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COMPASS real estate, LLC

1140 GARFIELD AVENUE

LANCASTER, PENNSYLVANIA

INCOME TODAY.
OCCUPANCY TOMORROW.
UPSIDE FOR YEARS TO COME.

LONG-TERM CASH FLOW

9+ Year NNN Lease with Nolt's Auto Parts

IMMEDIATE OCCUPANCY

Substantial Vacant Warehouse Space Available

VALUE CREATION POTENTIAL

Lease-Up Opportunity in Strong Industrial Market

OWNER-OCCUPANT OPPORTUNITY

Occupy While Earning Income

- Existing income offsets occupancy costs
- Immediate warehouse availability
- Expansion flexibility
- Control long-term real estate costs

INVESTMENT OPPORTUNITY

Stable Income with Upside

- Long-term NNN lease in place
- Existing cash flow from day one
- Longed lease-up opportunities
- Potential NOI growth

RECENT CAPITAL IMPROVEMENTS

Property Positioned for Success

- Building clean-up completed
- Walls and floors refurbished
- Long-term lease completed
- Heating system upgrades
- Improved curb appeal

LONG-TERM NNN LEASE → STABLE CASH FLOW → VACANT INDUSTRIAL SPACE → OWNER OCCUPANCY OR LEASE-UP → FUTURE NOI GROWTH

EXECUTIVE POSITIONING STATEMENT

1140 Garfield Avenue presents a rare opportunity to acquire a strategically located industrial asset featuring long-term in-place income and substantial vacancy available for owner occupancy or lease-up. The Property benefits from a recently extended NNN lease with Nolt's Auto Parts, providing stable cash flow while preserving flexibility for future growth. Recent ownership investments, including building clean-up, floor and wall refurbishment, roof repairs, and heating system upgrades, have enhanced the property's functionality and presentation.

Whether utilized by an owner-occupant seeking to offset occupancy costs or an investor pursuing value creation through additional leasing activity, the Property offers multiple paths to success in one of Central Pennsylvania's strongest industrial markets.

NEAREST HIGHWAY
PA Route 72 (Manheim Pike)
Less than 0.5 miles from the Property

NEAREST AIRPORT
Lancaster Airport (LNS)
Approximately 5 miles (10 minutes) from the Property

DOWNTOWN LANCASTER
Less than 2 miles from the Property

WHY THIS PROPERTY IS DIFFERENT

- Long-Term NNN Tenant in Place
- Significant Vacant Space Available
- Recent Ownership Improvements
- Demonstrated Leasing Interest
- Flexible Industrial Configuration
- Lancaster City Location
- Zoning
- Multiple Exit Strategies

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1140 Garfield Ave - Lancaster, PA

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SECTION 1

PROPERTY INFORMATION

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Property Summary

1140 Garfield Ave - Lancaster, PA

VIDEO

PROPERTY DESCRIPTION

Stable Income. Immediate Utility. Significant Upside.

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OFFERING SUMMARY	
Sale Price:	Inviting Offers
Lot Size:	3.4 Acres
Building Size:	77,875 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	90	376	4,093
Total Population	233	1,064	11,044
Average HH Income	$86,041	$86,830	$94,252

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1140 GARFIELD AVENUE
LANCASTER, PENNSYLVANIA

IMPROVEMENTS & PROPERTY ENHANCEMENTS
Invested in Today. Built for Tomorrow.

RECENT OWNERSHIP INVESTMENTS
Enhancing Functionality. Driving Value.

Current ownership has completed a comprehensive capital improvement program to enhance the Property's condition, functionality, and long-term value. These improvements position the building to meet the demands of modern industrial users and support future leasing and occupancy growth.

BUILDING CLEAN-UP & REFURBISHMENT
Extensive interior and exterior clean-up completed

WAREHOUSE WALL IMPROVEMENTS
Walls repaired, cleaned, and repainted

WAREHOUSE FLOOR IMPROVEMENTS
Floors repaired, sealed and refreshed

ROOF REPAIRS
Selective roof repairs completed to ensure long-term performance

HEATING SYSTEM UPGRADES
Replacement of select overhead heating units

IMPROVEMENTS AT A GLANCE
- Building Clean-Up & Refurbishment
- Warehouse Wall Improvements
- Warehouse Floor Improvements
- Roof Repairs
- Heating System Upgrades
- Enhanced Safety & Functionality
- Improved Curb Appeal
- Positioned for Long-Term Performance

RECENT IMPROVEMENT HIGHLIGHTS

WALL REFURBISHMENT & PAINTING
Interior walls cleaned, repaired and repainted

FLOOR REPAIR & SEALING
Damaged areas repaired and floors sealed for durability and easy maintenance

ROOF REPAIRS
Targeted roof repairs completed to maintain long-term building integrity

HEATING SYSTEM UPGRADES
Select overhead heating units replaced for improved efficiency and reliability

ENHANCED SAFETY & FUNCTIONALITY
Upgrades completed to improve safety, functionality and building performance

IMPROVED CURB APPEAL
Exterior improvements enhance appearance and tenant experience

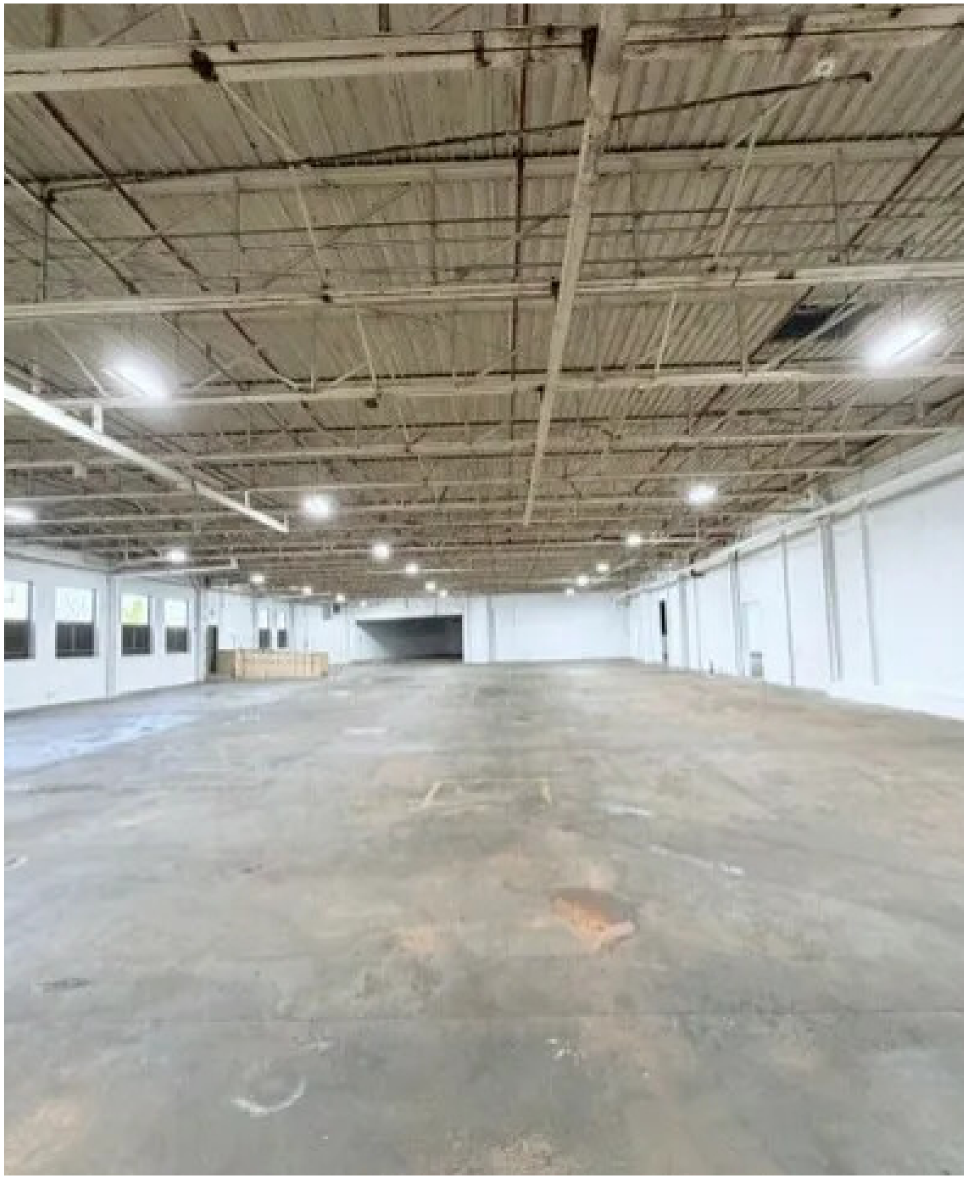
THE IMPACT – VALUE TODAY AND TOMORROW
- Improved Appearance and Functionality
- Enhanced Safety and Efficiency
- Reduced Deferred Maintenance
- Stronger Tenant and User Appeal
- Positioned for Long-Term Value Creation
- Move-In Ready Industrial Space with Strong Leasing Potential

KEY TAKEAWAY
Substantial capital investments have enhanced the Property's functionality, appearance, and long-term value—providing a strong foundation for current operations and future growth.

RECENT INVESTMENTS. ENHANCED PERFORMANCE. BUILT FOR THE FUTURE. | A WELL-MAINTAINED ASSET POSITIONED FOR LONG-TERM SUCCESS.

Property Description

1140 Garfield Ave - Lancaster, PA



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LOCATION DESCRIPTION

1140 Garfield Avenue is strategically located in the heart of Lancaster City, offering businesses a rare opportunity to operate within one of Central Pennsylvania's most established industrial and commercial corridors. Positioned just off Manheim Pike (PA Route 72) and minutes from Routes 30, 283, and 222, the Property provides excellent regional connectivity throughout Lancaster County and the broader Mid-Atlantic region.

SITE DESCRIPTION

1140 Garfield Avenue presents a unique opportunity to acquire a well-located industrial property in the heart of Lancaster City. Situated on approximately 3.40 acres, the Property features an approximately 77,875-square-foot masonry and steel industrial building with a combination of warehouse, manufacturing, showroom, office, and support space. The site offers excellent functionality with multiple loading positions, ample parking, public utilities, and flexible floor plans suitable for a variety of industrial, warehousing and distribution uses.

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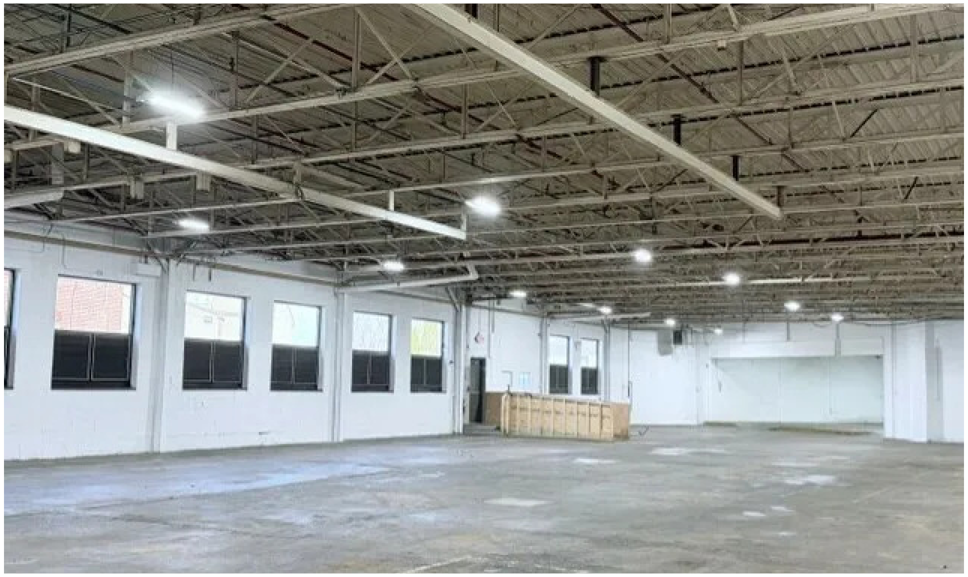
Complete Highlights

1140 Garfield Ave - Lancaster, PA



- **FOR OWNER-OCCUPANTS:**
- **Offset Occupancy Costs with Existing Rental Income**
- **Immediate Access to Vacant Warehouse Space**
- **Expand Operations Over Time**
- **Control Long-Term Real Estate Costs**
- **Existing Industrial Infrastructure in Place**
- **Rare Lancaster City Ownership Opportunity**
- **FOR INVESTORS**
- **Existing Cash Flow from Creditworthy Regional Tenant**
- **True NNN Lease Structure**
- **Below Replacement Cost Opportunity**
- **Additional Vacancy Creates Value-Add Potential**
- **Demonstrated Tenant Demand**
- **Multiple Exit Strategies**
- **Opportunity to Increase Occupancy and NOI**

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Property Details & Highlights

1140 Garfield Ave - Lancaster, PA

Property Type	Industrial
Property Subtype	Flex Space
APN	339-33763-0-0000
Building Size	77,875 SF
Lot Size	3.4 Acres
Year Built	1910
Number of Floors	1
Parking Spaces	54
Roof	Mix of metal, rubber and shingles
Free Standing	Yes
Number of Buildings	2

Stable Income. Immediate Utility. Significant Upside.

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- Long-Term NNN Income in Place
- Immediate Owner-Occupancy Opportunity
- Recent Property Improvements
- Significant Leasing Upside
- Flexible Industrial Configuration

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Property Details

1140 Garfield Ave - Lancaster, PA

Sale Price	INVITING OFFERS

LOCATION INFORMATION

Street Address	1140 Garfield Ave
City, State, Zip	Lancaster, PA 17601
County	Lancaster
Market	Strategically positioned just off Manheim Pike (PA Route 72) near Garfield Avenue and N. West End Avenue, providing excellent access to Route 30, Route 283, Route 222, and Downtown Lancaster.
Sub-market	LANCASTER CITY ANNEX
Township	City of Lancaster
Nearest Highway	PA Route 72 (Manheim Pike) – Less than 0.5 miles from the Property, providing direct access to Routes 30, 283, and 222.
Nearest Airport	Lancaster Airport (LNS) – Approximately 5 miles (10 minutes) from the Property, providing convenient access for corporate and general aviation users.

BUILDING INFORMATION

Building Size	77,875 SF
Occupancy %	42.3%
Tenancy	Single
Number of Grade Level Doors	2
Number of Dock High Doors	4
Minimum Ceiling Height	14 ft
Number of Floors	1
Year Built	1910

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Warehouse, Flex Space
Zoning	Central Manufacturing
Lot Size	3.4 Acres
APN #	339-33763-0-0000
Amenities	1140 Garfield Avenue benefits from a highly accessible location within Lancaster City's established commercial and industrial corridor. Employees, customers, and visitors enjoy convenient access to a wide range of retail, dining, lodging, healthcare, and business services located within minutes of the Property.
Power	3 phase, 440V
Rail Access	Yes

PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	54

UTILITIES & AMENITIES

Gas / Propane	Yes

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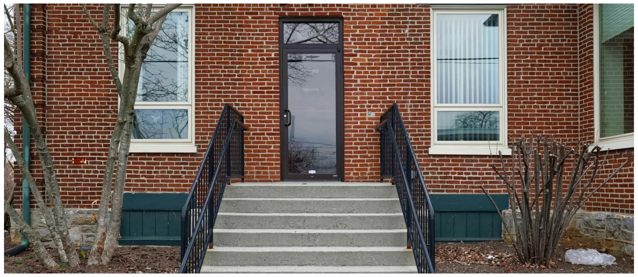
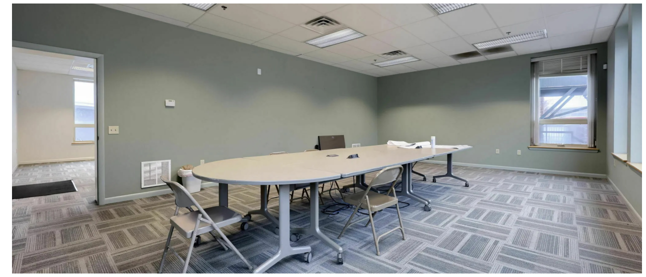
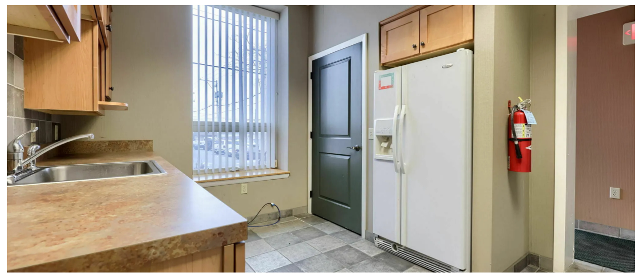
TOTAL
25,005 SF
TOTAL
16,958 SF
2,046.52 SF
37' - 1"
10,277.85 SF
5,978.47 SF
2,615.62 SF
84' - 2 5/8"
33' - 5"
2,152.15 SF
24' - 10"
1292.65 SF
42'
140' - 6"
144' - 7 5/8"
641.61 SF
66' - 11"
37' - 2"
450.65 SF
222.67 SF
15,236.11 SF
30' - 4"
70' - 1"
207' - 6"
61' - 3"
1,048.19 SF

Additional Photos

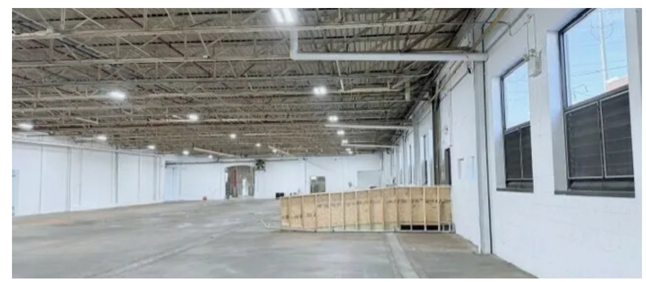
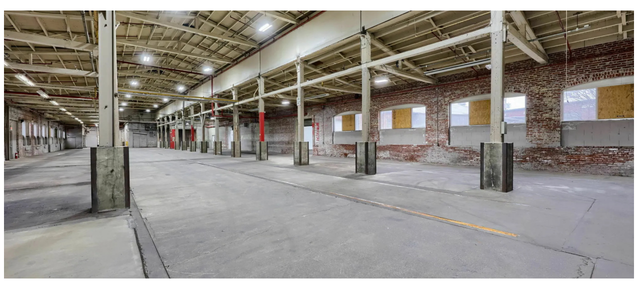
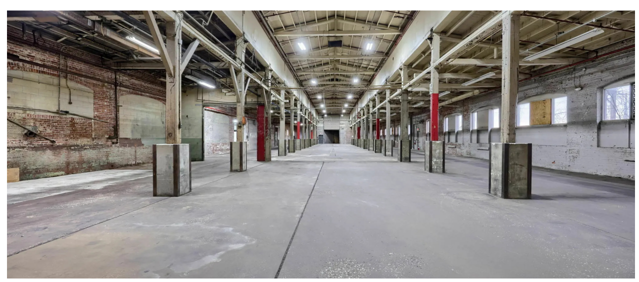
1140 Garfield Ave - Lancaster, PA







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SECTION 2

LOCATION INFORMATION

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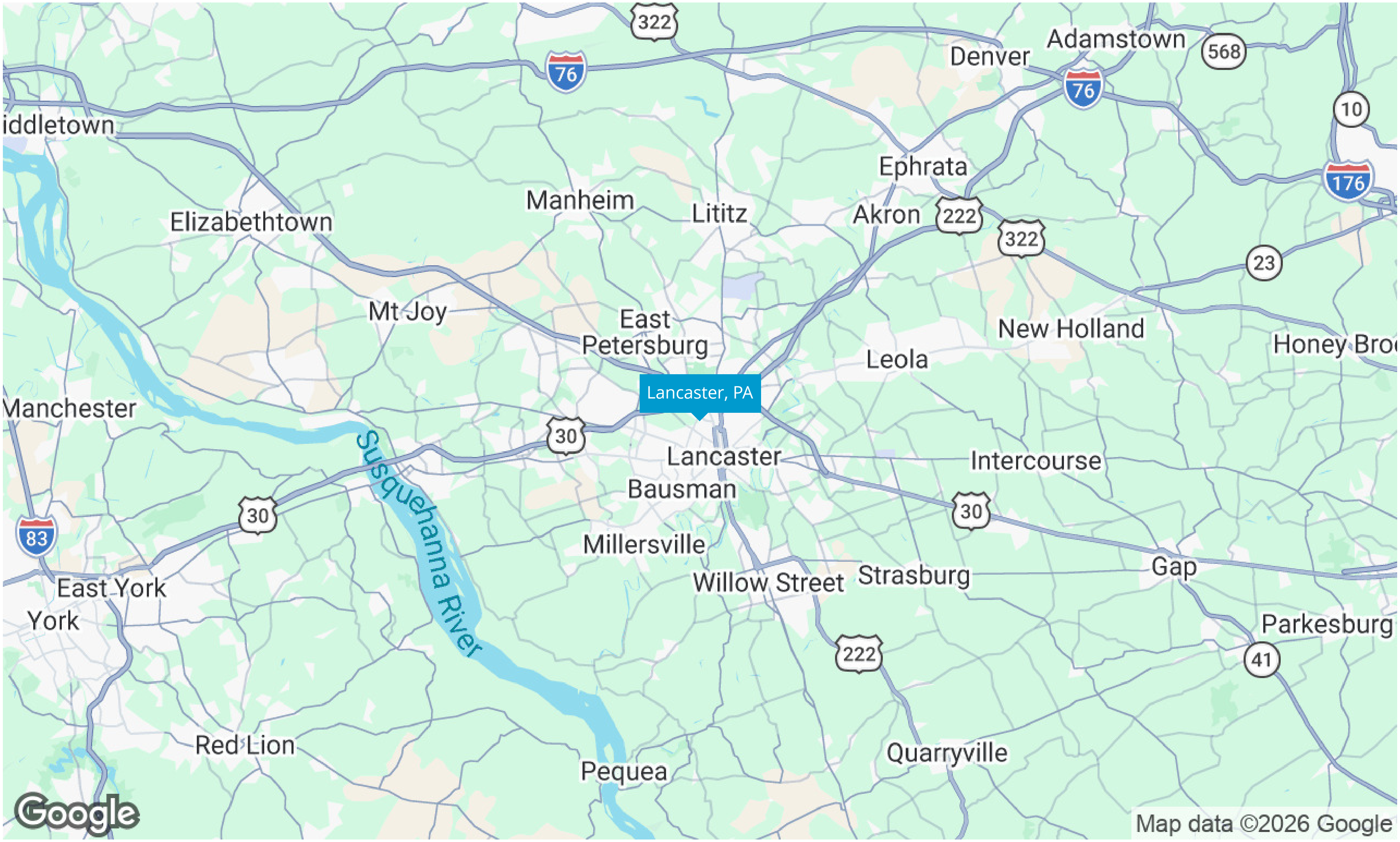
Regional Map

1140 Garfield Ave - Lancaster, PA



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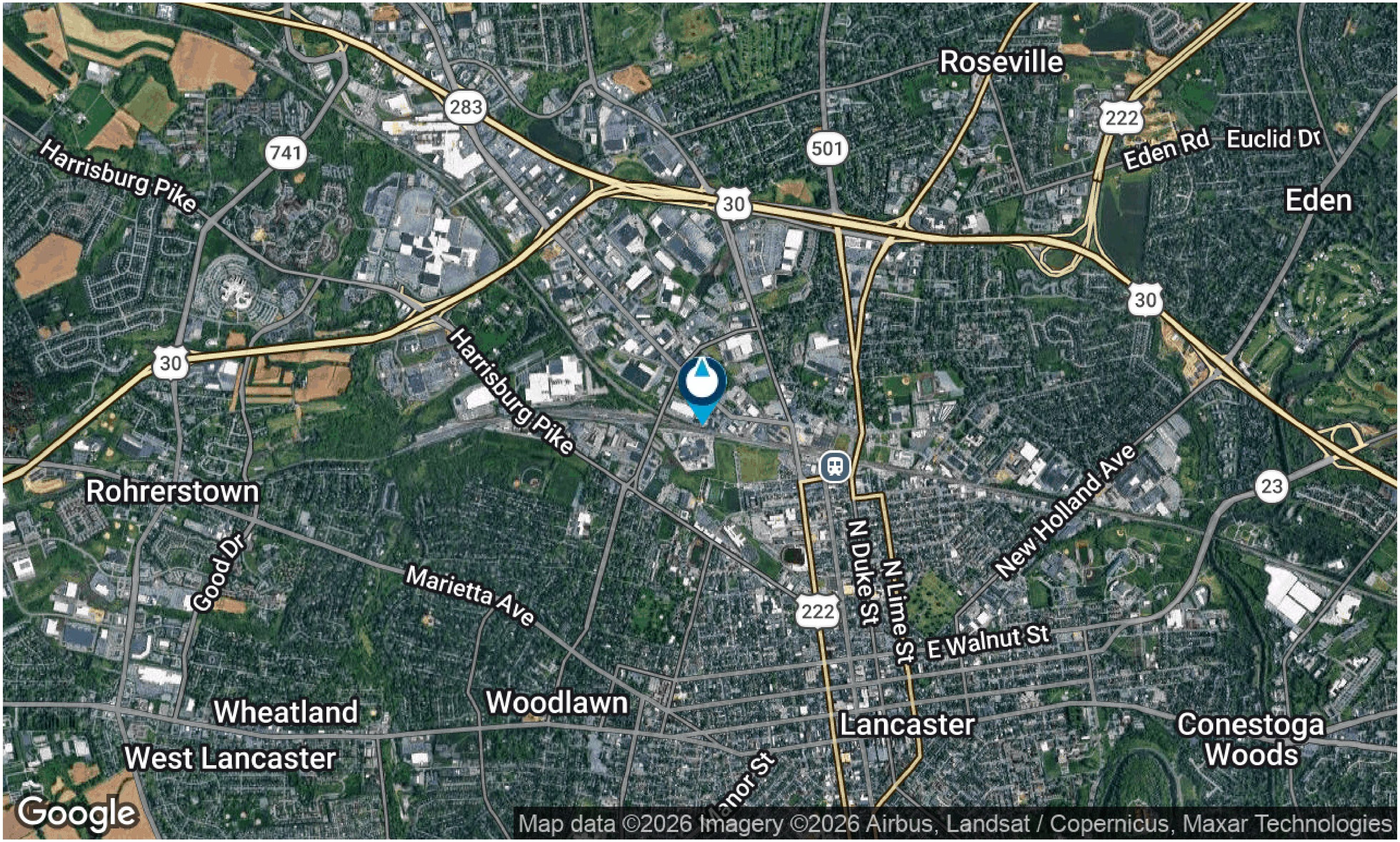
Aerial Map

1140 Garfield Ave - Lancaster, PA



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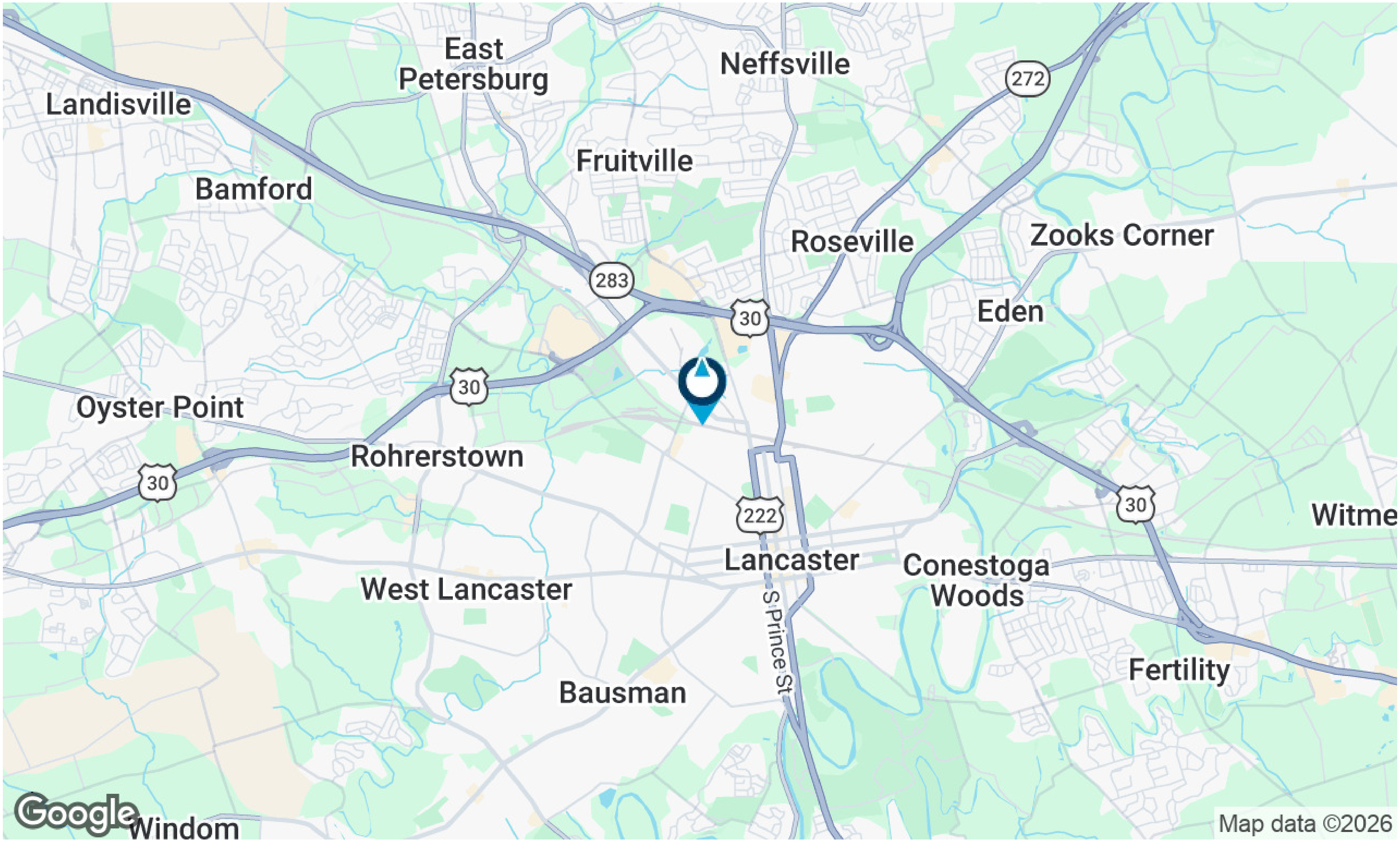
Location Map

1140 Garfield Ave - Lancaster, PA



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SECTION 3

FINANCIAL ANALYSIS

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NOLT'S AUTO PARTS
LONG-TERM NNN INCOME STREAM

PROVEN TENANT. PREDICTABLE CASH FLOW. BUILT-IN GROWTH.

ANNUAL BASE RENT	LEASED AREA	REMAINING LEASE TERM	ANNUAL RENT GROWTH	RENEWAL OPTIONS
$210,690	35,115 SF	9+ YEARS	3% INCREASES	TWO (2) FIVE-YEAR OPTIONS

TENANT OVERVIEW

Nolt's AUTO PARTS

Nolt's Auto Parts is a long-established regional supplier serving the automotive repair and service industry. The tenant occupies approximately 35,115 square feet under a long-term NNN lease structure, providing stable income and predictable cash flow for ownership.

LEASE ECONOMICS

CURRENT LEASE SUMMARY	
Tenant	Nolt's Auto Parts
Occupied Area	35,115 SF
Current Annual Base Rent	$210,690
Rent PSF	$6.00 / SF
Lease Structure	NNN
Annual Escalations	3%
Renewal Options	Two (2) Five-Year Options
Occupancy	Fully Operational

CONTRACTUAL INCOME GROWTH

10-YEAR RENT GROWTH
MORE THAN
$64,000
ANNUAL INCREASE

Without any additional leasing activity, contractual rent escalations alone increase annual income by approximately **30%** over the next decade.

WHY THIS LEASE MATTERS

- **IMMEDIATE CASH FLOW** — Existing income from day one
- **BUILT-IN GROWTH** — 3% annual rent increases
- **LONG-TERM COMMITMENT** — 9+ years remaining
- **EXTENDED INCOME POTENTIAL** — Two 5-year renewal options

LEASE TIMELINE

TODAY — 9+ YEARS REMAINING — OPTION 1: 5 YEARS — OPTION 2: 5 YEARS

POTENTIAL TENANT CONTROL PERIOD
19+ YEARS OF OCCUPANCY POTENTIAL
(9 years remaining + 5-year option + 5-year option)

STRATEGIC VALUE TO A BUYER

OWNER-OCCUPANT
- ✔ Existing income offsets occupancy costs
- ✔ Ability to occupy remaining vacant warehouse space
- ✔ Future expansion opportunities

INVESTOR
- ✔ Stable NNN cash flow
- ✔ Annual contractual growth
- ✔ Significant lease-up potential in remaining space
- ✔ Multiple avenues for NOI growth

PROPERTY HIGHLIGHTS
- 35,115 SF Occupied
- $210,690 Annual Base Rent
- 3% Annual Increases
- Two (2) 5-Year Renewal Options
- NNN Lease Structure

LONG-TERM INCOME FOUNDATION

The Nolt's lease provides immediate cash flow, annual rent growth, and long-term income stability while preserving substantial vacant space for owner occupancy, expansion, or future lease-up opportunities.

"A STABLE TENANT. A GROWING INCOME STREAM. A STRONG FOUNDATION FOR THE FUTURE."

1140 GARFIELD AVENUE
LANCASTER, PENNSYLVANIA

LEASE-UP SCENARIO – REMAINDER OF BUILDING
41,963 SF OF VALUE-ADD OPPORTUNITY

SIGNIFICANT LEASE-UP OPPORTUNITY

Total Remaining Available Space

41,963 SF

Currently Offered at $5.95/SF NNN

Below Market Rate with Strong Tenant Interest
Interest from prospective tenants for 3,000 – 10,000+ SF

TOTAL BUILDING: 77,078 SF

MARKET LEASE RATES FOR INDUSTRIAL SPACE

Lancaster County Industrial Asking Rents
(Source: Active Listings 06/10/2026)

PROPERTY	SIZE (SF)	ASKING RENT PSF (NNN)
291-301 Commerce Dr. New Holland, PA	46,857 SF	$9.00 – $9.75 PSF (Est. $9.38 PSF Midpoint)
648 Manor St. Lancaster, PA	32,625 SF	$7.50 – $8.50 PSF (Est. $8.00 PSF Midpoint)
1176 Enterprise Ct. East Petersburg, PA	13,900 SF	$7.00 – $8.00 PSF (Est. $7.50 PSF Midpoint)
199 W. Stiegel St. Manheim, PA	5,150 SF	$7.50 – $8.00 PSF (Est. $7.75 PSF Midpoint)

Market Asr Range: $7.00 – $9.75 PSF (NNN)
Market Midpoint Range: $7.50 – $8.00 PSF (NNN)
1140 Garfield Offering Rate: $5.95 PSF (NNN) – Below Market

VALUE CREATION THROUGH LEASE-UP

SUBSTANTIAL VACANT SPACE
41,963 SF available for lease
Immediate upside potential

ATTRACTIVE LEASING POSITION
Offered at $5.95/SF NNN – below market
Strong interest for 3,000 – 10,000+ SF

INCREASE NET OPERATING INCOME
Each $1.00 PSF increase in rent adds $41,963 annually to NOI

DRIVE LONG-TERM VALUE
Higher income stream drives value and long-term returns

POTENTIAL LEASE-UP SCENARIOS

Vacant Space: 41,963 SF | Offered at $5.95 PSF NNN (Below Market)
Interest from Prospective Tenants for 3,000 – 10,000+ SF

	SCENARIO 1 $5.95 PSF NNN (OFFERING RATE)	SCENARIO 2 $7.50 PSF NNN (MARKET MIDPOINT – LOW)	SCENARIO 3 $8.00 PSF NNN (MARKET MIDPOINT – HIGH)
Lease Rate (PSF NNN)	$5.95	$7.50	$8.00
Annual Rent (41,963 SF)	$249,677	$314,723	$335,704
Monthly Rent	$20,806	$26,227	$27,975
Annual NOI Increase*	$249,677	$314,723	$335,704
Total Annual Base Rent (Including Nolt's Lease)	**$460,367**	**$525,413**	**$546,394**

*Assumes NNN structure with tenant paying operating expenses.

PROJECTED ANNUAL BASE RENT (COMBINED)

ASSUMPTIONS

- NNN leases
- Vacant space offered at $5.95 PSF NNN (below market rate)
- Market midpoint rents based on current active industrial listings
- Income increase flows directly to NOI
- Tenant improvement costs can be amortized or negotiated

SIGNIFICANT UPSIDE POTENTIAL

Leasing the remaining 41,963 SF at the current offering rate of $5.95 PSF NNN generates $249,677 of additional annual NOI. Leasing at market midpoint rates of $7.50 – $8.00 PSF NNN increases annual NOI by $314,723 – $335,704. This creates substantial NOI growth and long-term value.

THE OPPORTUNITY

At $5.95 PSF NNN, 1140 Garfield Avenue offers a compelling below-market leasing opportunity with significant upside. With strong tenant interest for 3,000 – 10,000+ SF, the Property is positioned to drive meaningful increases in income and value.

1140 GARFIELD AVENUE
LANCASTER, PENNSYLVANIA

MARKET PRICING & VALUE POSITIONING
Demonstrating Market Value in Today's Lancaster County Industrial Market

WHERE THE MARKET IS TODAY
Lancaster County Industrial Asking Prices

$102–$135 PSF

PROPERTY		SIZE (SF)	ASKING PRICE	ASKING $/SF
	291-301 Commerce Dr. New Holland, PA	46,857 SF	$6,325,000	$134.99
	648 Manor St. Lancaster, PA	32,625 SF	$3,990,000	$122.30
	1176 Enterprise Ct. East Petersburg, PA	13,900 SF	$1,450,000	$104.32
	199 W. Stiegel St. Manheim, PA	5,150 SF	$525,000	$101.94

Source: Bright MLS – Active Industrial Listings in Lancaster County | June 10, 2026
Asking prices PSF calculated using listed building sizes.

WHY 1140 GARFIELD IS DIFFERENT

77,875 SF BUILDING
Large scale industrial facility in Lancaster City.

LONG-TERM NNN INCOME
Long-term lease in place with Nolt's Auto Parts.

LEASE-UP POTENTIAL
Significant vacant space available for additional income.

RECENT CAPITAL IMPROVEMENTS
Completed building clean-up, floor repairs, roof repairs, and HVAC upgrades.

LANCASTER CITY LOCATION
Infill location with excellent access to I-283, Route 30 & PA Turnpike.

HOW 1140 GARFIELD COMPARES

TYPICAL LANCASTER INDUSTRIAL LISTING	VS.	1140 GARFIELD AVENUE
Smaller Building		±77,875 SF Industrial Facility
Single User		Long-Term NNN Lease in Place
Limited Expansion Potential		Significant Vacant Space Available
No Existing Income		Recent Capital Improvements
No Leasing Pipeline		Existing Tenant Interest in Additional Space
		Multiple Exit Strategies
		Lancaster City Infill Location

CURRENT INDUSTRIAL ASKING PRICES

- **$101.94 /SF** – Manheim, PA (5,150 SF)
199 W. Stiegel St.
- **$104.32 /SF** – East Petersburg, PA (13,900 SF)
1176 Enterprise Ct.
- **$122.30 /SF** – Lancaster City, PA (32,625 SF)
648 Manor St.
- **$134.99 /SF** – New Holland, PA (46,857 SF)
291-301 Commerce Dr.

Source: Bright MLS – Active Industrial Listings in Lancaster County | June 10, 2026

THE VALUE CREATION PATH

1. **LONG-TERM NOLT'S LEASE** – Stable NNN income already in place.
2. **EXISTING CASH FLOW** – Immediate income from day one.
3. **LEASE ADDITIONAL SPACE** – Capture market rents on vacant available space.
4. **INCREASE NOI** – Drive higher cash flow and asset value.
5. **CREATE ADDITIONAL VALUE** – Positioned for long-term value appreciation.

Industrial assets throughout Lancaster County are currently being marketed between approximately **$102 and $135 per square foot**, with many offering significantly less scale, flexibility, and upside than 1140 Garfield Avenue.

The Property combines stable income, immediate occupancy opportunities, and future lease-up potential within a single acquisition.

SECTION 4

DEMOGRAPHICS

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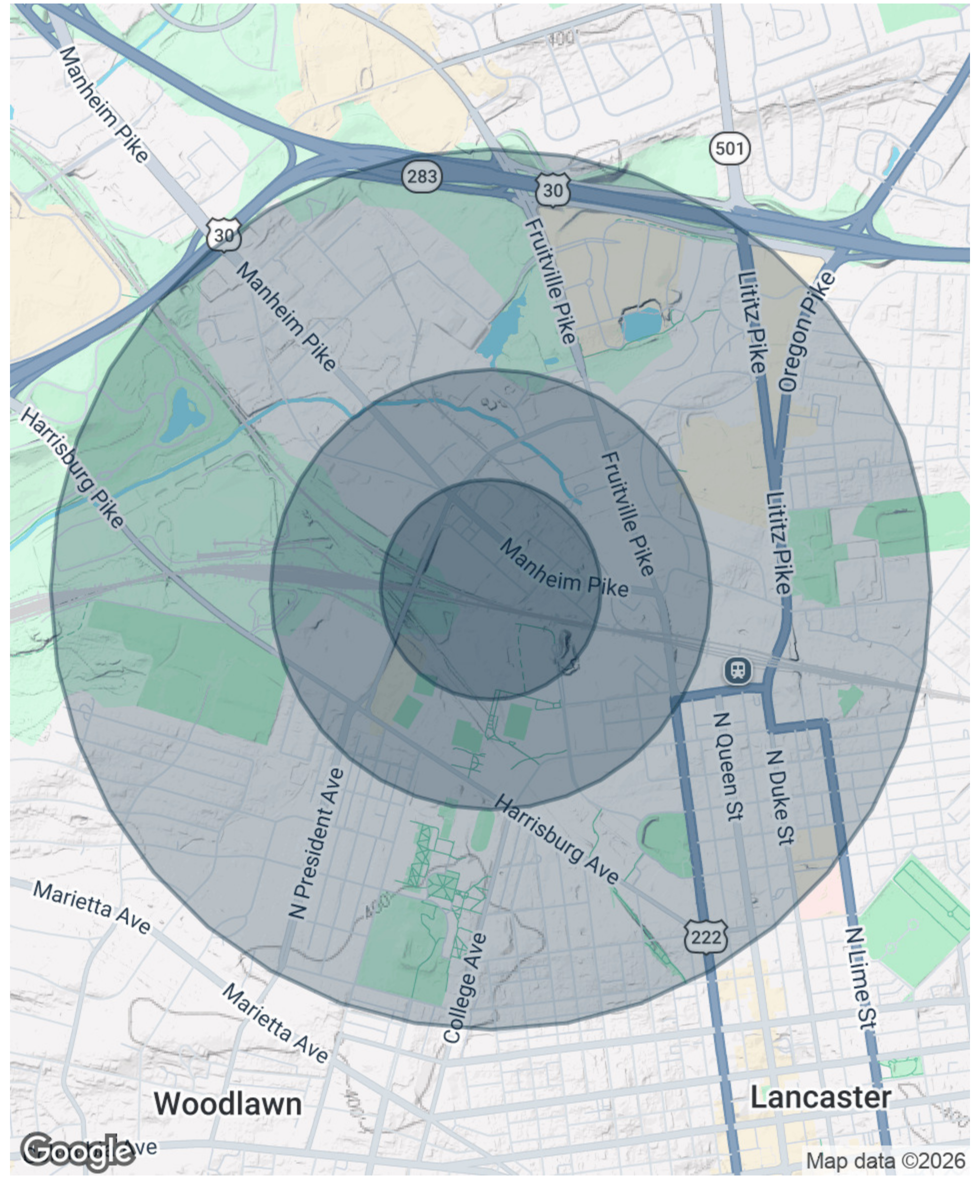
Demographics Map & Report

1140 Garfield Ave - Lancaster, PA

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	233	1,064	11,044
Average Age	31.2	29.6	34.8
Average Age (Male)	33.0	31.1	33.3
Average Age (Female)	28.1	27.0	34.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	90	376	4,093
# of Persons per HH	2.6	2.8	2.7
Average HH Income	$86,041	$86,830	$94,252
Average House Value	$253,576	$265,280	$282,303

2023 American Community Survey (ACS)



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COMPASS real estate, LLC