

AVAILABLE | FOR SALE

# 3725 ELECTRONICS WAY MOUNTVILLE PENNSYLVANIA



CUSHMAN &  
WAKEFIELD



**123,082 SF**  
**15.057 AC**

**100% LEASED | 12 YEAR TERM**

**YEAR 1 NOI: \$892,345**

**TOTAL BUILDING SF: 123,082 SF | ACREAGE: 15.057**

**ZONING: (I-2) LIGHT INDUSTRIAL**

**AUTO PARKING: ± 560 SPACES**

**LOADING: 4 DOCKS/1 DRIVE-IN**





# SITE PLAN & SPECIFICATIONS

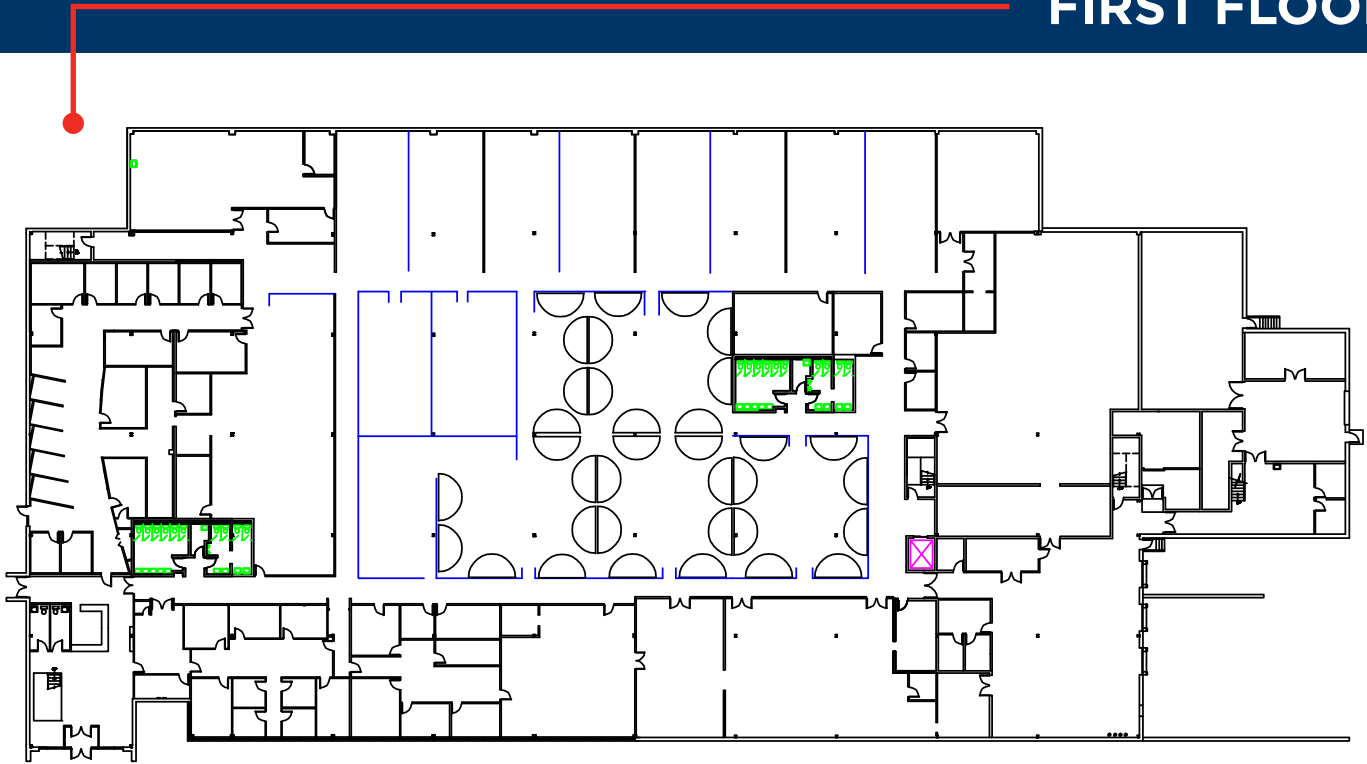


## BUILDING SPECIFICATIONS

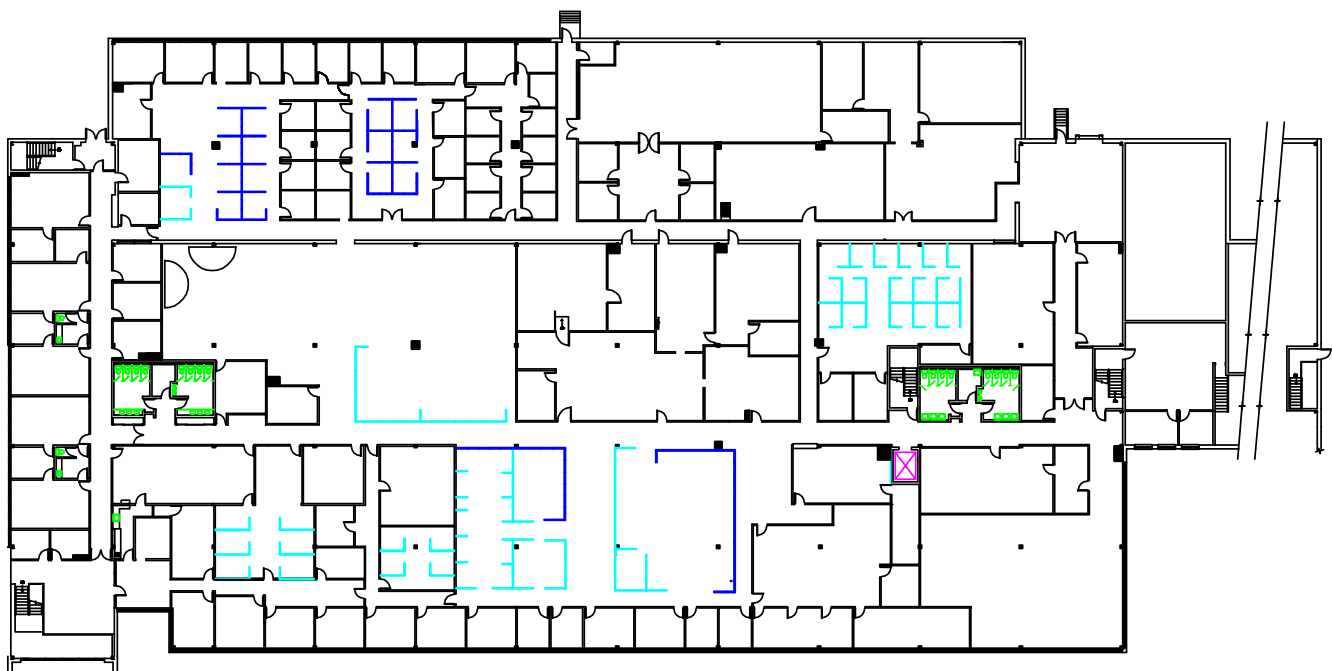
BUILDING SF	123,082 SF (Expandable by ±40,000 SF)	POWER	4,000a/480v, 3 Phase
ACREAGE	15.057 Acres	LIGHTING	Fluorescent
ZONING	I-2 Industrial	SPRINKLER	Wet System
YEAR BUILT	1985	CONSTRUCTION	Masonry
STORIES	2	ROOF	EPDM roof system
CLEAR HEIGHT	16'	HVAC	Fully air conditioned
LOADING DOCKS	4 loading docks	PARKING	± 560 Auto Parks
DRIVE IN DOORS	1 drive in door		

# FLOOR PLANS

## FIRST FLOOR



## SECOND FLOOR





## TENANT OVERVIEW

# Clipper MAGAZINE

**CLIPPER MAGAZINE** was founded in 1983 by Steve Zuckerman, Ian Ruzow and Bob Zuckerman as a student business at Franklin & Marshall College. The magazine operates as a direct-mail advertising company on a local, regional and national level. Other brands published by the company include Local Flavor, Mint Magazine, Reach, Great Deals Magazine, Get1Free and Market Magazine. In November of 2015, Clipper was purchased by Valassis Communications out of Michigan.

### LEASE ABSTRACT\*

<b>ADDRESS:</b>	3725 Electronics Way, Mountville, PA
<b>SQUARE FOOTAGE:</b>	123,082 SF
<b>PRO RATA SHARE:</b>	100%
<b>RENTAL TYPE:</b>	NNN
<b>OPEX:</b>	Direct paid by Tenant
<b>LEASE TERM:</b>	12 Years
<b>LEASE COMMENCEMENT DATE:</b>	October 7, 2020
<b>LEASE EXPIRATION DATE:</b>	September 30, 2032
<b>RENEWAL OPTION:</b>	Tenant Shall have the right and option to extend the initial lease term of the entire property for one (1) additional period of ten (10) years, provided the tenant gives one (1) year of notice to the Landlord.
<b>2019 REAL ESTATE TAXES:</b>	\$29,128
<b>CORPORATE GUARANTY</b>	Parent Company, Valassis Communications

\*Contact Agent for NDA for further details regarding the Lease



## I-81/I-78 INDUSTRIAL OVERVIEW

The I-81/I-78 Distribution Corridor is recognized as a top-five distribution market by investors and is an established center for national retailers, consumer products companies and 3PL firms in the Eastern United States. The market is comprised of four (4) submarkets: Central Pennsylvania, Northeast Pennsylvania, Lehigh Valley and The Split. **3725 ELECTRONICS WAY** is located in Central Pennsylvania, the largest of the four (4) submarkets.

The Corridor's centric location in the northeastern United States, provides a three-hour drive to major cities such as New York, Philadelphia, Baltimore, Washington D.C., and Pittsburgh, making it one of the most critically important industrial markets in the nation.

Over the last five (5) years, the I-81/I-78 Distribution Corridor has been expanding markedly, with annual leasing activity ranging between 17.0 MSF and 20.0 MSF, well above the 10-year historical average of 13.0 MSF per year. After back-to-back record-breaking years for construction deliveries, 38.0 MSF of new inventory was added to the market in 2018 and 2019. Despite strong demand, the large amount of new supply hitting the market impacted vacancy, which increased from 4.7% in 2016 to 9.3% at the end of 2019, however, construction deliveries started to taper early in 2020, with the market catching up and absorbing the new product at a rapid rate. Despite the onset of the pandemic and economic turmoil, industrial space has remained in strong demand, with leasing activity hitting 13.0 MSF in the first half of 2020, positioning the market to experience one of its strongest years on record.

## CENTRAL PENNSYLVANIA SUBMARKET STATS



**133 MSF**  
TOTAL INVENTORY



**352**  
TOTAL BUILDINGS



**7.5%**  
VACANCY RATE



**3.9MSF**  
ABSORPTION YTD

Although 2020 has allowed demand to catch up with supply, two-thirds of the projects currently under construction are already pre-leased, potentially causing demand to outpace supply in 2021.

# LANCASTER COUNTY OFFICE OVERVIEW

**LANCASTER COUNTY** is one of the oldest inland towns in the United States. The Lancaster metropolitan area population is 507,766, making it the 101st largest metropolitan area in the U.S. and second largest in the South Central Pennsylvania area. The city's primary industries include healthcare, tourism, public administration, manufacturing, and both professional and semi-professional services. Lancaster is best known for being the hub of Pennsylvania's Amish Country.

Lancaster County office market over the past 12 months has shown minimal impact of the 2020 restrictions. Vacancy year over year is up a little over 1% with forecasting trends predicting that space to be absorbed with in the year. Over the prior 5 years Lancaster has seen an average of 160,000 SF of net absorption per year with rents increasing by .8% during that time. The office investment market continues to show strong growth with CAP rates remaining consistent throughout the 2020 year and showing a consistent rise from the peak in 2015.

INVENTORY

VACANCY RATE

YTD SALES

AVG. CAP RATE

**133** MSF

**3.7%**

**\$39.4M**

**8.8%**

6.5 MILES TO LANCASTER

0.5 MILES TO ROUTE 30

3725 ELECTRONICS WAY

MOUNTVILLE

LANCASTER





## AMENITIES WITHIN A 10 MINUTE DRIVE

### FOOD/BEVERAGE

McDonalds | Wendy's | Arby's | Burger King |  
Isaac's | Friendly's | Five Guys | Bob Evans |  
Moe's Southwest Grill | Chipotle

### BANKS

Fulton Bank | PNC Bank | Wells Fargo

### GAS/AUTO

Citgo | Rutters | Turkey Hill | Sheetz

### HOTELS

Sleep Inn & Suites | MainStay Suites |  
Candlewood Suites | Days Inn & Suites

3725 ELECTRONICS WAY



APPROX. **0.5 MILES** TO  
ROUTE 30



APPROX. **17.5 MILES**  
TO I-76  
(PA TURNPIKE)



APPROX. **75 MILES**  
TO CENTER CITY  
PHILADELPHIA



APPROX. **30 MILES**  
TO HIA

## FOR MORE INFORMATION, PLEASE CONTACT:

**GERARD J. BLINEBURY**  
Executive Managing Director  
1 717 231 7291  
gerry.blinebury@cushwake.com

**JASON C. SOURBEER**  
Director  
1 717 231 7451  
jason.sourbeer@cushwake.com

**NATHAN P. KRANZ**  
Director  
1 717 231 7297  
nathan.kranz@cushwake.com

