

Industrial Investment Sale

112,850 SF | Warehouse & Manufacturing Center



Single Tenant Absolute Net Lease - 5 Year
Term



Contact Us:

John Bilyak, SIOR, CCIM
Market Leader
+1 412 638 1753
john.bilyak@colliers.com

Andy Lubinski, SIOR
Vice Chair
+1 952 221 8067
andy.lubinski@colliers.com

Aaron Whitmore
Associate Vice President
+1 612 963 1377
aaron.whitmore@colliers.com

Ethan Haglund
Senior Associate
+1 952 200 6199
ethan.haglund@colliers.com



Table of Contents

03 The Offering

04 Pricing & Financial
Summary

05 Property
Details

09 Tenant Profile

The Offering

Colliers is pleased 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	<u>Mauser Packaging Solutions</u>
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'

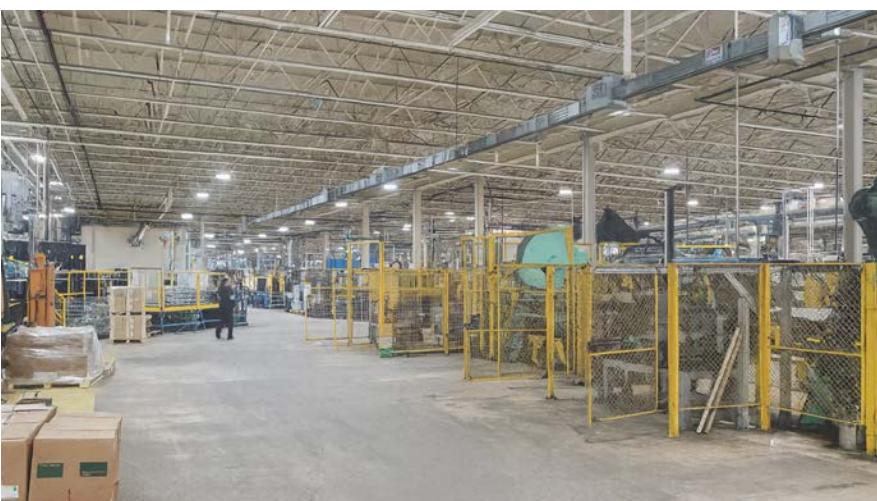
Cranes: 5/2-5 tons

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

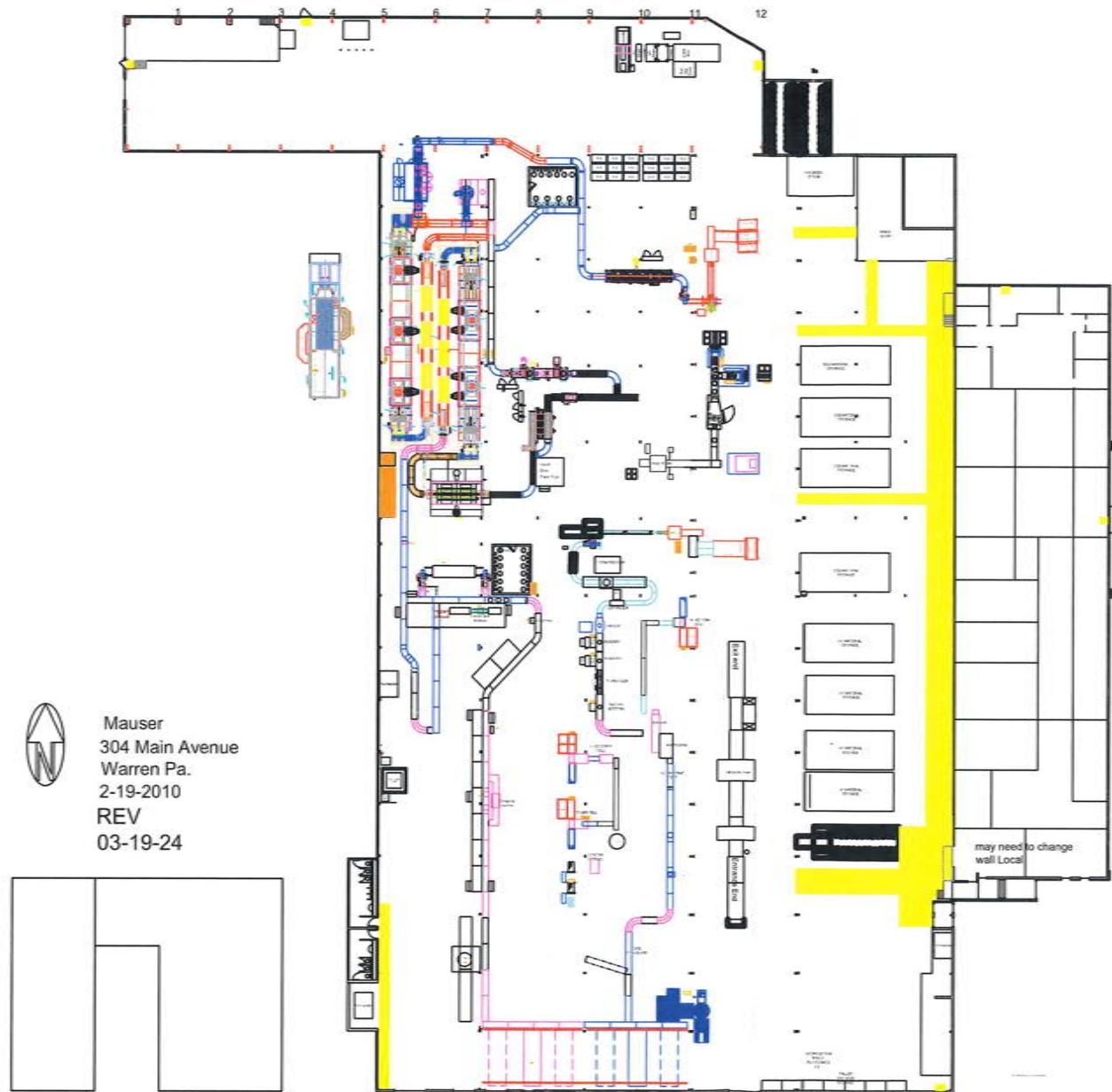
Power: Heavy – 480/3 Phase, 2,000 AMPS

Fire Suppression: Wet System

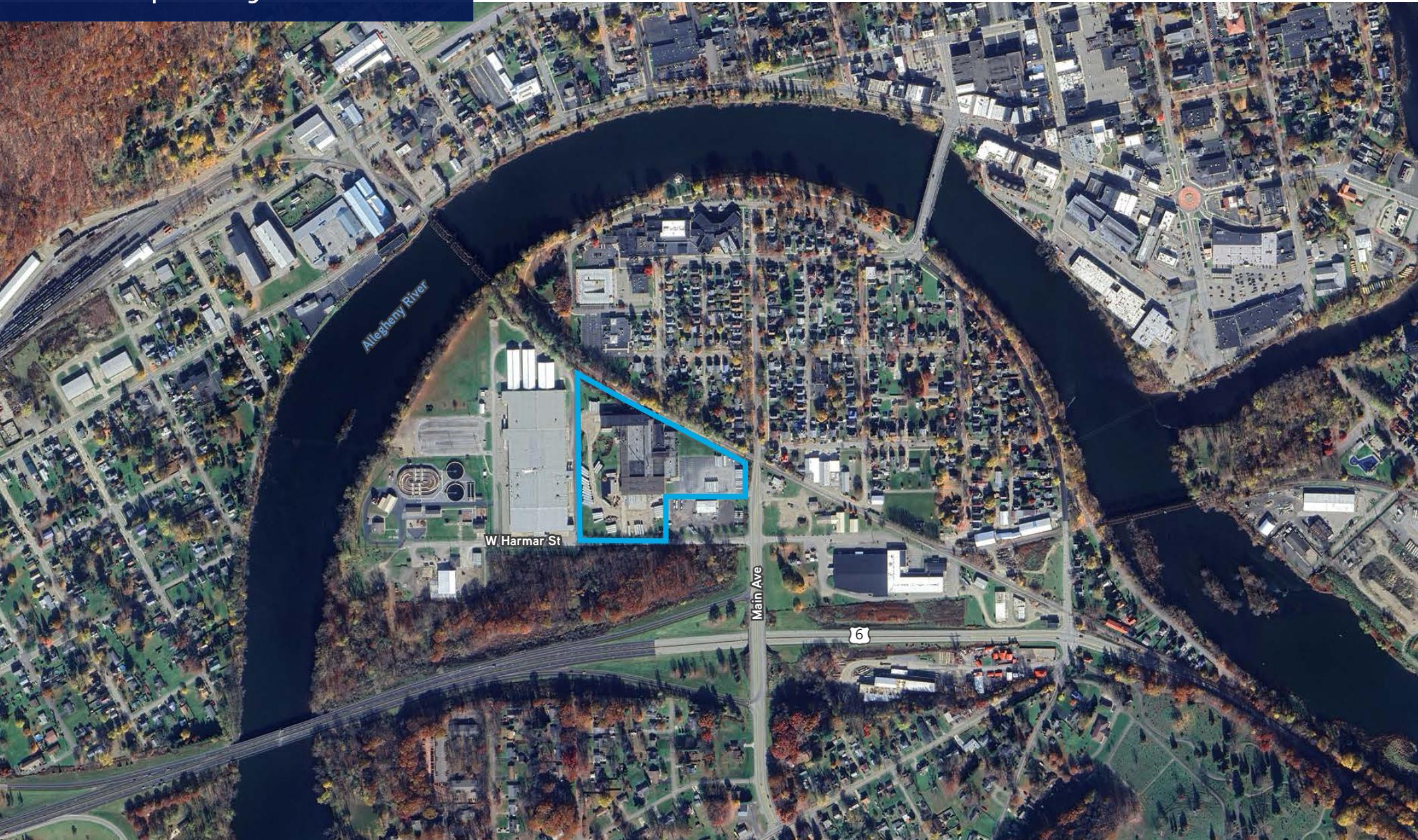
Taxes (2024): \$69,157



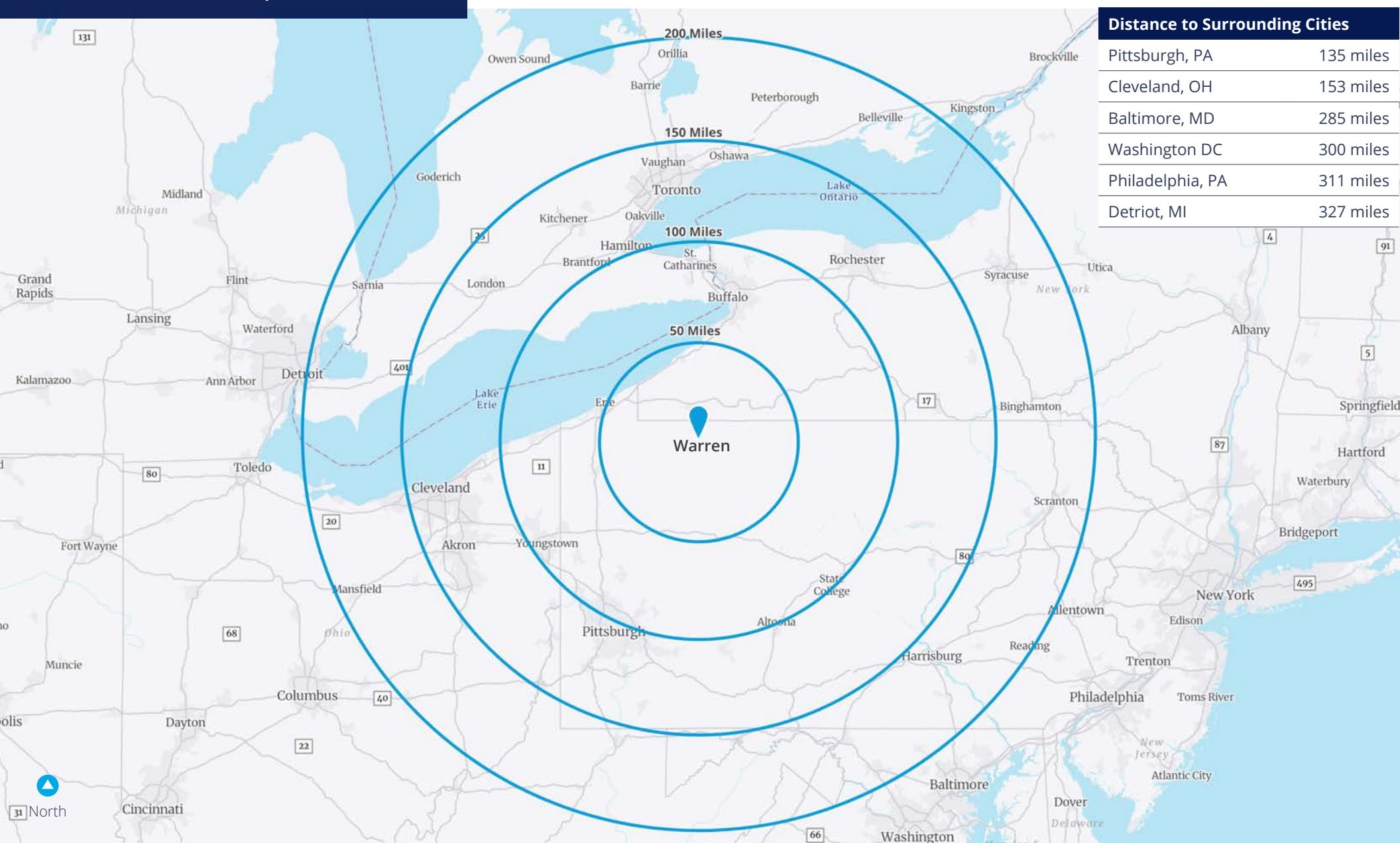
Floor Plan



Property Aerial



Area Map





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.



For Sale Offering Memorandum

304 Main Ave, Warren, PA 16365

Colliers

525 William Penn Place, Suite 3510
Pittsburgh, PA 15219
P: +1 412 321 4200

Disclaimer

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International