

STNL WAREHOUSE & FLEX CENTER

151 ALLENDALE RD • MECHANICSBURG, PA 17050

OFFERING MEMORANDUM



[CLICK HERE FOR VIRTUAL TOUR](#)

STNL WAREHOUSE & FLEX CENTER

151 ALLENDALE RD
MECHANICSBURG, PA 17050

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04

EXECUTIVE SUMMARY

The Offering • Investment Overview

Highlights • Building Features

Tenant Overview

14

ANALYSIS

Financial Analysis • Rent Schedule

16

PROPERTY PHOTOS & MAPS

Exteriors • Surrounding Businesses

22

COMPARABLES

Sale Comps • Lease Comps

30

MARKET OVERVIEW

Market Overview • Location Overview

Regional Map

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SCOPE COMMERCIAL REAL ESTATE SERVICES, LLC.



NOI
\$571,380



CAP RATE
7.50%



RBA
71,095 SF



LOT SIZE
3.65 ac



OFFERING PRICE
\$7,618,000

INVESTMENT OVERVIEW

SCOPE Commercial Real Estate Services is pleased to exclusively present 151 Allendale Road, Mechanicsburg, PA 17050. The 71,095 square foot offering is a newly renovated, warehouse & flex building on 3.65 Acres. Ideally located off of Simpson Ferry Road, which sees 14,400+ VPD, the property has convenient access to the Harrisburg area and surrounding submarkets. Furthermore, there are numerous neighboring retail and industrial properties which contribute to the desirability of the location. The property will be delivered with a long-term lease to SupplySource Inc. A single tenant, Absolute NNN lease provides investors with predictable cash flow and ease of ownership. SupplySource Inc. is the largest contract office furniture supplier to the Commonwealth of Pennsylvania and holds state contracts for a number of manufacturers. In addition, SupplySource recently acquired Tanner of PA - allowing them to expand into the K-12 school market. The subject offering is one of five distinct locations SupplySource Inc operates out of to serve the Commercial, Education, Government and Healthcare Markets. Cumberland County (Harrisburg’s West Shore) is one of Pennsylvania’s fastest growing counties. The property is just minutes away from Interstates 76, 81, and 83.



EXCELLENT TENANT FUNDAMENTALS

- ▶ 15 Year Absolute NNN Lease
- ▶ 3% Annual Increases - Strong Inflation Hedge
- ▶ Over \$1.9m in Tenant Funded Improvements Made To Building



PRIME LOCATION

- ▶ West Shore Market - Significant Population & Economic Growth
- ▶ Dense Retail & Industrial Corridor - Proximity to I-76

THE OFFERING

Price	\$7,618,000
Rentable Building Area	71,095 SF
Lot Size	3.65 acres
Number of Suites	1
Year Built	1980/2020
Docks	6
Drive-ins	2
Clear Height	14'
Ceiling Height	16'6"
Zoning	Commercial /Limited
Tenancy	Single

HIGHLIGHTS:

REAL ESTATE HIGHLIGHTS:

71,095 WAREHOUSE IN MECHANICSBURG, PA

- ▶ Subject property sits on a 3.65 Acre lot in Cumberland County within Harrisburg - ranked one of the top 10 counties to live in PA.
- ▶ 6 dock doors, 2 drive-ins, 14' clear height, 35' column spacing.

PROPERTY HIGHLIGHTS:

SINGLE TENANT ABSOLUTE NET

- ▶ Supply Source lease has 15 years left on their lease providing guaranteed income.
- ▶ New roof, HVAC, electrical, sprinklers, life safety- all under warranty.
- ▶ Permitted use for warehousing/distribution; numerous other uses approved.

LOCATION HIGHLIGHTS:

SUPERIOR REAL ESTATE FUNDAMENTALS

- ▶ Located just off E Simpson St - a major road running through the region with over 14,400 VPD.
- ▶ Building has strong visibility and is nearby many major amenities.
- ▶ Minutes from downtown Mechanicsburg and major highways and routes offering easy accessibility.

HEALTHY DEMOGRAPHICS + GROWTH

- ▶ Mechanicsburg has seen sustained growth over the past decade with over 1.5% population growth annually.
- ▶ Healthy demographics with an average household income of \$113,046 within 5 Miles of the center.



SUPPLY SOURCE INC.
ALLENDALE RD WAREHOUSE

INVESTMENT OVERVIEW

Rentable SF:	71,095 SF
Lot Size:	3.65 Acres
Number of Suites:	1
Year Built:	1980/2020
Year Renovated:	2016-2022
Docks:	6
Drive-Ins:	2

DEMOGRAPHICS

	2-MILE	5-MILE	10-MILE
Current Population	33,816	126,478	325,955
Average Household Income	\$92,471	\$113,046	\$95,672
Vehicles Per Day	14,404 (E Simpson St.)		

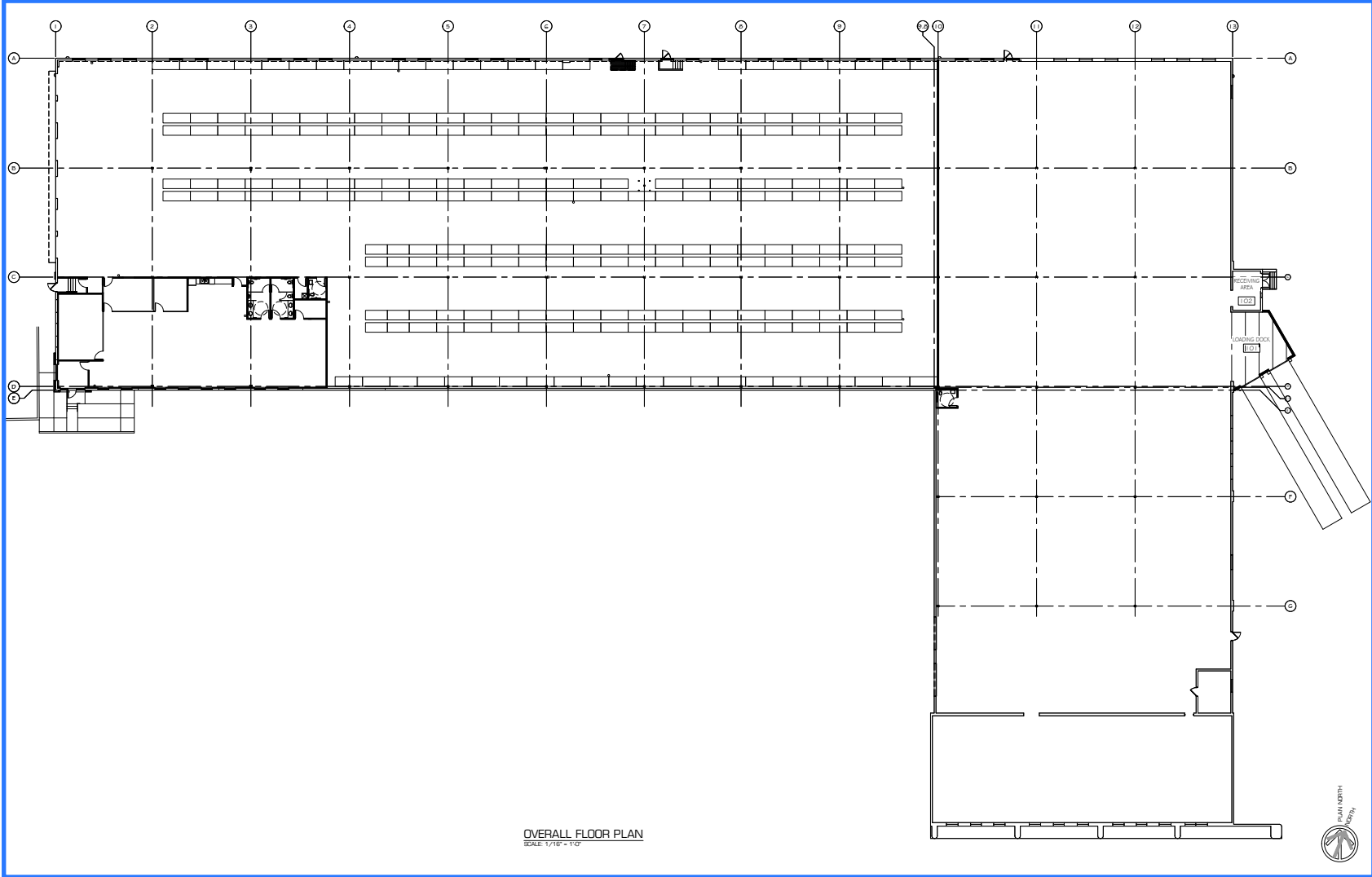
SITE DESCRIPTION

Parcel Number:	10-23-0563-031
Zoning:	Commercial Limited
Location:	Suburban
Tenacy:	Single

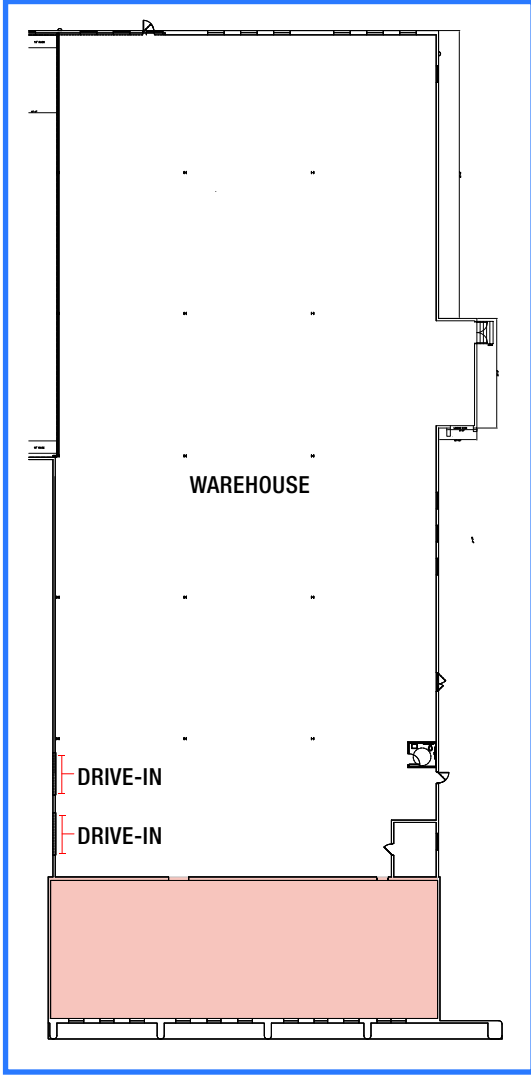


BUILDING FEATURES

OVERALL FLOOR PLAN

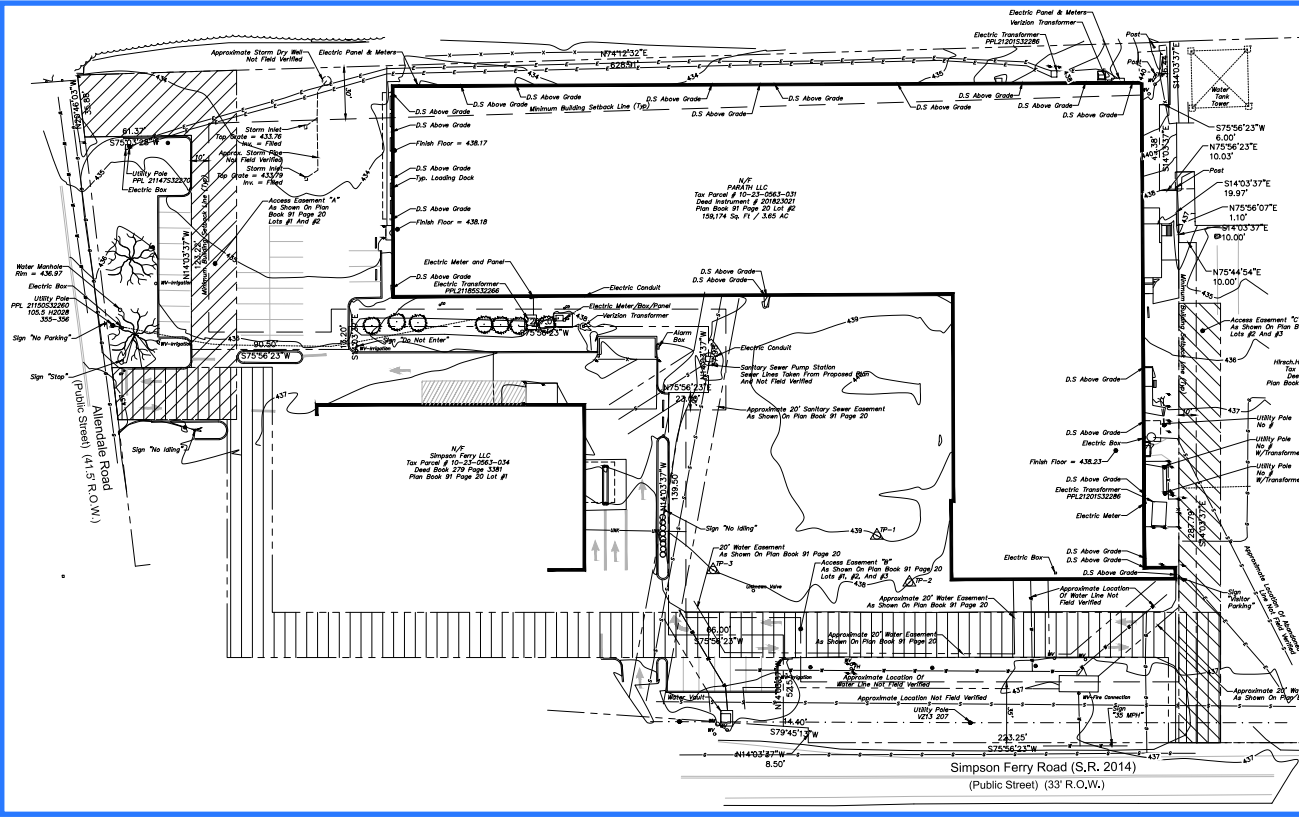


FLOOR PLAN



EXISTING CONDITIONS

- ▶ Roof Type: Rubber (Replaced in 2019)
- ▶ Sprinkler: Wet System
- ▶ Square Footage Breakdown: 63,095 SF Warehouse & 8,000 SF Office/Showroom
- ▶ Construction Type: Masonry



TENANT OVERVIEW

SUPPLYSOURCE

Inspiring Work and Social Spaces

Since its founding in 1984 by current President & CEO, Ray Thompson, SupplySource has lived by the adage “the only constant is change”, and has continued to adapt to benefit its customers. SupplySource is a Certified Small Diverse Business (SDB), and a Certified Minority-Owned Business (MBE). The team of over 40 professionals is committed to their mission, and lives by their values. The company constructs and installs office furniture products and related equipment, such as cubicle walls and meeting space equipment. SupplySource also provides warehousing, remanufacturing and resale of used furniture and equipment, including delivery and installation. SupplySource is based in Williamsport has several locations throughout the state of Pennsylvania.



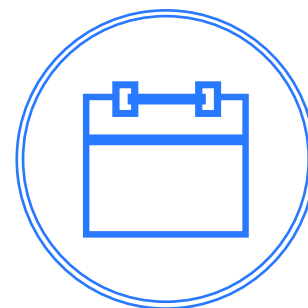
40+

EMPLOYEES
LOCALLY



\$45,357,258

2024 COMPANY
SALES



1984

YEAR
FOUNDED



FINANCIAL ANALYSIS

OFFERING AND PROPERTY SUMMARY		
Price:	\$7,618,000	
Rentable Building Area:	71,095 SF	
Number of Suites	2	
Price Per SF	\$107.15	
Lot Size	3.65 acres	
Year Built/Renovated	1980/2020	
Occupancy	100%	
Lease Commencement	07/01/2025	
Lease Expiration	06/30/2040	
Options	2X5	
RETURNS	YEAR 1	YEAR 2
CAP Rate	7.50%	7.73%

RENT SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current	\$571,380	\$47,615	\$8.04	7.50%
Year 2	\$588,521	\$49,043	\$8.28	7.73%
Year 3	\$606,177	\$50,515	\$8.53	7.96%
Year 4	\$624,362	\$52,030	\$8.78	8.20%
Year 5	\$643,093	\$53,591	\$9.05	8.44%
Year 6	\$662,386	\$55,199	\$9.32	8.70%
Year 7	\$682,258	\$56,855	\$9.60	8.96%
Year 8	\$702,725	\$58,560	\$9.88	9.22%
Year 9	\$723,807	\$60,317	\$10.18	9.50%
Year 10	\$745,521	\$62,127	\$10.49	9.79%
Year 11	\$767,887	\$63,991	\$10.80	10.08%
Year 12	\$790,924	\$65,910	\$11.12	10.38%
Year 13	\$814,651	\$67,888	\$11.46	10.69%
Year 14	\$839,091	\$69,924	\$11.80	11.01%
Year 15	\$864,264	\$72,022	\$12.16	11.35%

PROPERTY PHOTOS

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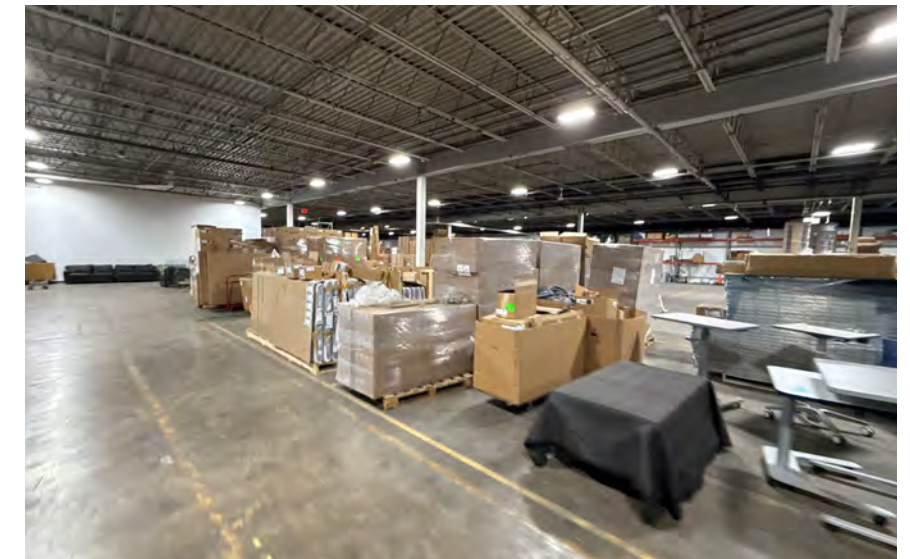
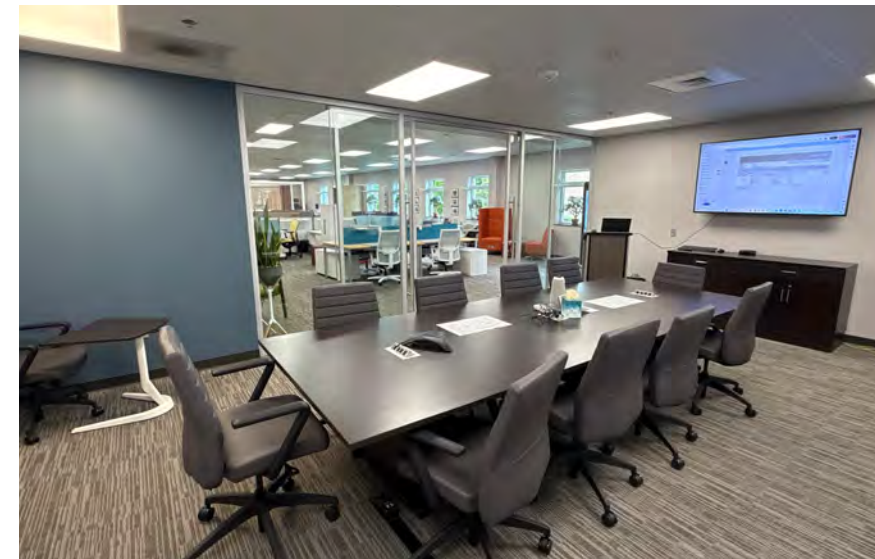
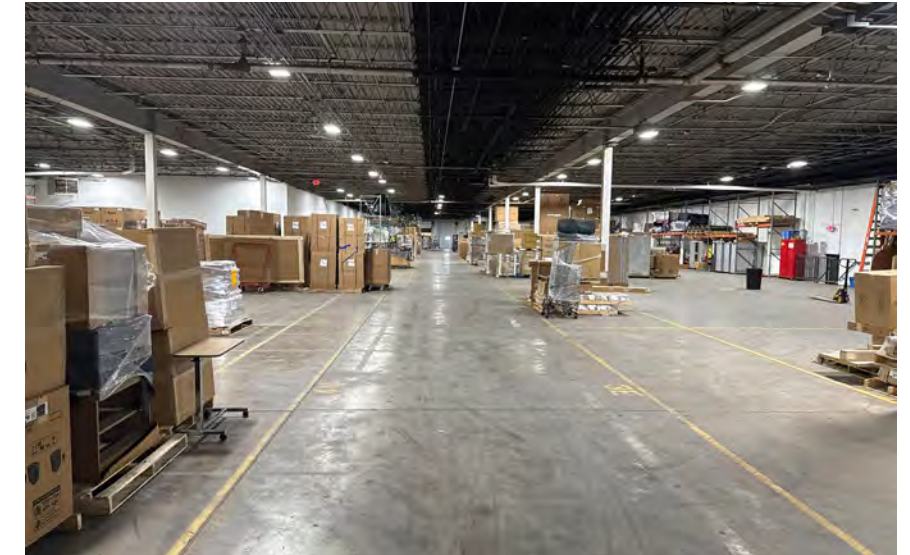


SURROUNDING BUSINESSES



PROPERTY PHOTOS

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SALE COMPS



580 INDUSTRIAL
LEWISBERRY, PA 17339

OVERVIEW	
Sale Date	3/17/2025
Sale Price	\$3,025,000
Square Footage	29,400 SF
Price per SF	\$102.89
Cap Rate	7.00%



100 FRY DR
MECHANICSBURG, PA 17050

OVERVIEW	
Sale Date	11/1/2024
Sale Price	\$141,500,000
Square Footage	1,100,000 SF
Price per SF	\$128.64
Cap Rate	-



1351 EISENHOWER BLVD
HARRISBURG, PA 17111

OVERVIEW	
Sale Date	10/15/2024
Sale Price	\$5,683,812
Square Footage	45,900 SF
Price per SF	\$123.83
Cap Rate	7.60%



260 SALEM CHURCH RD
MECHANICSBURG, PA 17050

OVERVIEW	
Sale Date	9/20/2024
Sale Price	\$19,800,000
Square Footage	174,921 SF
Price per SF	\$113.19
Cap Rate	-

SALE COMPS

5



302 MULBERRY DR
MECHANICSBURG, PA 17050

OVERVIEW	
Sale Date	7/19/2023
Sale Price	\$5,500,000
Square Footage	40,040 SF
Price per SF	\$137.36
Cap Rate	-

6



537 S 17TH STREET
HARRISBURG, PA 17104

OVERVIEW	
Sale Date	4/10/2025
Sale Price	\$4,250,000
Square Footage	41,564 SF
Price per SF	\$102.25
Cap Rate	-



LEASE COMPS

151 ALLENDALE RD • MECHANICSBURG, PA 17050



185 HEMPT RD
MECHANICSBURG, PA 17050

OVERVIEW	
SF Leased	18,250 SF
Type	Direct
Start Date	Feb 2025
Effective Rent	\$10.00/NNN



2711-2743 TURNPIKE INDUSTRIAL DR
MIDDLETOWN, PA 17057

OVERVIEW	
SF Leased	15,318 SF
Type	Direct
Start Date	Apr 2025
Effective Rent	\$9.00/NNN



5500 PAXTON ST
HARRISBURG, PA 17111

OVERVIEW	
SF Leased	15,805 SF
Type	Direct
Start Date	Oct 2024
Effective Rent	\$8.95



1001 AIP DR
MIDDLETOWN, PA 17057

OVERVIEW	
SF Leased	23,571 SF
Type	Direct
Start Date	Sep 2024
Effective Rent	\$8.30

151 ALLENDALE RD • MECHANICSBURG, PA 17050

LEASE COMPS



40 DAUPHIN DR
MECHANICSBURG, PA 17050

OVERVIEW

SF Leased	600,000 SF
Type	Direct
Start Date	Jan 2024 / 10 yrs
Effective Rent	\$8.50/NNN



57 S THIRD ST
LEMOYNE, PA 17043

OVERVIEW

SF Leased	19,000 SF
Type	Direct
Start Date	Aug 2023
Effective Rent	\$10.05/MG



2 BISHOP PLACE
CAMP HILL, PA 17011

OVERVIEW

SF Leased	25,600 SF
Type	Direct
Start Date	Aug 2023
Effective Rent	\$9.89

MARKET OVERVIEW



\$9.20
Market Asking
Rent/SF
(Submarket 1-3 Star)

\$8.42
Market Asking
Rent/SF
(Submarket)

4.5%
Vacancy Rate



Dickinson College and Penn State Dickinson School of Law are among the higher education institutions that provide the area with a skilled employment base.



Military bases in the area include Naval Supply Systems Command, Harrisburg Air National Guard Base, and the Carlisle Barracks.



Healthy demographics with 118,721 people living in the area with an average household income of over \$109,000.



Mechanicsburg proximity to Harrisburg, Philadelphia, Pittsburg, and the Lehigh Valley positions the marker as a major inland port and logistics hub.

DEMOGRAPHICS	2-MILE	5-MILE	10-MILE
Current Population	33,816	126,478	325,955
Average Household Income	\$92,471	\$113,046	\$95,672
Vehicles Per Day	14,404 (E Simpson St)		



MECHANICSBURG, PA
GREAT INDUSTRIAL FUNDAMENTALS

The logistics sector continues to propel the Harrisburg metro industrial market to new statistical heights. A recent slowdown in both starts and deliveries across the metro has helped drive asking rents—and the pace at which they are growing—to new highs. In early 2019, the amount of available space was at its highest level since 2013 at over 14 million SF. As of the second quarter of 2023, the total available space has dramatically shrunk to 7.4 million SF. Vacancy is now at an exceptionally compressed 3.8%, which is slightly above the 2.7% vacancy at the end of 2022 but still near all-time lows over the last decade. This, in turn, has continued to drive rents upward each quarter.

Roughly 95% of new development delivered in late 2022 was classified as distribution space. Over 80% of the metro area’s stock is logistics space, and two-thirds of it is 100,000 SF or buildings of 100,000 SF or more. The bulk of new construction is east of the Susquehanna River, including a pair of 1 million-SF megadevelopments close to Interstate 283.



LOCATION OVERVIEW



Located 17 Miles from
Harrisburg International Airport



A 15 minute drive to Amtrak Harrisburg Station



Under 200 Miles away from major northeastern cities
Philadelphia, New York, and Washington DC



Located in walking distance to a number of
Major Retail Amenities

MECHANICSBURG

at a glance

Mechanicsburg is a with a population of 9,310. Mechanicsburg is in Cumberland County and is one of the best places to live in Pennsylvania. Living in Mechanicsburg offers residents a sparse suburban feel and most residents own their homes. In Mechanicsburg there are a lot of parks. Many young professionals live in Mechanicsburg and public schools in Mechanicsburg are highly rated. The city offers easy access to routes and interstates that make it easily accessible to other major cities, airports, and ports.

126,478

Total Population (5 Miles)

\$95,314

Median Household Income

1.6%

Annual Population Growth

SUBJECT PROPERTY
MECHANICSBURG, PA

328 MILES
CLEVELAND, OH

201 MILES
PITTSBURGH, PA

132 MILES
SCRANTON, PA

186 MILES
NEW YORK CITY

113 MILES
PHILADELPHIA, PA

83.1 MILES
BALTIMORE, MD

110 MILES
WASHINGTON DC

HARRISBURG, PA 9 MILES
BALTIMORE, MD 83.1 MILES
WASHINGTON DC 110 MILES
PHILADELPHIA, PA 113 MILES
SCRANTON, PA 132 MILES
NEW YORK, NY 186 MILES
PITTSBURGH, PA 201 MILES
CLEVELAND, OH 328 MILES

REGIONAL MAP



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