

OFFERING MEMORANDUM

322 REVCO ROAD

SOMERSET, PA 15501



PREMIER WAREHOUSE DISTRIBUTION FACILITY

368,594 SF BUILDING ON 31+ ACRES



EXECUTIVE SUMMARY

322 Revco Road is fully leased to **CVS Pharmacy**, an investment-grade tenant, providing secure near-term cash flow through **December 31, 2027**. Embedded rent growth beginning in late 2026, combined with below-market in-place rents, positions the asset for substantial income upside at rollover.

Further value is driven by tenant-funded capital improvements and the conveyance of excess land at lease expiration, offering enhanced control and long-term redevelopment flexibility. This offering represents a rare opportunity to acquire an institutional-quality distribution asset with durable income and a clear path to value creation.

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PROPERTY OVERVIEW

The property is a mission-critical regional distribution facility fully leased to CVS Corporation. The asset benefits from long-term tenancy, functional industrial improvements, and substantial land coverage across multiple parcels.

PROPERTY

Property Name/ Address	CVS Distribution Center 322 Revco Road, Somerset, PA 15501
Property Use	Warehouse Distribution Facility
Current Tenant	CVS Corporation - Somerset Distribution Center (Investment-Grade Credit)

SITE & LAND

Municipality	Somerset County
Total Land Area	34.392 acres
Parcels	420027270 420031960 420083140
Zoning	Commercial
Access	<ul style="list-style-type: none">• Located along the PA Turnpike (I-76) at the Somerset exit with easy on and off access• Approx. 1 hour from Pittsburgh and Altoona;• 2 hours from Harrisburg and State College
Parking	<ul style="list-style-type: none">• Surface parking lots striped for a total of 234 standard spaces located in front of Buildings A and B (asphalt)• 130 excess trailer spaces located along the eastern elevations of Buildings B and C (asphalt)

PREMIER WAREHOUSE DISTRIBUTION FACILITY FOR SALE OR LEASE



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BUILDING DESCRIPTION

Gross/Net Rentable Area	Total of 368,594 SF (three buildings)
Number of Floors	One-story warehouse with two-story offices
Construction Type	Reinforced 6" concrete slab on grade with steel framing and metal panels
Construction Timeline	<ul style="list-style-type: none">1968: 106,000 SF1980: 102,000 SF1995: 155,000 SF1998/1999: 5,594 SF
Building A	<ul style="list-style-type: none">15 dock-high overhead doors (7' x 8'); one (1) grade-level door (10' x 14')Clear height: 24'Electrical: 1,600 amps, 480/277VWet pipe ceiling/in-rack sprinkler system
Building B	<ul style="list-style-type: none">14 dock-high overhead doors (8' x 8')Clear height: 30'Electrical: 400 amps, 480/277VWet pipe ceiling/in-rack sprinkler system20,000± SF of the warehouse space is air-conditioned for food storage
Building C	<ul style="list-style-type: none">10 dock-high overhead doors (8' x 8' and 9' x 10'); one (1) grade-level overhead door (12' x 16')Clear height: 38'Electrical: 1,600 amps, 480/277VWet-pipe ESFR sprinkler system
Overhead Doors/Docks	Manually operated doors/automatic dock levelers
Lighting	LED T5

WAREHOUSE & INFRASTRUCTURE

Roof System	EPDM membrane roofing and trapezoidal seam metal roof
HVAC	Split systems, rooftop package units, ceiling-mounted warehouse heaters, and tube heaters
Backup Power	Three (3) diesel-powered generators
Fire Protection System	The property includes a 250,000-gallon concrete water reservoir utilized as a buffer supply for the on-site fire sprinkler system. In 2024, the reservoir was fully relined and upgraded with an anti-vortex plate , enhancing operational reliability and long-term performance.

OFFICE

Buildings A & B These buildings have office areas with elevator service and men's and women's restrooms

ENVIRONMENTAL

Phase I Environmental Site Assessment Completed in 2025 by a third-party environmental consultant in accordance with **ASTM standards**. The assessment identified **no Recognized Environmental Conditions (RECs)**.

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Tenant	CVS Pharmacy (Investment-Grade Credit)
Lease Expiration	December 31, 2027
Current Rent	\$49,600/month, NNN (through September 30, 2026)
Rent Increase	\$59,400/month, NNN (October 1, 2026 - December 31, 2027)

TENANT & LEASE SUMMARY

In-place rent is materially below market, providing meaningful upside at rollover. The lease includes tenant obligations to replace a significant portion of the roof. Additionally, a **3.933 acre excess parking parcel** will be conveyed to the landlord at lease expiration, enhancing site control and future optionality.



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