

SINGLE-TENANT NNN INVESTMENT SALE

BMS CAT INDUSTRIAL - PITTSBURGH, PA



1035 EXECUTIVE DRIVE
GIBSONIA, PA 15044

PROPERTY HIGHLIGHTS:

- **Strong National Tenant:** BMS CAT, a disaster restoration company with 35+ locations nationwide
- **Long-Term Tenancy:** Tenant in place since 2016 and recently exercised a renewal option extending the lease through 2031 with 2.75% annual rent increases
- **Proximity to Pittsburgh MSA:** ±16 miles north of Downtown Pittsburgh with immediate access to William Flynn Highway and the PA Turnpike (Exit 39)
- **Tight Industrial Market:** 3% vacancy rate with positive absorption and limited new supply in the Pittsburgh Northeast Submarket
- **Functional Industrial Asset:** ±36,000 SF industrial/flex building with 21'-30' clear heights and one (1) 14' x 13' drive-in door
- **Well-Maintained Property:** Constructed in 2004 and renovated in 2016 with recent upgrades to HVAC, electrical, and building systems
- **Ample Parking:** 50 paved parking spaces

FOR MORE INFORMATION PLEASE CONTACT:



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\$ ASKING SALE PRICE: \$3,850,000 | 7.50% CAP

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