



PETER J. ADAMS & RYAN DIETRICK PRESENT

# Investment Opportunity

3910 ADLER PLACE  
HANOVER TWP, PA 18018

LOT SIZE: 4.47 AC | BUILDING SIZE: 71,720 SF  
PRICE: \$4,900,000 | PRICE PER SF: \$68.32



COMMERCIAL DIVISION<sup>SM</sup>

# EXECUTIVE SUMMARY | 3910 ADLER PLACE - HANOVER TWP, PA 18018



## INVESTMENT HIGHLIGHTS

- Situated in Hanover Township within the well-established Lehigh Valley business district.
- Approximately 10 minutes from Lehigh Valley International Airport for regional and national connectivity.
- Located near retail and hospitality amenities, providing convenience for workforce and guests.
- Convenient access to major roadways, including PA-22 and PA-512, linking to I-78 and I-476.
- Ample on-site parking to accommodate employee and visitor demand.
- Positioned within a submarket attracting steady corporate and professional activity.

# PROPERTY DETAILS | 3910 ADLER PLACE - HANOVER TWP, PA 18018



## NOW OFFERED AT \$4,900,000

3910 Adler Place is located in a cul-de sac from Highland Avenue, just off PA Route 22 and with easy access to the greater Lehigh Valley. The property is a 2-story, multi-tenant building which includes warehouse area of approximately 10,945 SF and is conveniently located in a professional office park & warehouse locale. The building is equipped with fiber networking and is a mix of open-plan and private office spaces with 40,948 SF tenant-occupied and over 30,000 SF available for owner-use or future tenants. The property currently generates \$320,632 in annual tenant rental income.

## OFFERING SUMMARY

**Sale Price:** \$4,900,000

**Year Built/Renovated:** 1985/2005

**Tenancy:** Multiple

**Typical Floor Size:** 35,860 SF

**Lot Size:** 4.47 AC

**Building Size:** 71,720 SF

**Price Per SF:** \$68.32

**Parking:** 200 Spaces

**Zoning:** 14 PIBD - Planned Business Park

**Percent Leased:** 57%

**Building Height:** 2 Stories

**I.T. Networking:** Fiber and CAT 5

**Generator:** Propane fueled, serving the entire building

**Roof Type:** Standing seam on main level and membrane roof on 2nd story which has been replaced in the last 5 years

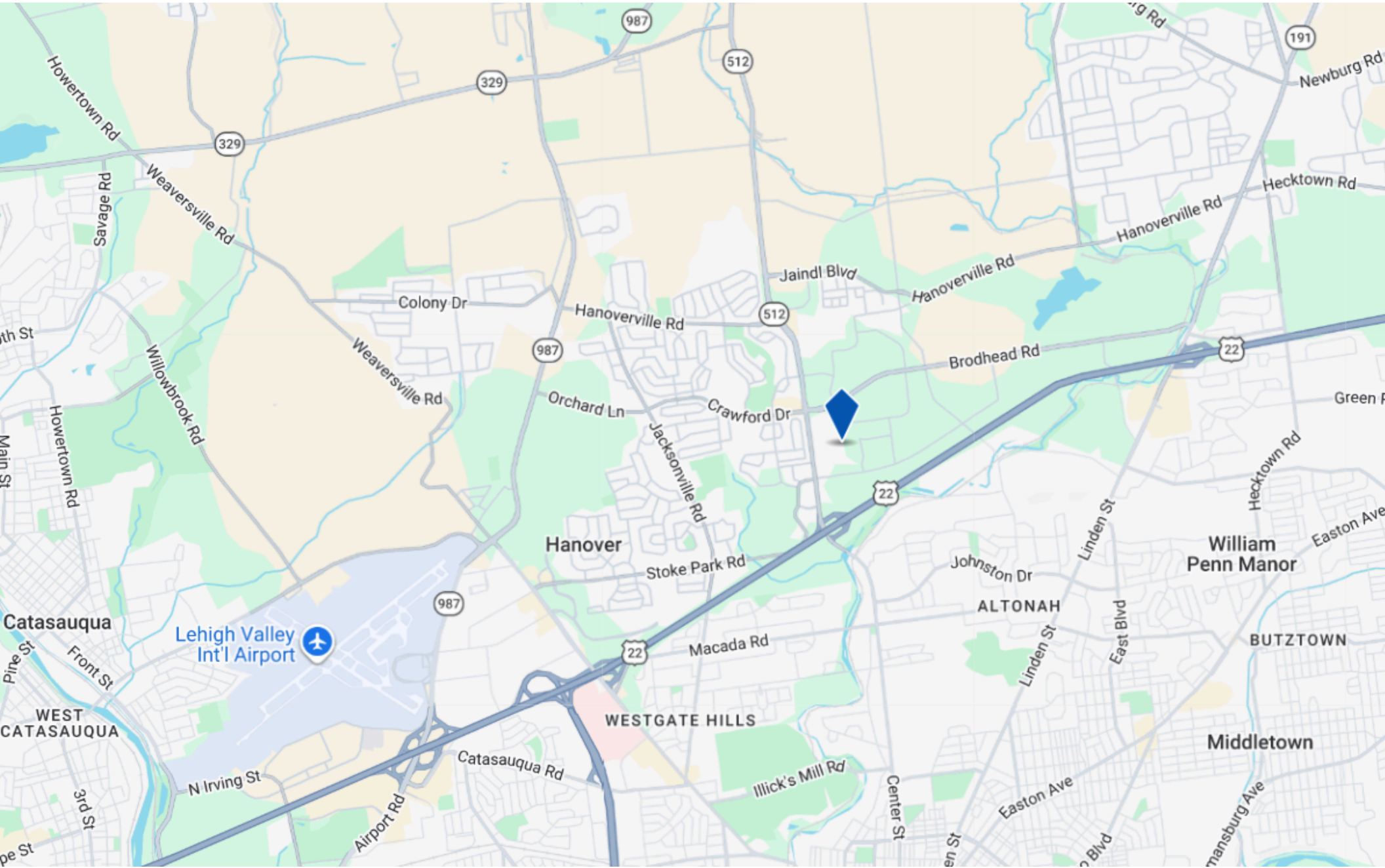




# PROPERTY PHOTOS | 3910 ADLER PLACE - HANOVER TWP, PA 18018



# MAP | 3910 ADLER PLACE - HANOVER TWP, PA 18018



PROPERTY PHOTOS | 3910 ADLER PLACE - HANOVER TWP, PA 18018



# DIRECT CAPITALIZATION SUMMARY | 3910 ADLER PLACE - HANOVER TWP, PA 18018

POTENTIAL GROSS INCOME				MONTHLY	ANNUAL	
Tenant Space	40,948 SF			\$26,719	\$320,632	\$7.83
Vacant Space	<u>30,772 SF</u>		\$16.00	<u>\$41,029</u>	<u>\$492,352</u>	\$16.00
	71,720 SF			\$67,749	\$812,984	\$11.34
<b>LESS: VACANCY &amp; COLLECTION LOSS @</b>	5%				<b>(\$40,649)</b>	<b>(\$0.57)</b>
<b>EFFECTIVE GROSS INCOME</b>					\$772,335	\$10.77
<b>LESS: OPERATING EXPENSES</b>	<b>\$/SF</b>	<b>% EGI</b>	<b>ANNUAL</b>			
<b>Fixed Expenses</b>						
Real Estate Taxes	\$0.77	7.12%	\$54,953			
Insurance	\$0.16	1.48%	\$11,432			
<b>Variable Expenses</b>						
Utilities	\$1.34	12.49%	\$96,450			
Admin/Professional Fees/Accounting	\$0.16	1.46%	\$11,280			
Management	\$0.44	4.09%	\$31,590			
Security System	\$0.09	0.81%	\$6,290			
Building, Repair, Cleaning & Maintenance	\$0.82	7.62%	\$58,820			
Site Maintenance (Landscape & Snow)	\$0.51	4.75%	\$36,706			
<b>Annual Reserves/Cap Ex</b>	<u>\$0.20</u>	<u>1.9%</u>	<u>\$14,344</u>			
<b>TOTAL OPERATING EXPENSES</b>	\$4.49	41.7%			<b>(\$321,865)</b>	<b>-\$4.49</b>
<b>NET OPERATING INCOME</b>					\$450,470	\$6.28
<b>VALUE OPINION WHEN CAPITALIZED @</b>	7.50%				\$6,006,270	\$83.75
<b>LESS, LEASE UP AND FOREGONE RENT</b>					<b>-\$246,291</b>	<b>-\$11.99</b>
<b>LESS, CONSTRUCTION COSTS TO FINISH 4,500-SF</b>					<b>-\$540,000</b>	<b>-\$120.00</b>
<b>FINAL AS IS VALUE BY INCOME ANALYSIS</b>					\$5,219,978	
				rounded >>	<b>\$5,220,000</b>	\$72.78

# RENTAL SUMMARY | 3910 ADLER PLACE - HANOVER TWP, PA 18018

## Adler Place Rent Roll

Rent Roll 4/29/26

<u>Lessee</u>	<u>Lessor</u>	<u>Start Date</u>	<u>End Date</u>	<u>Lease Year</u>	<u>Lease Year Dates</u>	<u>Total Rent + CAM</u>
Trinity Pharmacy Services	Adler Place, LP	6/1/2022	5/31/2025		6/1/2024 - 5/31/2026	19,967.67
Family Pillars Hospice, Inc.	Adler Place, LP	2/1/2020	10/31/2023	M to M		7,195.83
USDA	Adler Place, LP	6/1/2024	5/31/2029	1 thru 5	6/1/24 - 5/31/29	13,023.51
Precious Metals Recovery	Adler Place, LP	11/1/2023		M to M		2,700.00
Everyday Home Care - Ste 113	Adler Place, LP	11/1/2025	10/31/2030	1 thru 5	11/1/25 - 10/31/30	1,900.00
Everyday Home Care - Ste 115	Adler Place, LP	11/1/2025	10/31/2030	1 thru 5	11/1/25 - 10/31/30	1,900.00
						<b>46,687.01</b>

Rent Roll 6/1/26 (Pharmerica vacate)

Family Pillars Hospice, Inc.	Adler Place, LP	2/1/2020	10/31/2023	M to M		7,195.83
USDA	Adler Place, LP	6/1/2024	5/31/2029	1 thru 5	6/1/24 - 5/31/29	13,023.51
Precious Metals Recovery	Adler Place, LP	11/1/2023		M to M		2,700.00
Everyday Home Care - Ste 113	Adler Place, LP	11/1/2025	10/31/2030	1 thru 5	11/1/25 - 10/31/30	1,900.00
Everyday Home Care - Ste 115	Adler Place, LP	11/1/2025	10/31/2030	1 thru 5	11/1/25 - 10/31/30	1,900.00
						<b>26,719.34</b>

# OFFERING MEMORANDUM | 3910 ADLER PLACE - HANOVER TWP, PA 18018

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HOMESERVICES AGENT FOR MORE DETAILS.



## FOR SALE

3910 ADLER PLACE - HANOVER TWP, PA 18017

NOW OFFERED AT \$4,900,000



**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

**FOX & ROACH,  
REALTORS®**



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