

NEWMARK

SINGLE TENANT NET LEASE IOS BUNDLE

114 & 134 MONACK WAY, CHARLEROI (PITTSBURGH MSA), PENNSYLVANIA
Industrial NNN | \$940K NOI | 62K SF | 18 AC | 7.7% Coverage



REQUEST MORE INFORMATION



Address: 114 Monack Way, Charleroi, PA
Property Size: 38,100 SF
Acres: 11.6
Coverage: 7.5%
RLT: 3.4 Years
Rent: \$509,169 (\$13.36 PSF)
Built: 2018
Increases: 10% in Each Option



Address: 134 Monack Way, Charleroi, PA
Property Size: 23,790 SF
Acres: 6.8
Coverage: 8%
RLT: 9.2 Years
Rent: \$426,480 (\$17.93 PSF)
Built: 2025
Increases: 2% Annual

**PURCHASE
PRICE: \$12,588,000
(7.5% CAP RATE)**

IMMEDIATE ACCESS TO



**STRATEGICALLY LOCATED
ENERGY TENANTS IN THE
MARCELLUS AND UTICA
SHALES**

LOCAL MARKET INDUSTRIAL CONTACTS

BROKER OF RECORD

LOUIS OLIVA
EXECUTIVE MANAGING DIRECTOR
T 412-434-1053
LOUIS.OLIVA@NMRK.COM
PA RE License #: AB049142L

ANTHONY OLIVA
DIRECTOR
T 412-779-5486
ANTHONY.OLIVA@NMRK.COM

NET LEASE CAPITAL MARKETS

JERRY HOPKINS
EXECUTIVE MANAGING DIRECTOR
T 918-809-9616
JERRY.HOPKINS@NMRK.COM

LEIGHTON HOPKINS
ASSOCIATE
T 918-845-5375
LEIGHTON.HOPKINS@NMRK.COM