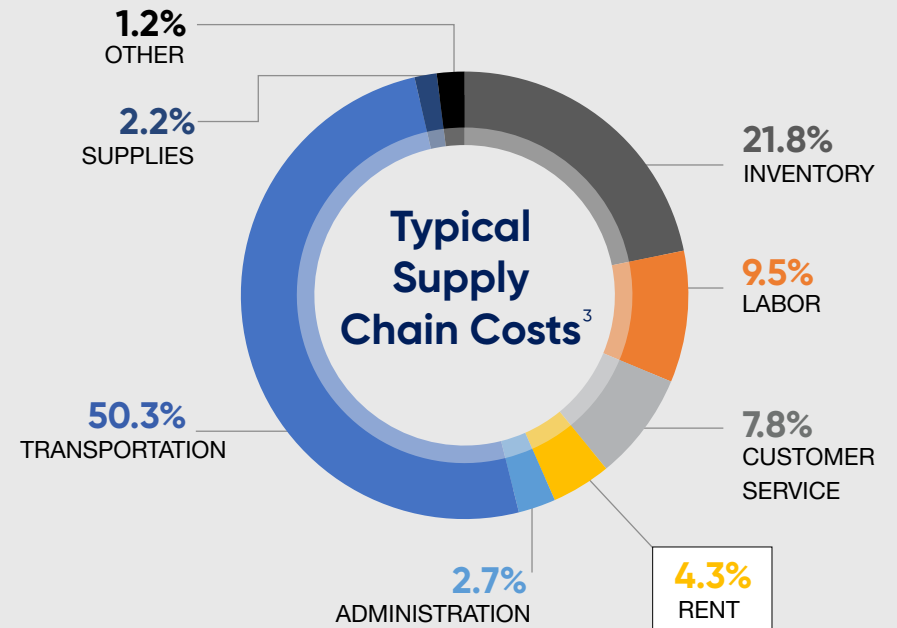
If you plan to reduce, understand, or manage your logistics expenses, it's important to know why these costs are a large part of an organization's budget. Any activities by your organization to move products through the supply chain, from procurement to final fulfillment, may be considered part of logistics.²

Logistics expenditure often includes:

- Shipping and transportation
- Warehousing and storage
- Administrative duties
- Packing supplies
- Labor costs
- Customer service calls

Just how much do companies spend on these items?

About 11% of their total profits are to fund logistics spending.



Source:

1. <https://fulfillmentanddistribution.com/reducing-logistics-costs>, Source eDesk

2. <https://www.prologis.com/news-research/global-insights/unlocking-supply-chain-value>

3. CoStar

Property Overview: The Site



*Outline is approximate

EAST SUZY STREET | Lebanon, PA

Local Highway Access



EAST SUZY STREET | Lebanon, PA

Intermodal Map Access



EAST SUZY STREET | Lebanon, PA

Regional Bridge/Port Access Map



EAST SUZY STREET | Lebanon, PA

Site Plan: Warehouse

LANGAN NELSON

Proposed Building:

±175,500 SF

585' WIDTH BY 300' DEPTH

±186 Car Parking Spaces

±34 Loading Dock Spaces

±46 Trailer Storage Spaces

± 34 LOADING DOCKS

36' Clear Height



WEAVERTOWN ROAD



PROPOSED BUILDING

175,500 SF

585 FEET DEPTH x 300 FEET WIDTH

±186 AUTO PARKING STALLS (1.06 STALLS/1,000 SF)

±46 TRAILER PARKING STALLS

34 DOCK DOORS

2 DRIVE-IN DOORS

585'

300'

STORMWATER
MANAGEMENT
AREA

STORMWATER
MANAGEMENT AREA

SWM

STORMWATER
MANAGEMENT AREA

30'

30'

130'

40'

SUZY STREET

190'

SUZY STREET

40'

Site Plan: Truck Terminal

LANGAN NELSON

Proposed Truck Terminal:

±57,000 SF

570' WIDTH BY 100' DEPTH

±141 Car Parking Spaces

±60 Loading Dock Spaces

±116 Trailer Storage Spaces



EAST SUZY STREET | Lebanon, PA



Estimate provided by:



FOR THE EXPERIENCE

PLAN | DESIGN | BUILD | MANAGE

Construction Estimate/Budget Summary

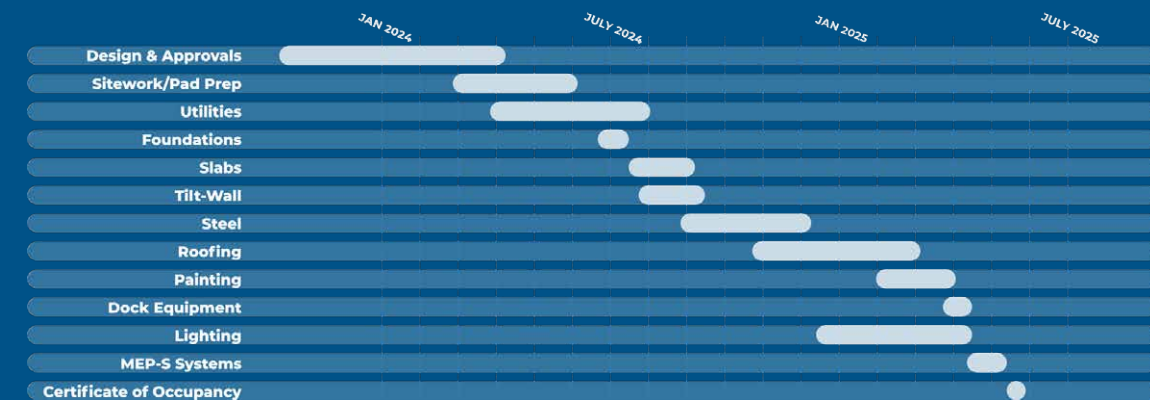
Estimate by Division Breakdown

General Conditions	\$265,203	Painting	\$99,650
Sitework	\$2,448,000	Canopy & Accessories.....	\$164,961
Concrete	\$2,915,387	Loading Dock Equip.	\$329,800
Masonry	\$20,000	Fire Protection.....	\$500,175
Structural Steel & Misc. Metals.....	\$2,059,380	Plumbing.....	\$171,990
Thermal Insulation	\$223,020	HVAC.....	\$184,275
Roofing.....	\$965,250	Electrical.....	\$491,400
Joint Protection.....	\$52,650	Admin.....	\$113,217
Metal Doors & Frames.....	\$40,225	General Liability.....	\$113,648
Sectional Doors	\$93,260	Builders Risk.....	\$17,047
Alum. Entrances & Storefronts	\$172,000	Fee.....	\$402,344
Framing & Drywall.....	\$55,000	Total	\$11,897,883

Qualifications

- Pricing is valid for 30 days.
- Pricing is based on today's rates, we have not included for material escalations.
- Pricing is based on Tilt Wall Panels.
- We have included for 34 dock positions to be outfitted with levelers, Overhead doors, Seals, Bumpers and track guards.
- Bid Bonds are not included.
- P & P bonds are not included.
- LEED requirements are excluded.
- Permits and inspections are by owner.
- Testing and commissioning is by owner.
- We have not included special municipality taxes (if any).
- We have not included for utility company fees.
- We have not included liquidated damages.
- We have included standard wage rates.
- We have included General Liability insurance.
- We have included Builders Risk.
- We have not included a water storage tank or pump house (none shown). If required use an allowance of \$600,000.
- We have not included for painting of the interior walls, insulation will be applied floor to roof.
- We have not included for temporary heating.
- We have not included for winter conditions (hot water, blankets, additives...etc). If the project schedule dictates winter conditions to be required we can provide a cost to include.

Speed to Market



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EAST SUZY STREET | Lebanon, PA

Zoning Summary

I-1 – Industrial. North Lebanon Township. The following are examples of uses permitted by right:

- Warehousing and wholesaling establishments.
- Railroad, trucking, busing, and other transit facilities including storage, repair, and transfer operations.



Industrial Tenant Base



Disclaimer/Legal Page

This is a Confidential Memorandum (this “Memorandum”) intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property as defined herein.

This Confidential Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property, the owner of the Property (the “Owner”), and tenant (the “Tenant”), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of the Property.

All financial projections and information is provided for general reference purposes only and is based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of Owner and Cresa. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation and may or may not be correct. All references to acreage, square footage, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Confidential Memorandum, certain documents and other materials are described in summary form.

These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Confidential Memorandum in any manner.

Neither Owner, Cresa, nor any of their respective directors, officers, affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Confidential Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Confidential Memorandum or use of its contents. You are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the Property. Neither Owner nor any of its directors, officers, affiliates, partners, employees or advisors nor any other person, shall be liable for any direct, indirect or consequential loss or damage suffered by any person as a result of relying on any statement in or omission from this Memorandum or the information set forth herein and any such liability is expressly disclaimed.

Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Confidential Memorandum. Owner shall have no legal commitment or obligation to any entity reviewing this Confidential Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by Owner and any conditions to Owner’s obligations therein have been satisfied or waived.

This Memorandum is being provided subject to the terms of a confidentiality agreement entered into between you and Owner (the “Confidentiality Agreement”). By receipt of this Confidential Memorandum, you agree that this Confidential Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence in accordance with the terms of the Confidentiality Agreement, and that you will not disclose this Confidential Memorandum or any of its contents to any other entity without the prior written authorization of Owner or Cresa. You also agree that you will not use this Confidential Memorandum or any of its contents in any manner detrimental to the interest of Owner or Cresa.

If after reviewing this Confidential Memorandum you have no further interest in purchasing the Property, kindly destroy or return this Confidential Memorandum to Cresa.



EAST SUZY STREET

Lebanon, PA

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