

Industrial Investment Sale

112,850 SF | Warehouse & Manufacturing Center



Accelerating success.

Single Tenant Absolute Net Lease - 5 Year
Term



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The Offering

Colliers is please to offer for sale this fully leased 112,850 SF manufacturing center. The tenant, Mauser Packaging, recently renewed their lease for five years. The new lease rate reflects a 19% increase to their current rate, signifying the importance of this facility to their operations. Mauser Packaging Solutions has over 180 facilities world-wide. Structure as an absolute net lease, there are no landlord responsibilities, providing the future owner with a turn-key investment.

Highlights:

- Absolute Net-Lease
- Annual Lease Rate Increases of 3%
- Corporate Guarantee
- Year One: 8.5% Cap Rate
- Tenant Since 2016



Pricing & Financial Summary

Lease Structure

Single Tenant	Mauser Packaging Solutions
Base Rent	\$3.00
Lease Commenced	April 1st, 2026
Lease Expiration	March 31st, 2031
Net Operating Income	\$336,000
Annual Escalations	3%
Sale Price	\$3,950,000 (\$35/SF)
Cap Rate	8.5%



Rent Roll

Tenant Name	Square Feet	% of Property	From	To	Annual PSF Rent NNN	Annual Rent	Monthly Rent
Mauser Packaging Solutions	112,850	100%	4/1/2026	3/31/2027	\$3.00	\$336,000.00	\$28,000.00
			4/1/2027	3/31/2028	\$3.09	\$346,080.00	\$28,840.00
			4/1/2028	3/31/2029	\$3.18	\$356,160.00	\$29,680.00
			4/1/2029	3/31/2030	\$3.28	\$367,360.00	\$30,613.33
			4/1/2030	3/31/2031	\$3.38	\$378,560.00	\$31,546.67

Property Details

Address: 304 Main Ave, Warren, PA 16365

PID: WN-578-197000-000

Building SF: 112,850 SF

Site Size: 10.59 acres

Year Built: 1960

Loading: 7 Docks
2 Drive-Ins

Clear Height: Reaching up to 36'

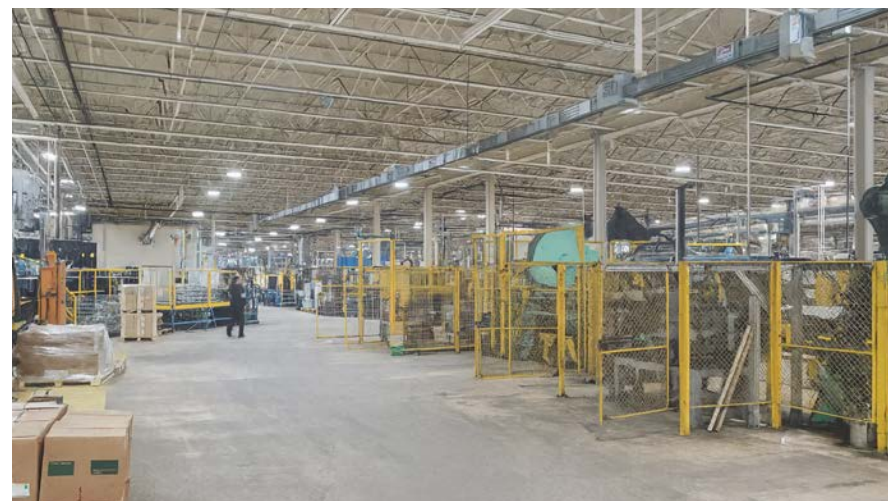
Cranes: 5/2-5 tons

Parking: 200 surface spaces (1.77/1,000 SF)

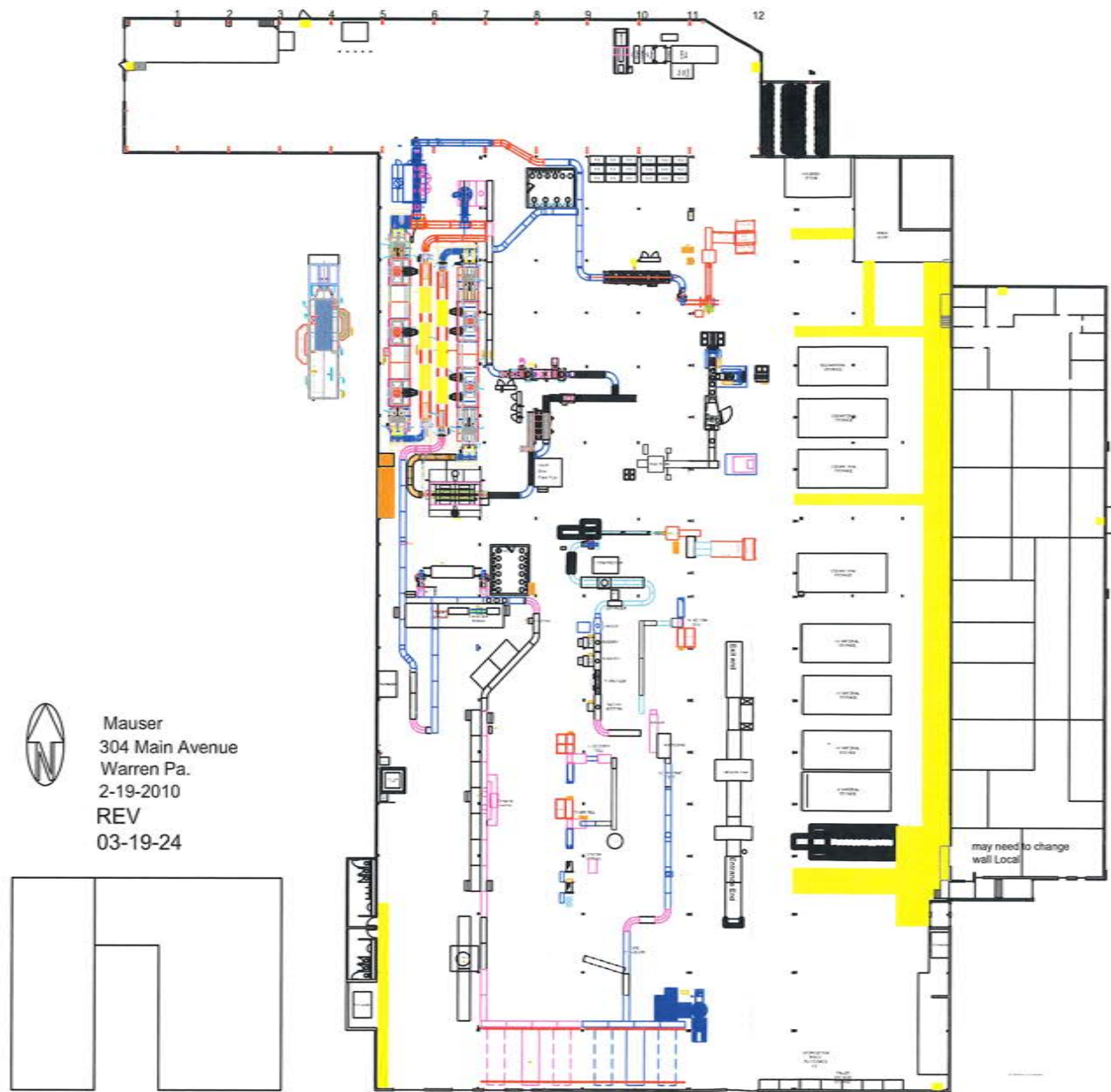
Power: Heavy – 480/3 Phase, 2,000 AMPS

Fire Suppression: Wet System

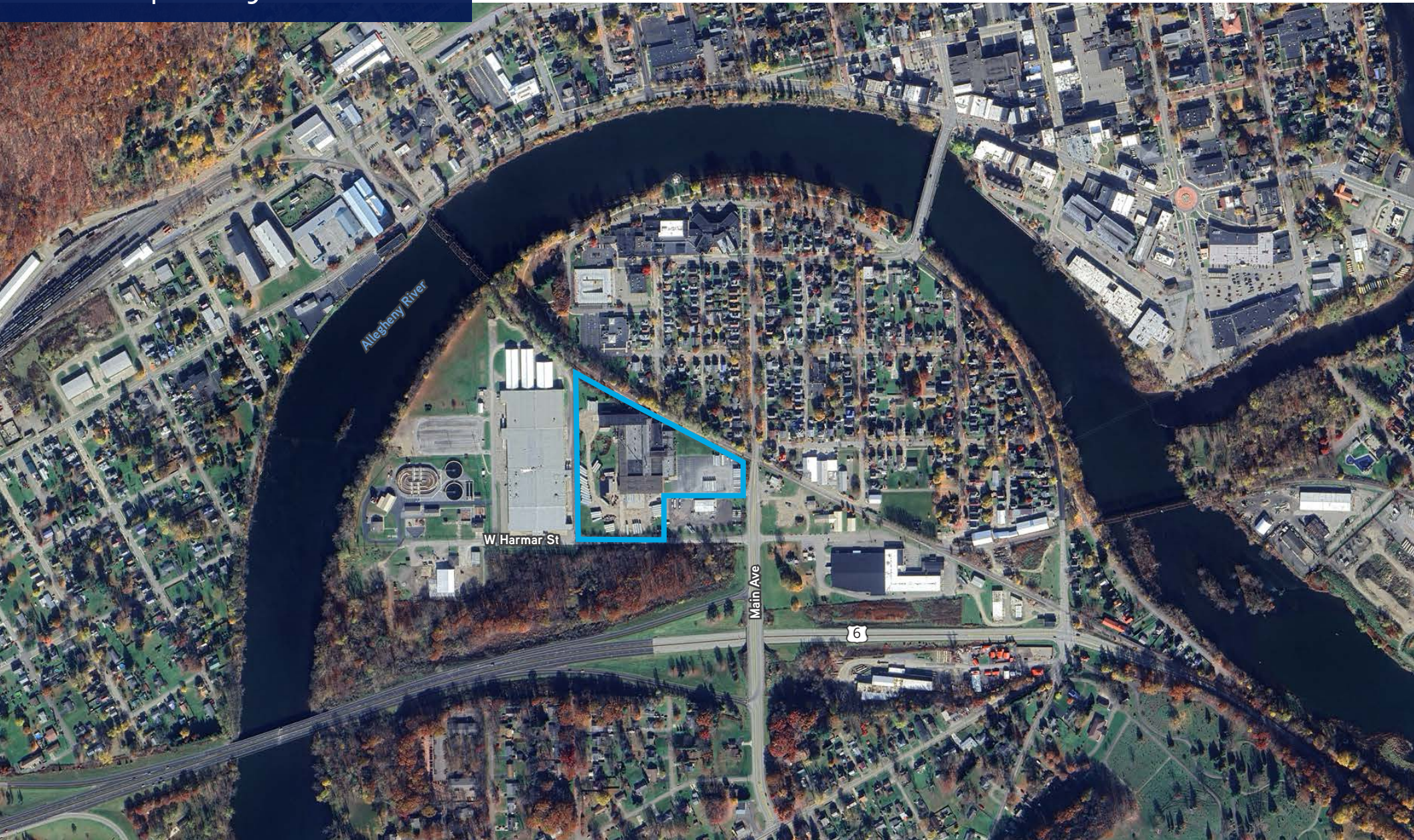
Taxes (2024): \$69,157



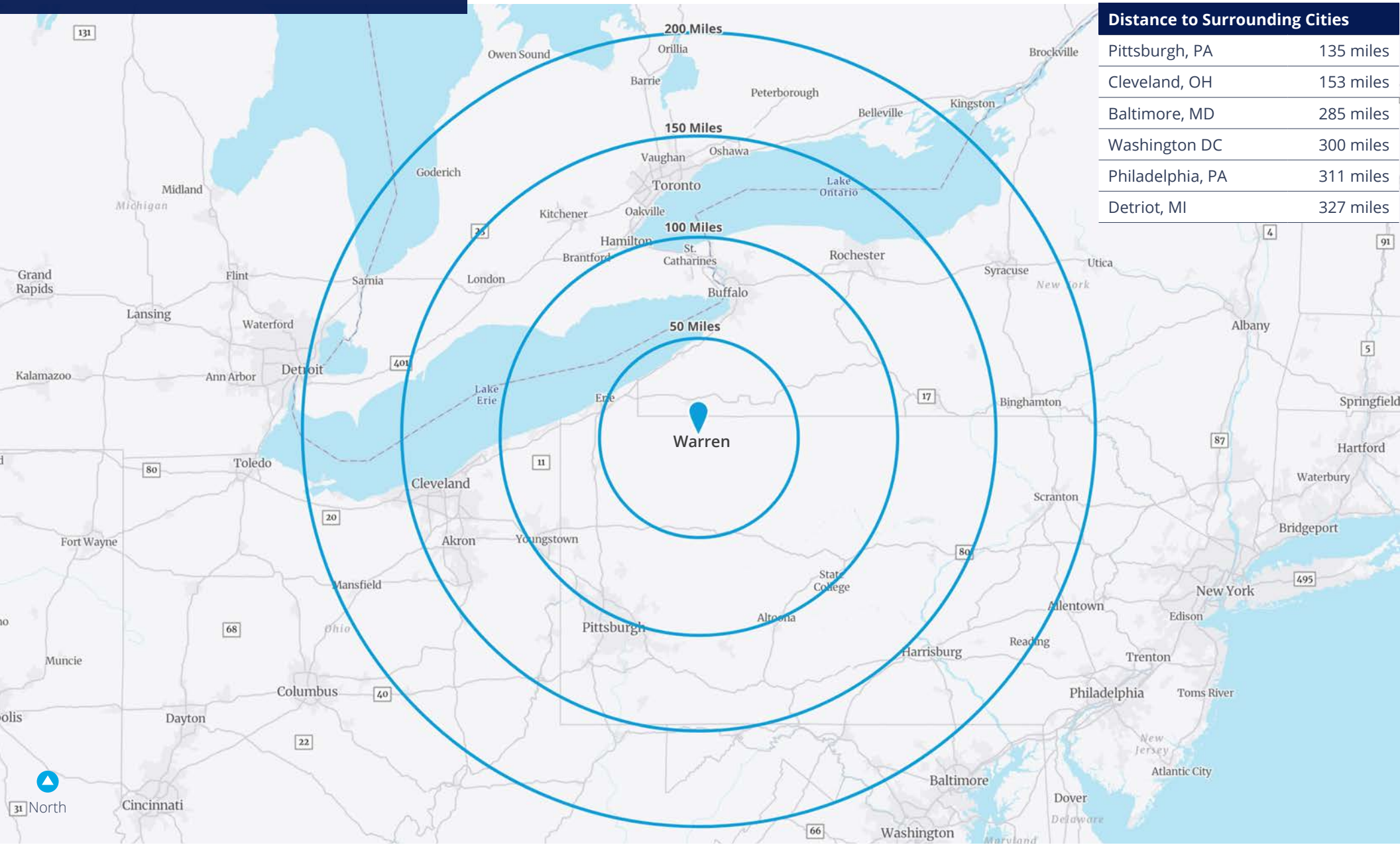
Floor Plan



Property Aerial



Area Map



Tenant Profile



Mauser Packaging Solutions in Warren, PA is part of a global company that specializes in rigid packaging solutions. The company provides a full spectrum of services across the packaging lifecycle, including design, manufacturing, reconditioning, reuse, and recycling. Their products are used in a variety of industries such as food, automotive, chemicals, and pharmaceuticals. Mauser emphasizes sustainability, offering packaging made from recycled materials and helping clients reduce their environmental footprint. The Warren location contributes to this mission by serving as a regional hub for manufacturing and distribution.

The Warren facility is one of over 180 global locations operated by Mauser Packaging Solutions, which collectively employs more than 11,000 people worldwide. Mauser Packaging Solutions was formed by BWAY, Mauser Group, National Container Group (NCG), and Industrial Container Services (ICS). Together, they have over 330 years experience in the packaging industry. They have a long-standing history of innovation and leadership in industrial packaging. Their commitment to sustainability and operational excellence continues to shape their growth and influence in the global packaging market.

<https://mauserpackaging.com/>



For Sale Offering Memorandum

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