

SALE-LEASEBACK OPPORTUNITY
35,518 SF | Asking Price: \$2,600,000



OFFERING MEMORANDUM

150 Industrial Drive

Corry, PA 16407

In Association with Scott Reid & ParaSell, Inc. | A Licensed Pennsylvania Broker #RB069068

Inquiries by residents and properties owners of the State are to be made to Scott Reid.

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A DIVISION OF HUGHES MARINO



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The Offering

Hughes Marino and ParaSell, Inc. have been exclusively retained by D&E Machining to arrange the sale-leaseback of their manufacturing facility located at 150 Industrial Drive in Corry, Pennsylvania. Known as the D&E Machining Building, this asset will feature a new 15-year, single-tenant NNN lease at a strong yield, backed by a mission-critical operation serving the aerospace, defense and commercial industries.

The property totals approximately 35,518 square feet and supports high-precision CNC machining and assembly operations. D&E Machining, a wholly owned subsidiary of Rand Machine Products, has operated from this location for decades and recently invested in significant facility improvements. The facility is essential to D&E's core business operations, supporting long-term contracts with aerospace and defense clients.

Located in Corry, PA—approximately 40 miles southeast of Erie—the property benefits from access to the broader northwestern Pennsylvania and southwestern New York manufacturing corridor. The region has a long-standing industrial base with a concentration of advanced manufacturing, aerospace and metal fabrication companies. Corry itself is home to a skilled labor force and supported by technical training programs that align with the area's industrial needs.

The greater Erie County industrial market is experiencing continued strength, driven by onshoring trends, robust demand from defense and aerospace sectors and constrained new supply. Industrial vacancy in the northwestern Pennsylvania region remains below the national average. Rents for well-located manufacturing assets continue to trend upward, with annual rent growth projected in the 4-6% range, supported by stable tenant demand and tightening inventory.



Property Information



Address: 150 Industrial Drive, Corry, PA 16407

Asking Price: \$2,600,000

Cap Rate: 7.5%

Lease Term: 15 Years

Lease Type: Single Tenant NNN Lease

Building Size: 35,518 SF

BUILDING FEATURES:

- 3.717-acre site
- Built in 1998
- 1 dock high
- 2 grade level doors
- Large parking lot
- 2,048 SF detached storage



Location

Located in southeastern Erie County, Corry, Pennsylvania is a historic industrial city with a population of just over 6,000 residents, making it the second-largest city in the county. Strategically positioned along U.S. Route 6 and within close proximity to Interstates 86 and 90, Corry offers convenient access to major cities including Erie, PA (45 minutes), Buffalo, NY (under 2 hours), and both Pittsburgh and Cleveland (approximately 2.5 hours). This location supports connectivity across northwestern Pennsylvania, western New York and the broader Great Lakes region.

Corry has a long-standing legacy in manufacturing and rail transport, with its roots tied to the 19th-century expansion of the railroad and heavy industry. Today, the city remains anchored by advanced manufacturing, machining and metal fabrication, supported by a skilled local workforce and vocational training through the Corry Area Career and Technical Education Center.

The city has a walkable downtown district, a public library, local shops, and community services, along with several parks including Mead Park and City Park, which host seasonal farmers' markets and community events. Within an hour's drive are Lake Erie's shoreline, the Wine Country Trail, and multiple lakes ideal for boating and fishing.



Neighboring Manufacturers



Tenant Overview

D&E Machining is a leading precision CNC machine shop headquartered in Corry, Pennsylvania. A wholly owned subsidiary of Rand Machine Products, D&E specializes in high-precision, build-to-print machining and complex assembly services. The company serves a broad base of customers across the aerospace, defense, transportation and commercial industrial sectors.

D&E's facility houses advanced CNC machining centers, quality inspection labs and assembly operations. The facility is equipped with a wide range of multi-axis CNC mills and lathes, designed to meet tight tolerances and demanding material specifications.

As a key part of Rand's broader platform of precision machining capabilities, D&E offers vertically integrated services including prototyping, small-to-large production runs and sub-assembly, all supported by robust quality assurance systems and skilled tradespeople. The Corry facility is considered essential to ongoing operations and has received significant capital improvements in support of its role as a long-term production hub.

Learn more about D&E Machining at www.demachining.com





Tenant Parent/Lease Guarantor Company Info

Rand Machine Products is a precision machine shop that has been operating for 73 years. Their shop serves global corporations with custom build-to-print manufacturing services using state of the art CNC (Computerized Numerical Control) technology. Located in their Falconer property, they have over 35 CNC machines, 6 robotic systems, and in the past 5 years they have added 12,000 SF of additional manufacturing space, included in the premises. Rand Machine Products serves clients in oil and gas, aerospace, defense, and transportation industries.



Learn more about Rand Machine Products at www.randmachine.com

Photos



Photos



Photos



Photos





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