



Pharmaceutical Manufacturing /
Medical Office / Industrial Opportunity

FOR SALE OR LEASE

19,600 SF ON 1 AC

32 Blacksmith Road
Newtown, PA



 **BINSWANGER**
Established 1931

DISCLAIMER AND LIMITING CONDITIONS

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is furnished solely for the purpose of review by a prospective purchaser of the Subject Property and is not to be used for any other purposes or made available to any person without the expressed written consent of the Seller or Binswanger.

The information in this prospectus has been compiled from sources deemed to be reliable. However, neither the information nor the reliability of their sources are guaranteed by Binswanger or the Seller. Neither Binswanger nor the Seller have verified, and will not verify, any of the information contained herein. Neither Binswanger nor the Seller makes any representation or warranty whatsoever regarding the accuracy or completeness of the information provided herein.

A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the Property without reliance on this or any other confidential information, written or verbal, from Binswanger or the Seller.

This Confidential Offering Memorandum does not constitute an offer to accept any investment proposal but is merely a solicitation of interest with respect to the investment described herein. This Confidential Offering Memorandum does not constitute an offer of security.

Prospective purchasers are recommended to seek professional advice. This includes legal, tax, environmental, engineering and others as deemed necessary relative to a purchase of this Property. All the information is also subject to market conditions and the state of the economy, especially the economy as it relates to real estate is subject to volatility. The Owner (Seller) expressly reserves the right, at its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party, at any time, with or without written notice. The Seller and Binswanger reserve the right to negotiate with one or more prospective purchasers at any time.

Only a fully executed Real Estate Purchase Agreement, approved by the Seller, shall bind the property. A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or the information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in a fully-executed Real Estate Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against the Seller or Binswanger or any of their affiliates, officers, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

Each prospective purchaser and/or broker proceeds at their own risk.

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EXECUTIVE SUMMARY



On behalf of Ownership, Binswanger is pleased to provide this confidential offering memorandum setting forth the basis of selling the property located 32 Black Smith Rd in Newtown, Pennsylvania.

Located in the heart of Newtown, just minutes away from the I-95 on/off ramps, the site offers superb access to numerous Philadelphia surrounding suburbs and bridges to New Jersey. The area continues to develop rapidly and is home to numerous life science and retail developments.

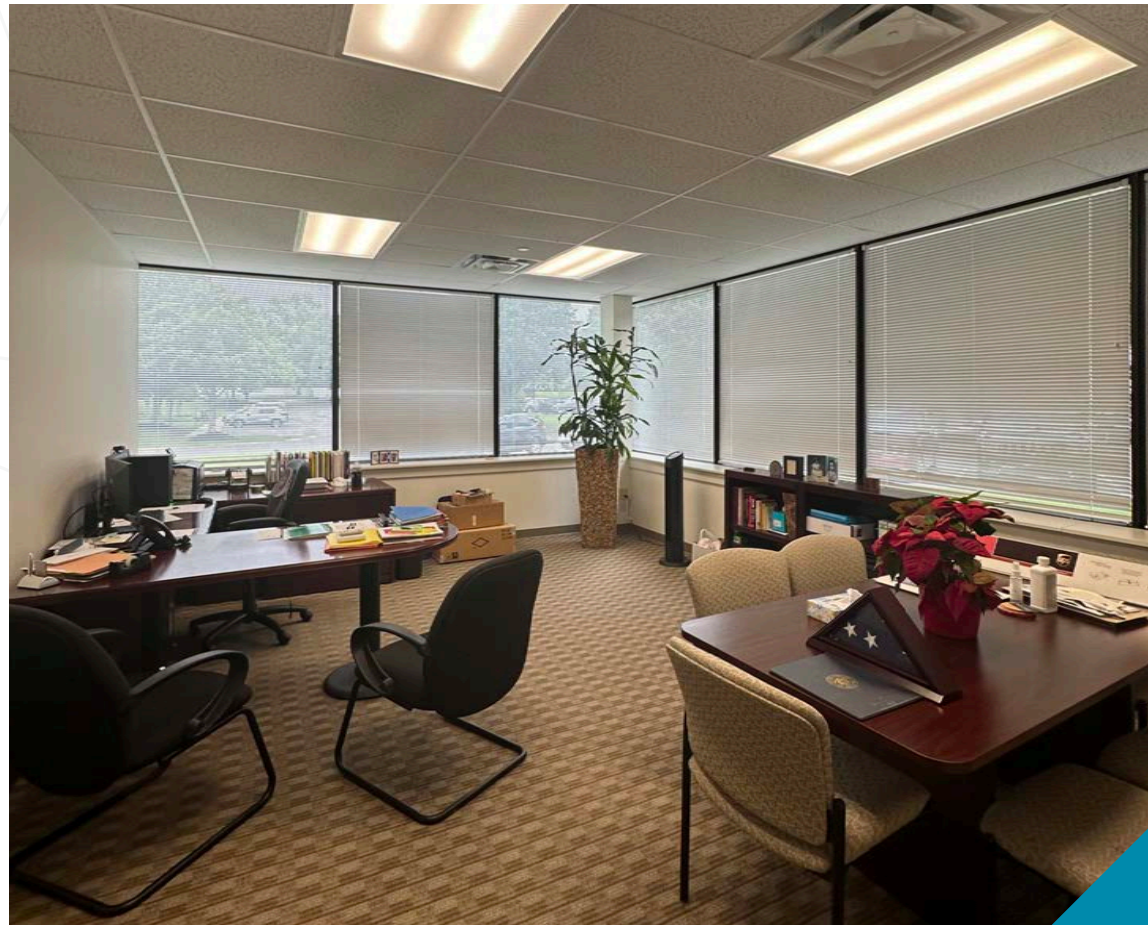
The property consists of approximately 20,000 SF of single-story, concrete frame warehouse space on approximately 1 acres of ground, with a small area for potential expansion. It is currently being used for pharmaceutical manufacturing.



PROPERTY DETAILS

PROPERTY DETAILS

- **Building Size:**
19,600 SF
- **Lot Size:**
1 AC
- **Zoning:**
Zoned L- I (Newtown Township)
- **Taxes:**
Estimated 2024 – County \$7,617,38 -
Municipal \$3,639.41
- **Loading Docks:**
Two (2) loading docks
- **Office:**
Finished office/conference area
- **HVAC:**
Full HVAC infrastructure
- **Parking:**
Outdoor surface parking



EQUIPMENT LIST

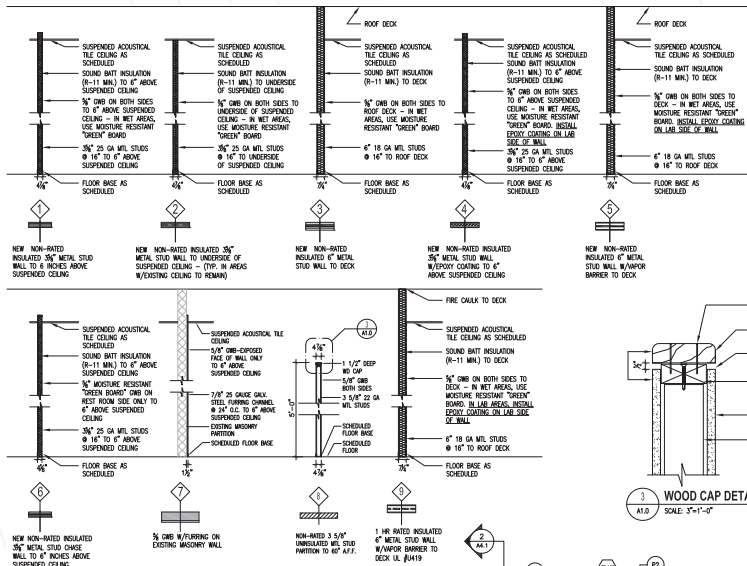
- Rapid Mixer Granulator
- Fluidized Bed Processor
- Co-mill
- Blender
- Compression Machine
- Coating pan
- Capsule filling machine
- Dryer Table Top
- Weighing Balance
- Disintegration apparatus
- Hardness Tester
- Friability Tester
- Tapped Density Apparatus
- Sieve shaker
- Over head stirrer
- Homogenizer
- Hot plate with magnetic stirrer
- Peristaltic pump
- LOD Balance
- Induction sealer
- Microbalance
- Dissolution Bath
- HPLC
- Viscometer
- pH Meter
- KF
- Milli Q water generation
- Glassware Washer
- Stability Oven
- Spares for compression and RMG
- Lab Furniture
- Lyophilizer
- Dry Air Oven
- Autoclave
- Color Spectrophotometer
- 2-8°C Stability Chamber
- pH Meter Micro
- Do and pH Meter
- Chiller Circulator
- Ranin Pipet-1
- Ranin Pipet-2
- IKA RTC Basic Vortex Stirrer
- Mettler Toledo Density Meter(Density2GO)
- IKA Magnetic Stirrer
- Thermo Scientific Vaccum Oven
- Water HPLC
- Freezer
- Metrohm Auto Titrater





FLOOR PLANS/SURVEYS

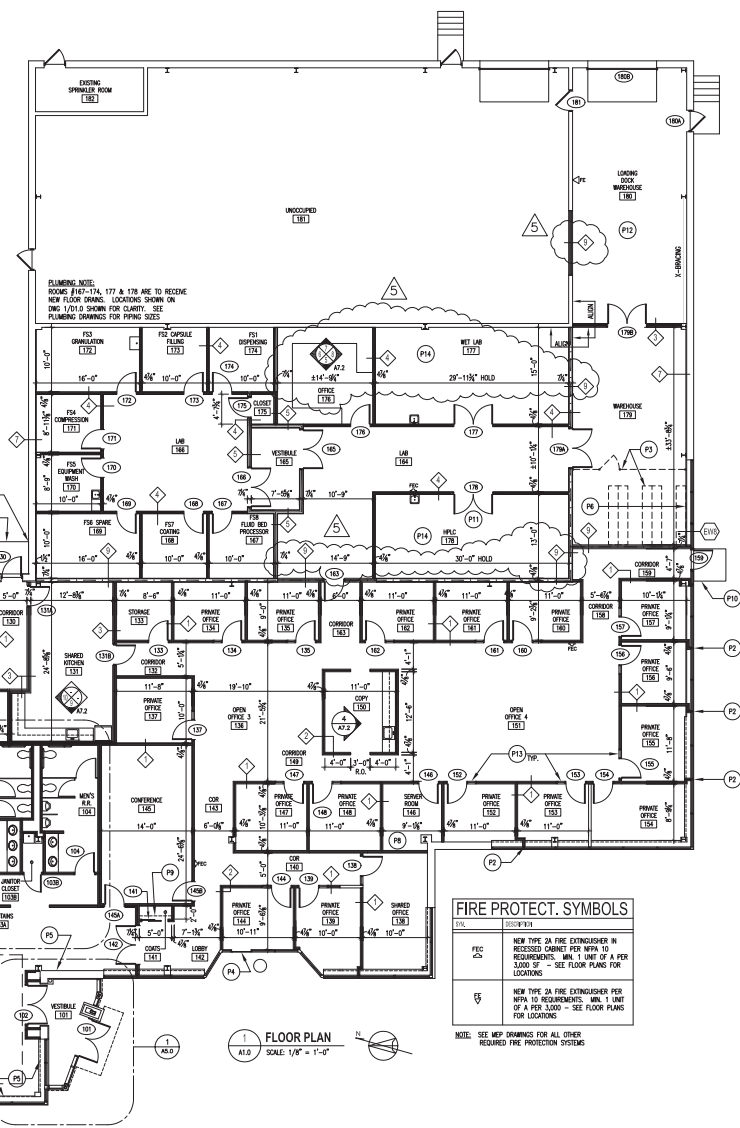
CAD FLOOR PLAN



2 PARTITION TYPES
SCALE: 1/8" = 1'-0"

- PROJECT NOTES**
- (P1) DASHED LINE DENOTES OSB BULKHEAD ABOVE (RETAIN 4" OF EXISTING WALL BEHIND EXISTING SUSPENDED CEILING IN OPEN OFFICE & FINISH TO CREATE NEW BULKHEAD)
 - (P2) JOG WALL & SILL AS NECESSARY TO CENTER WALL ON E OF WALLON - TYP.
 - (P3) RELOCATED METAL FENCING & SHELVING - COORDINATE FINAL DESIGN W/OWNER
 - (P4) EXISTING STOREFRONT ENTRY DOOR TO REMAIN. BRIDGE HANDRAILS AND SEAL DOOR
 - (P5) CONTINUE OSB WALL FINISH WALL TYPE #77 TO 4" ABOVE SUSPENDED CEILING WHERE SUSPENDED CEILING IS RIGID IN LOBBY #102
 - (P6) FIN/STUD OUT WALL @ EXISTING & NEW STOREFRONT SYSTEM IN WAREHOUSE #170 TO CREATE CONTINUOUS OSB FINISHED WALL ON WAREHOUSE SIDE. SM. TO WALL TYPE #7
 - (P7) PROVIDE 5 HIGH 1/2" DEEP x 16'-0" LONG ADJUSTABLE MELLANNE SHELVING ON HEAVY DUTY BRACKETS ON HEAVY DUTY STANDARDS IN SUPPLY #120
 - (P8) COORDINATE PLYWOOD PANEL FOR TELE-COMMUNICATIONS WITH TENANT'S VENDOR @ SERVER ROOM #117 & #146
 - (P9) PROVIDE COAT ROD AND SHELF AT #107 & #141. SIZE OF COAT ROD TO BE WITHIN 60A-407 HATCH FRAME
 - (P10) PROVIDE 5'-0" x 5'-0" CONCRETE PAD AT NEW EXIT DOOR, TYP.
 - (P11) ROOM #187-174 & MET LAB #177 & #178 TO RECEIVE NEW FLOOR DRAINS. LOCATIONS SHOWN ON DWG 1/0115 SHOWN FOR CLARITY - SEE PLUMBING DRAWINGS FOR PIPING SIZES
 - (P12) PROVIDE FLOOR STRIPING TO DENOTE PATH OF EGRESS - 2132 LINEAR FEET - SEE DWG 1/010 FOR LAYOUT
 - (P13) NOTE: PERMETER PRIVATE OFFICES TO RECEIVE SCHEDULED INTERIOR WINDOW TYPE #1 - SEE DWG 3/10 FOR DETAILS
 - (P14) PROVIDE IN-WALL BLOTTING IN MET LAB #177 & #178 FOR TENANT PROVIDED LAB MILLWORK - INSTALLED BY OTHERS. COORDINATE BLOTTING REQUIREMENTS W/LAB MILLWORK VENDOR

WOOD CAP DETAIL
SCALE: 3/4" = 1'-0"



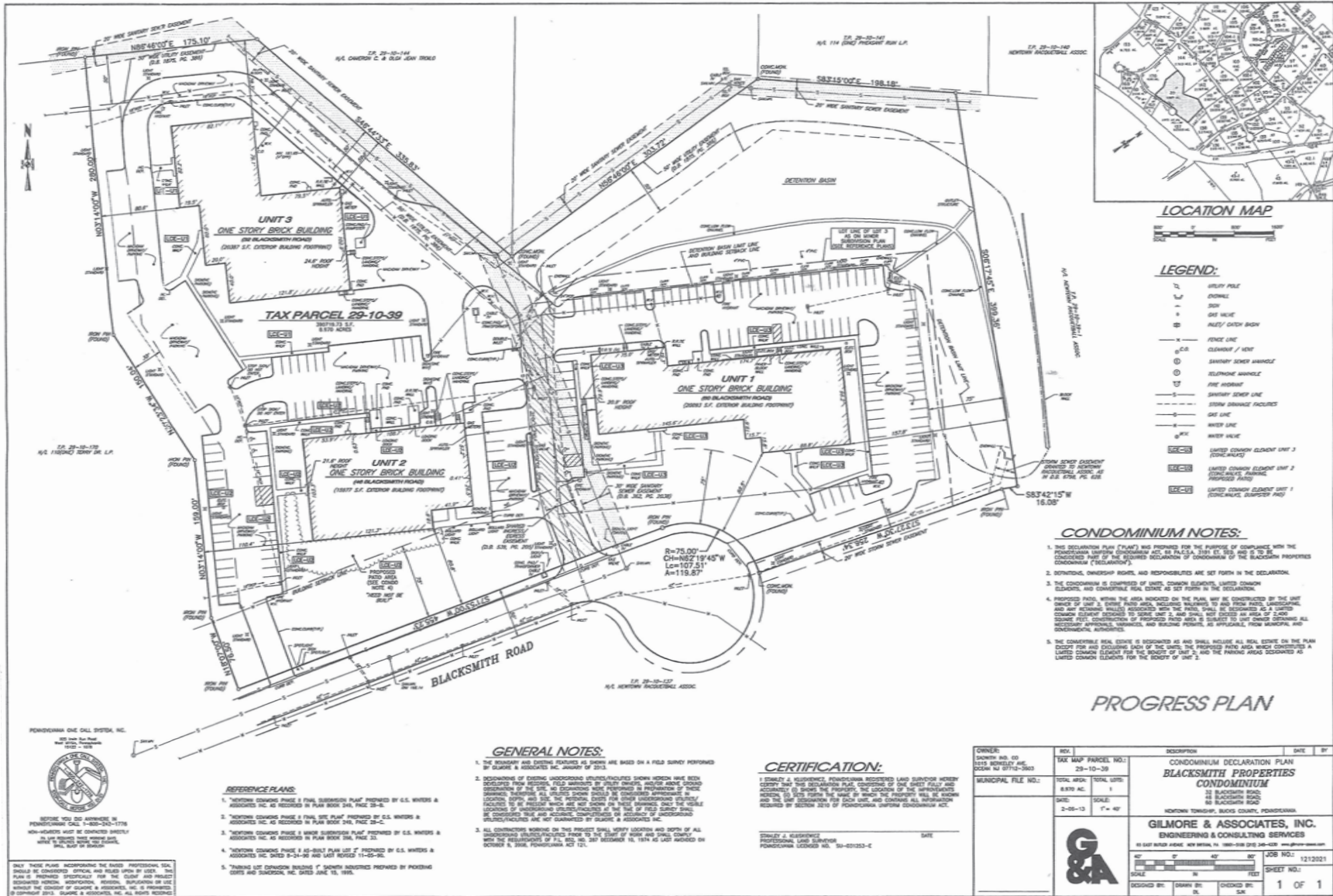
FIRE PROTECT. SYMBOLS

SYMBOL	DESCRIPTION
REC	NEW TYPE 2A FIRE EXTINGUISHER IN RECESSED CABINET FOR NFPA 10 REQUIREMENTS. MIN. 1 UNIT OF A PER 1,000 SF - SEE FLOOR PLANS FOR LOCATIONS
ES	NEW TYPE 2A FIRE EXTINGUISHER PER NFPA 10 REQUIREMENTS. MIN. 1 UNIT OF A PER 1,000 SF - SEE FLOOR PLANS FOR LOCATIONS

NOTE: SEE MEP DRAWINGS FOR ALL OTHER REQUIRED FIRE PROTECTION SYSTEMS

1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

SITE SURVEY



INTERIOR PHOTOS



EXTERIOR PHOTOS



LAB PHOTOS





REGIONAL OVERVIEW

MARKET SUMMARY

LOWER BUCKS COUNTY MARKET

Lower Bucks County stands as one of the largest submarkets in the Philadelphia region, boasting a significant inventory of 15.7 million SF. This northern suburban area caters to a diverse range of businesses and industries, with a mix of large and small employers concentrated in key locations like Bensalem, Langhorne, Newtown, Trevoese, and Yardley. Notably, healthcare, manufacturing, education, and retail are the dominant industries here, with major employers like St. Mary Medical Center, Comcast, Dow Chemical Company, and Bucks County Community College anchoring the submarket.

Healthcare has consistently been a driving force behind office leasing in Lower Bucks County, and this trend is expected to continue long term. Capital Health's recent opening of a 91,000 SF in-and-out patient facility in Langhorne exemplifies this dominance. Other healthcare-focused tenants like the American Society of Pediatric Neurosurgeons, ETHOS Health Communications, Children's Hospital of Philadelphia, and StayWell have comprised the majority of significant lease transactions since 2016, solidifying healthcare as the submarket's fastest-growing sector.



Lease Transactions

*Submarket's Fastest
Growing Sector*



91,000 SF

*Capital Health: In-and-out
Patient Facility*



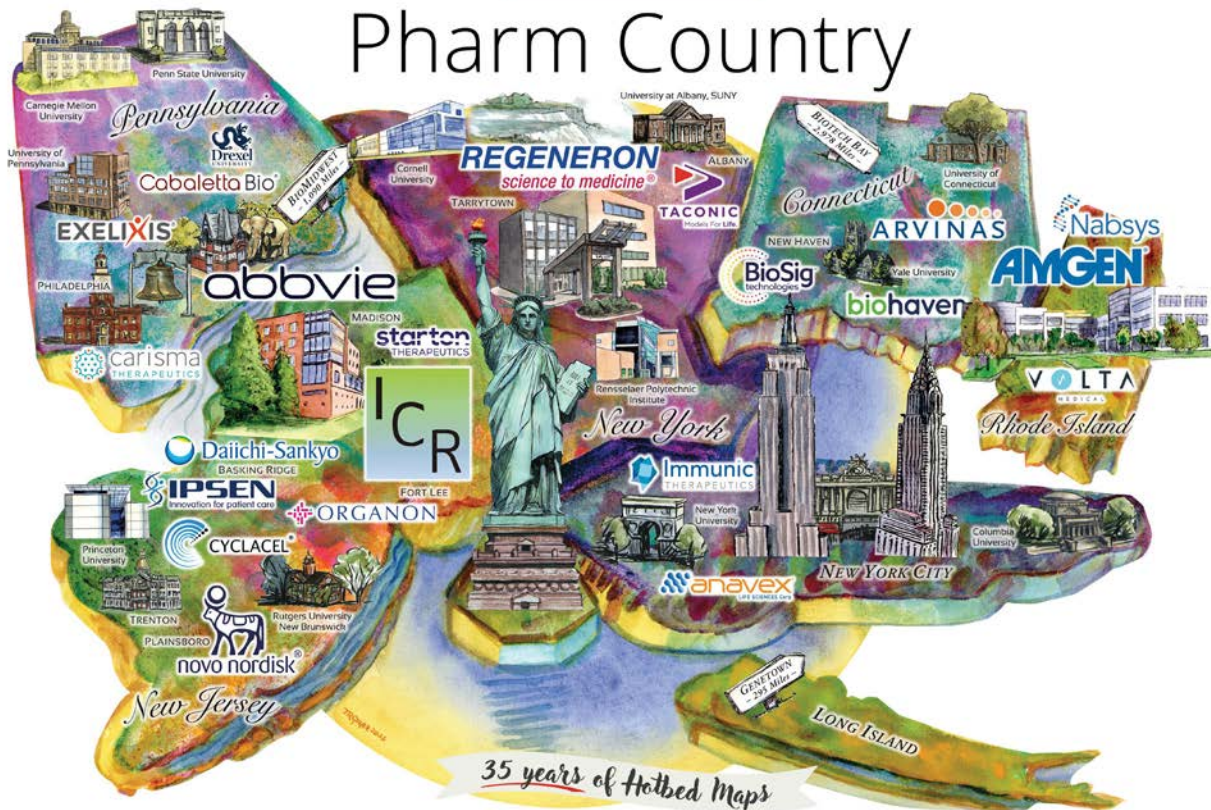
15.7M SF

*Philadelphia Region
Inventory*

LOCATION

2024

Pharm Country



The property is strategically located within what is widely known as Pharm Country which consists of numerous life sciences companies throughout Pennsylvania, Connecticut, New York, Rhode Island, and New Jersey which in itself is home to **14 of the 20** largest pharmaceutical companies in the U.S. The New Jersey pharmaceutical industry **generates over \$120.9 billion in revenue each year** (biospace.com)

Consistently ranked among the top 5 U.S. life sciences clusters, the region attracts a high volume of venture capital dollars, given the region is home to numerous innovators such as **Regeneron, Alexion, Pfizer, Amgen, AbbVie, Daiichi Sankyo and CSL Behring.**

LOCATION

In addition to being located within a 10-mile radius of nine regional hospitals, the property benefits from favorable population demographics given the median household income for Bucks County is greater than that of the state and national household income. The property also provides tenants with good accessibility, as it is minutes from the I-95 interchange, providing access to Philadelphia to the south, Princeton to the north, and connectivity to the local area's sizable population. Demographics surrounding the property are particularly favorable for medical office uses. Nearly 700,000 people live within a 10-mile radius of the property, of which approximately 121,500 are over 65 years old. This age cohort is expected to increase by 17%, to 142,000 by 2026, which will continue to bolster the need for healthcare providers.

Further, according to Data USA, 99.6% of the population of Newtown, PA has health coverage, with 65.7% on employee plans, 1.8% on Medicaid, 19.1% on Medicare, 12.8% on non-group plans, and 0.184% on military or VA plans. Primary care physicians in Bucks County, PA see 1199 patients per year on average, which represents a 1.35% increase from the previous year (1183 patients). Compare this to dentists who see 1132 patients per year, and mental health providers who see 364 patients per year.



AREA MAP



NEW YORK, NY



NEW BRUNSWICK, NJ



PRINCETON, NJ



**32 BLACKSMITH ROAD
NEWTOWN, PA**



PHILADELPHIA, PA

TENANT



TENANT



A portion of the property is currently leased by Ivy Rehab for Kids. Ivy Rehab is a national network that provides physical therapy, occupational therapy, speech therapy, and ABA therapy (at select locations) to meet the needs of younger patients, their physicians, and their parents. They work with children from birth to adulthood, providing timely, individualized therapy services in a caring environment through the personalized attention of a committed staff. (<https://www.ivyrehab.com/brand/ivy-rehab-for-kids/>)

Lease information available upon request.





BID INSTRUCTIONS

SUMMARY OF OFFER PROCESS

Binswanger is advising ownership regarding the disposition of the property located at 32 Blacksmith Road Newtown, PA.

The property is being offered to prospective purchasers through an offer process. The property will be sold “as is, where is.” The owner will consider all offers that comply with this Offering Procedure.

The owner is under no obligation to accept the highest offer or any offer. To qualify for review of this offer, buyers must follow the provisions, requirements, terms, and conditions of this Offering Memorandum, including these instructions.

TERMS AND CONDITIONS

The property will be sold based on a structured sealed bid process. No asking price has been established, however, ownership reserves the sole and absolute right to accept or reject any and all bids. The successful offer will be selected based on a variety of criteria including, but not limited to; the offer price; contingencies and due diligence criteria, timeline to closing, deposit funds, including “at risk” deposit at contract execution, proven ability and prior success in closing on a transaction of this size.

This investment opportunity is being made to principals only and the offering price should be presented net of all transaction costs.

OFFERING INSTRUCTIONS

Offers should be submitted via email to jostach@binswanger.com

Offers should be submitted in the form of a non-binding letter of intent and should specify the following:

- Offering Price
- Study Period (if any)
- Earnest Money Deposit
- Contingencies (if any)
- References
- Documentation of previously completed transactions
- Sources of Funds (Equity and Debt)
- Consents and/or approvals needed (if any)
- Any other information having a direct bearing on the buyer’s ability to close the proposed transaction

Property inspections will be made by appointment only and arranged through Binswanger.

PRIMARY CONTACT



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