IRONHORN
ENTERPRISES

# 912 PITTSBURGH RD
# BUTLER, PA 16002

INDUSTRIAL PROPERTY
PARTIALLY LEASED

OFFERING MEMORANDUM

# EXCLUSIVELY *PRESENTED BY*

**Brian Rowe**
Dispositions Officer
(315) 744-4063
brian@ironhornenterprises.com

**Ryan Jenkins**
VP of Dispositions

**IronHorn Enterprises**
315-214-8406
www.ironhornenterprises.com
5912 N Burdick St,
East Syracuse, NY 13057

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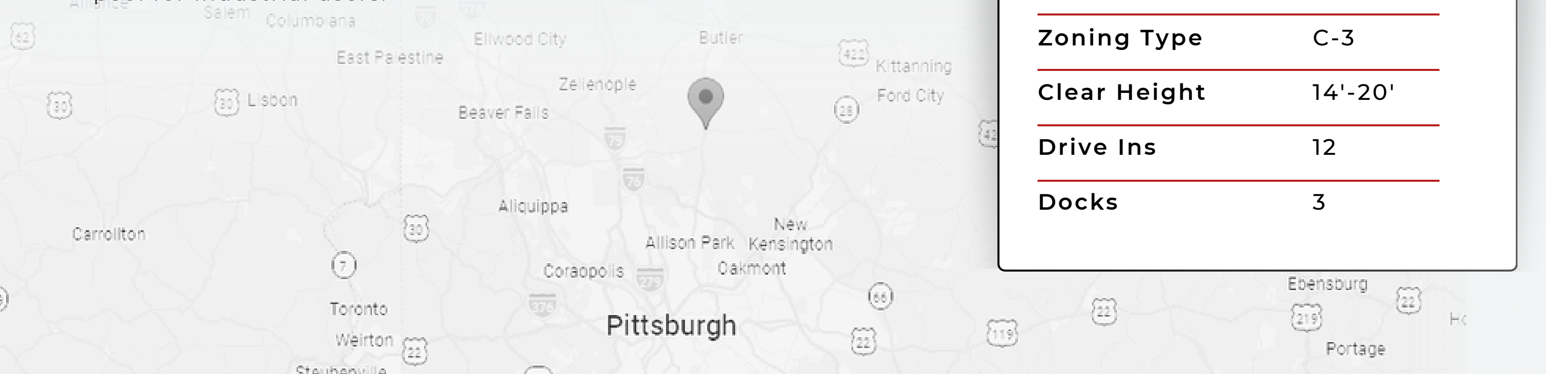
# EXECUTIVE SUMMARY

912 Pittsburgh Rd in Butler, Pennsylvania offers a 133,273 SF industrial campus across five buildings on 21.1 acres, delivering scale and flexibility for a wide range of users. The property features 14’–20’ clear heights, 3 dock doors, and 12 drive-in doors—supporting efficient warehousing, manufacturing, or service operations. The expansive site also provides ample room for outdoor storage, fleet parking, or future expansion. Strategically positioned with convenient access to regional highways and the greater Pittsburgh market, this location offers strong connectivity and a reliable labor pool for industrial users.




## THE OFFERING

| | |
|---|---|
| Building SF | 133,273 |
| Year Built | 1980/2008 |
| Lot Size (Acres) | 21.1 |
| Parcel ID | 230-2F92-8-0000 |
| Zoning Type | C-3 |
| Clear Height | 14'-20' |
| Drive Ins | 12 |
| Docks | 3 |

# INVESTMENT HIGHLIGHTS

***Prime Location & Accessibility:*** Strategically located in Butler with convenient access to major regional highways and the greater Pittsburgh market, offering strong connectivity for distribution and a dependable labor base.

***Expansive Space:*** 133,273 SF across five buildings on 21.1 acres provides a scalable campus environment with significant room for outdoor storage, fleet parking, or future expansion.

***Strategic Features:*** Multi-building layout allows for multi-tenant flexibility or phased occupancy, while 14'–20' clear heights and a mix of dock and drive-in loading support diverse operational requirements.

***Industrial Infrastructure:*** Equipped with 3 dock doors and 12 drive-in doors, enabling efficient loading configurations and supporting a wide range of industrial users from logistics to equipment-heavy operations.

***Zoning Advantage:*** Flexible industrial zoning supports a wide range of uses, including warehousing, manufacturing, service operations, and outdoor storage—positioning the asset for both immediate occupancy and long-term adaptability.

# FINANCIAL SUMMARY

| | In Place | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
|---|---|---|---|---|---|---|
| GROSS REVENUE | | | | | | |
| BASE RENTAL REVENUE | $442,570 | $447,829 | $455,368 | $457,504 | $459,703 | $461,968 |
| TAX & INS; MANAGEMENT FEE | $77,795 | $79,351 | $80,938 | $82,557 | $84,208 | $85,892 |
| EFFECTIVE GROSS REVENUE | $520,365 | $527,180 | $536,306 | $540,060 | $543,910 | $547,860 |
| OPERATING EXPENSES | | | | | | |
| PROPERTY TAX | $115,366 | $117,673 | $120,027 | $122,027 | $124,876 | $127,373 |
| INSURANCE | $46,645 | $47,578 | $48,530 | $49,500 | $50,490 | $51,500 |
| TOTAL OPERATING EXPENSES | $162,011 | $165,251 | $168,556 | $171,928 | $175,366 | $178,873 |
| NET OPERATING INCOME | $358,354 | $361,929 | $367,750 | $368,133 | $368,544 | $368,986 |

# RENT ROLL

### 912 PITTSBURGH RD. RENT ROLL

| UNIT | TENANT NAME | SQFT | Annual Rent | Annual Rent/SQFT | Lease From | Lease To |
|---|---|---|---|---|---|---|
| Space 1 | Vacant | 25,171 | | | | |
| Space 2 | Vacant | 6,241 | | | | |
| Space 3-1 | Hampton Mechanical Inc | 8,707 | $67,740 | $7.78 | 4/20/2026 | 4/20/2030 |
| Space 3-2 | Vacant | 9,864 | | | | |
| Space 4 | Vacant | 30,231 | | | | |
| Space 5 | Wulco Inc | 53,059 | $374,830 | $7.06 | 7/1/2022 | 6/30/2027 |
| TOTAL | | 133,273 | $442,570 | | | |


# TENANT SUMMARY

## *Hampton Mechanical, Inc.*

Hampton Mechanical Inc is a family-owned commercial HVAC and mechanical contractor based in Pennsylvania, providing design-build, installation, maintenance, and repair services for heating, cooling, electrical, and sheet metal systems. Founded in 1989, the company serves industrial and commercial clients across Pennsylvania, Ohio, and West Virginia, with a focus on responsive service, custom fabrication, and full-service mechanical solutions.

### LEASE OVERVIEW

| | |
|---|---|
| Lease Type | Triple Net |
| Lease Commencement | 4/20/2026 |
| Lease Expiration | 4/20/2030 |
| Base Term Remaining | 4 years |
| Options | None |
| Rental Increase | 3% |
| Tenant Purchase Rights | None |

## *WULCO, INC.*

Wulco, Inc. is a family-owned industrial company specializing in precision machining, industrial supply distribution, packaging, and armored vehicle systems, serving defense, aerospace, and commercial markets.

### LEASE OVERVIEW

| | |
|---|---|
| Lease Type | Triple Net |
| Lease Commencement | 7/1/2022 |
| Lease Expiration | 7/1/2027 |
| Base Term Remaining | >1 year |
| Options | 1, for 5 years |
| Rental Increase | 2.5% |
| Tenant Purchase Rights | None |

# ABOUT BUTLER, PA

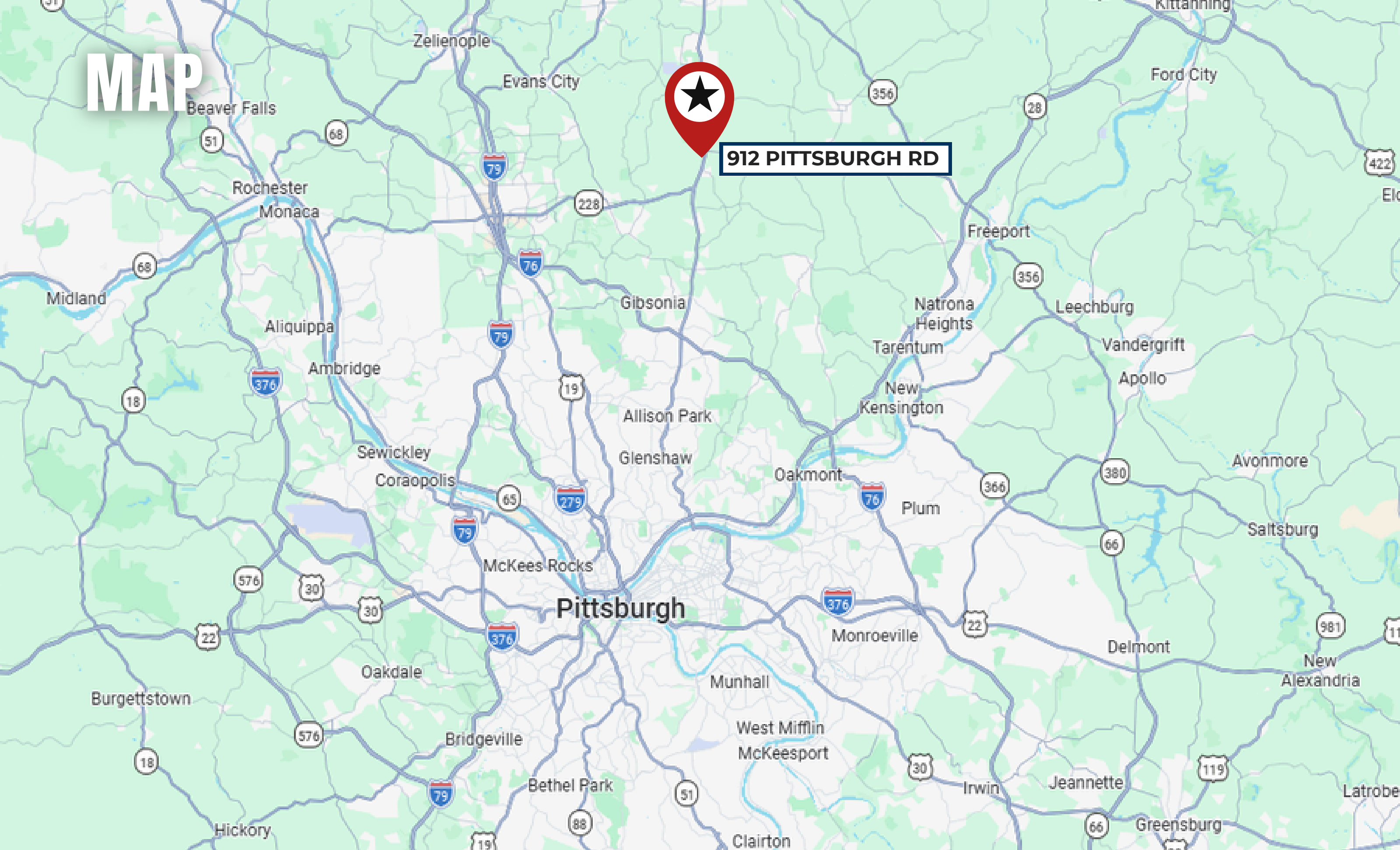
Butler is a strategic industrial submarket within the greater Pittsburgh region, offering strong connectivity without the cost and congestion of a primary metro. Located just north of Pittsburgh, it provides convenient access to key highway networks and a dependable regional labor pool—supporting distribution, manufacturing, and service-based users.

From a commercial real estate perspective, Butler stands out for its affordability and scalability, with lower acquisition and operating costs compared to core markets. The area offers a mix of functional industrial inventory and larger land parcels, making it especially attractive for users requiring outdoor storage, fleet operations, or future expansion.

Overall, Butler combines location efficiency, flexible industrial use, and cost advantages, positioning it as an ideal market for tenants and investors seeking practical, scalable solutions in a growing regional corridor.

| POPULATION | 1-MILE | 3-MILE | 5-MILE |
|---|---|---|---|
| 2020 CENSUS | 621 | 6,489 | 20,289 |
| 2025 POPULATION | 735 | 6,959 | 21,184 |
| 2030 PROJECTION | 767 | 7,121 | 21,537 |
| **HOUSEHOLD** | **1-MILE** | **3-MILE** | **5-MILE** |
| 2020 CENSUS | 233 | 2,499 | 7,862 |
| 2025 HOUSEHOLDS | 276 | 2,676 | 8,145 |
| 2030 PROJECTION | 288 | 2,742 | 8,280 |
| **INCOME** | **1-MILE** | **3-MILE** | **5-MILE** |
| AVG HOUSEHOLD INCOME | $119,451 | $116,684 | $132,410 |

# MAP


912 PITTSBURGH RD
Kittanning
Zelienople
Evans City
Beaver Falls
Ford City
Rochester
Monaca
Freeport
Midland
Gibsonia
Natrona Heights
Leechburg
Aliquippa
Tarentum
Vandergrift
Ambridge
Apollo
New Kensington
Allison Park
Sewickley
Glenshaw
Oakmont
Avonmore
Coraopolis
Plum
Saltsburg
McKees Rocks
Pittsburgh
Monroeville
Delmont
Oakdale
New Alexandria
Burgettstown
Munhall
West Mifflin
McKeesport
Bridgeville
Bethel Park
Irwin
Jeannette
Latrobe
Greensburg
Hickory
Clairton

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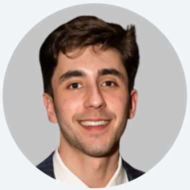

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