

# 180 Jim Edwards Drive

JOHNSTOWN, PENNSYLVANIA

*16,000 SF NNN-Leased Manufacturing Building  
2010-Built With 16'5" Clear Heights & 1 Drive-In Door*



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# Offering Summary

**180 Jim Edwards Drive  
Johnstown, PA 15904**

<b>Price:</b>	\$1,300,000 (\$81.25/SF)
<b>Cap Rate:</b>	13.04%
<b>Total Base Rent:</b>	\$169,561 (\$10.60/SF) *
<b>Total Building Area:</b>	16,000 SF
<b>Total Lot Area:</b>	3.40 Acres
<b>Lease Type:</b>	Absolute NNN
<b>Lease Expiration:</b>	11/30/28
<b>Renewal Options:</b>	3 Five-Year Options
<b>Rent Increases:</b>	CPI (Annually)

*\* Base rent was increased by 3.01% on 12/1/2025*



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# Investment Highlights

- +** **Single-Tenant Manufacturing Building NNN-Leased to Electromet Corp.**  
The defense manufacturing company built this site after the acquisition of GKI in 2007
- +** **Highly Leasable Building Size That Fits Most Active Segment of the Market**  
Building fits service, manufacturers, contractors – deepest tenant pool in the county
- +** **Limited Supply of Small/Mid-Size Buildings & Strong Local Labor Base**  
Cost/zoning constraints support tenant demand and reduce long-term vacancy risk
- +** **Upcoming Tenant Investment in New Equipment at This Location**  
Tenant is currently making space to invest in new machining equipment at this location
- +** **16-Year Local Operating History with Highly Skilled & Tenured Employees**  
Many of the skilled employees are local to Johnstown and have been here since 2010
- +** **Tenant Management Said They Doubled Revenue Over the Last Five Years**  
Tenant has 142 employees and is planning to hire more to bolster their 2<sup>nd</sup> shift
- +** **Tenant Owned by Jonathan Engineered Solutions (JES) & JLL Partners**  
JES, a defense contractor, is backed by PE firm JLL Partners with \$6B in committed capital



# Tenant

Electromet Corporation is a precision manufacturer of custom enclosures used in mission-critical defense systems. Electromet's products are used in tactical ground vehicles, radar & communication systems, and command-and-control platforms. The company's solutions are engineered to meet stringent military standards for strength, vibration resistance, and electromagnetic shielding, supporting U.S. Department of Defense programs and prime defense contractors such as BAE Systems and General Dynamics.

## Corporate Ownership

Electromet Corporation is a wholly owned subsidiary of **Jonathan Engineered Solutions (JES)** and is part of JES's Rugged Enclosures division. JES designs and manufactures precision motion control and engineered hardware systems for defense, aerospace, and industrial applications. The company's products are integrated into shipboard equipment racks, vehicle-mounted systems, and aerospace platforms used by U.S. and allied military forces.

JES is owned by **JLL Partners**, a New York-based private equity firm with approximately \$6 billion in committed capital. Founded in 1988, JLL Partners has completed more than 50 platform investments across manufacturing, aerospace, defense, and healthcare. The firm provides long-term capital and strategic resources to support the growth of mid-sized manufacturing and defense companies like JES and Electromet.

## Tenant Strength

Electromet's specialized manufacturing capabilities, defense-sector alignment, and ownership under a well-capitalized parent organization provide a strong foundation for ongoing operations. Its products serve enduring military needs—protecting electronic and communications systems that are integral to modern defense infrastructure. The company's integration into a broader defense manufacturing platform supported by JLL Partners ensures continued investment in facilities, technology, and its workforce.

**Electromet Website:** <https://electromet.com>

**JES Website:** <https://www.jonathanengr.com>

**JLL Partners Website:** <https://www.jllpartners.com>





# Lease Summary

180 Jim Edwards Drive

<b>Tenant</b>	<b>Electromet Corp.</b>
<b>Lease Type</b>	<b>Absolute NNN</b>
<b>Size</b>	<b>16,000 SF</b>
<b>Lease Commence</b>	<b>December 1, 2018</b>
<b>Initial Lease Term</b>	<b>5 Years</b>
<b>Lease Expiration</b>	<b>November 30, 2028</b>
<b>Base Rent</b>	<b>\$169,561 (\$10.60/SF)</b>
<b>Rent Escalations</b>	<b>CPI (Annually)</b>
<b>Renewal Options</b>	<b>Three 5-Year</b>
<b>Renewal Rent</b>	<b>CPI Increases</b>
<b>RE Tax</b>	<b>Paid Directly</b>
<b>Insurance</b>	<b>Paid Directly</b>
<b>Utilities</b>	<b>Direct to Provider</b>
<b>R&amp;M</b>	<b>Tenant Responsible</b>
<b>LL Responsibilities</b>	<b>None</b>

# Building Specifications

180 Jim Edwards Drive

Year Built	2010
Building Area	16,000 SF
Lot Size	3.40 Acres
Zoning	L1
FAR	0.11
Floors	One
Drive Ins	1
Clear Heights	16'5"
Structure	Metal
Parking	+/- 35 Spaces
HVAC	AC in Office Only
Heat	In Warehouse
Water & Sewer	Public
Parcel Number	050-119906



# Johnstown Business Park

## Additional Companies Nearby



180  
Jim Edwards  
Drive

# Interior Pictures

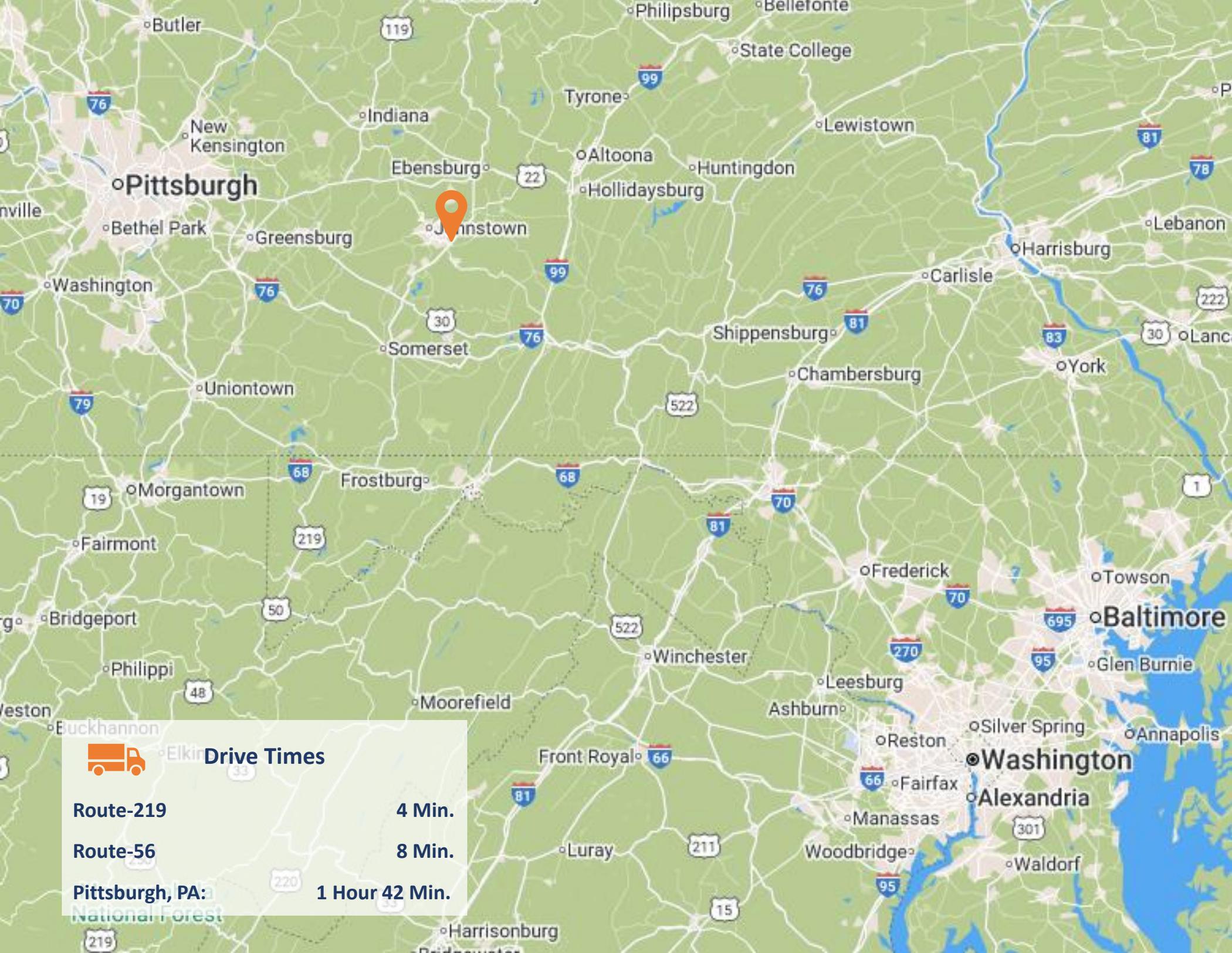


# Zoning

## Light Industrial (L1) Zoning Purpose

The Light Industrial (L1) District is intended to permit and encourage industrial development that will be so located and designed as to constitute a harmonious and appropriate part of the physical development of the township, provide opportunities for local employment close to residential areas, thus reducing travel to and from work.





 **Drive Times**

Route-219	4 Min.
Route-56	8 Min.
Pittsburgh, PA	1 Hour 42 Min.

# Marcus & Millichap

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