



# 905 SAMPSON ST NEW CASTLE, PA 16101

INDUSTRIAL PROPERTY  
TRIPLE NET LEASE  
FULLY LEASED

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OFFERING MEMORANDUM




# EXCLUSIVELY *PRESENTED BY*




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 5912 N Burdick St,  
East Syracuse, NY 13057



## PROPERTY OVERVIEW

Executive Summary  
Investment Highlights

## FINANCIAL OVERVIEW

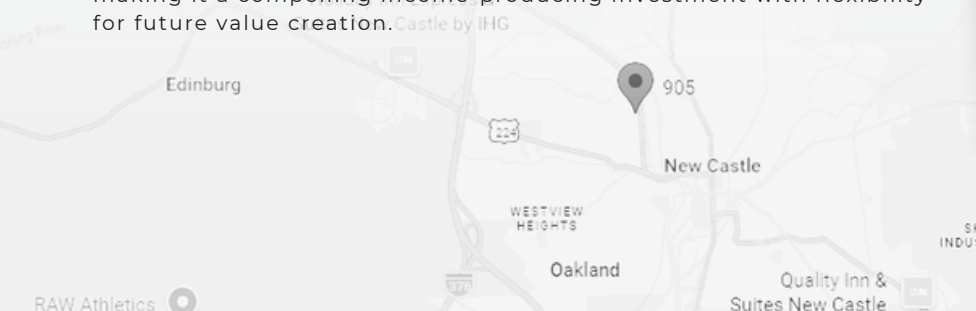
Financial Summary  
Rent Roll  
Tenant Summary

## LOCATION OVERVIEW

About New Castle, PA  
Demographics  
Map

# EXECUTIVE SUMMARY

Located at 905 Sampson Street in New Castle, this fully leased 6,800 SF industrial property sits on 2 parcels equaling 2.86-acres, offering stable in-place income with long-term investment. The building features 14' clear heights, two drive-in doors, and approximately 32% office buildout, supporting functional operations for a light industrial or service user. The expansive site provides future optionality for parking, outdoor storage, or expansion, enhancing residual value beyond the existing improvements. Positioned just minutes from Downtown New Castle with direct access to Route 18, Route 422, and I-376, the property benefits from strong connectivity to the greater Pittsburgh metro and key Western Pennsylvania industrial corridors, making it a compelling income-producing investment with flexibility for future value creation.



## THE OFFERING

<b>Building SF</b>	6,800
<b>Year Built</b>	1960
<b>Lot Size (Acres)</b>	2.86
<b>Parcel ID</b>	06-070000 & 06-0701000
<b>Clear Height</b>	14'
<b>Drive Ins</b>	2

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# INVESTMENT HIGHLIGHTS



**Prime Location & Accessibility:** Strategically positioned minutes from Downtown New Castle with immediate access to Route 18, Route 422, and I-376, providing seamless connectivity to the Pittsburgh MSA and Western Pennsylvania's core industrial corridors.



**Expansive Space:** Situated on 2.86 acres across two parcels, the oversized land component offers valuable yard space, parking capacity, outdoor storage potential, or future building expansion—enhancing long-term residual land value.



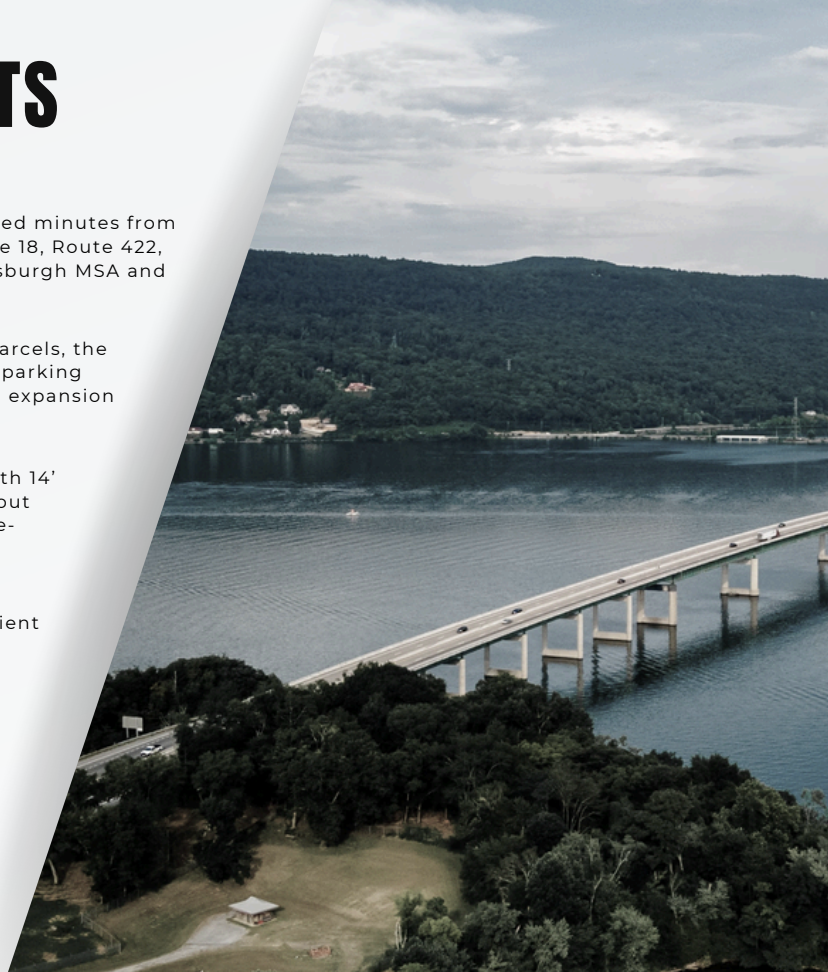
**Strategic Features:** Fully leased 6,800 SF footprint with 14' clear heights, two drive-in doors, and 32% office buildout creates a balanced, functional layout suited for service-oriented or light industrial users.



**Industrial Infrastructure:** Well-configured loading access and flexible interior clear heights support efficient operations, equipment storage, and fleet-based businesses, reinforcing durable tenant demand and operational versatility.



**Zoning Advantage:** Industrial zoning supports a wide range of light manufacturing, contractor, warehouse, and service-related uses, preserving long-term tenant flexibility and protecting future leasing optionality.



# FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
<b>GROSS REVENUE</b>						
BASE RENTAL REVENUE	\$51,999	\$52,389	\$53,960	\$55,579	\$57,246	\$58,964
TAX & INS; MANGEMENT FEE	\$9,768	\$9,964	\$10,163	\$10,366	\$10,573	\$10,785
EFFECTIVE GROSS REVENUE	\$61,767	\$62,352	\$64,123	\$65,945	\$67,819	\$69,749
<b>OPERATING EXPENSES</b>						
PROPERTY TAX	\$6,033	\$6,154	\$6,277	\$6,402	\$6,530	\$6,661
INSURANCE	\$3,735	\$3,810	\$3,886	\$3,964	\$4,043	\$4,124
TOTAL OPERATING EXPENSES	\$9,768	\$9,964	\$10,163	\$10,366	\$10,573	\$10,785
NET OPERATING INCOME	\$51,999	\$52,389	\$53,960	\$55,579	\$57,246	\$58,964

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# RENT ROLL

## 905 SAMPSON ST RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	First Student Inc	6,800	\$51,999	\$7.65	09/01/2021	08/31/2031
	<b>TOTAL</b>	<b>6,800</b>	<b>\$51,999</b>			



# TENANT SUMMARY

## ***First Student Inc.***

First Student, Inc. is North America's largest provider of school bus transportation services, partnering with thousands of school districts across the U.S. and Canada. The company delivers safe, reliable student transportation, including daily routes, special-needs services, and charter operations.



## **LEASE OVERVIEW**

<b>Lease Type</b>	Triple Net
<b>Lease Commencement</b>	09/01/2021
<b>Lease Expiration</b>	08/31/2031
<b>Base Term Remaining</b>	6 years
<b>Options</b>	Two (2) five (5) year extensions
<b>Rental Increase</b>	3% annually

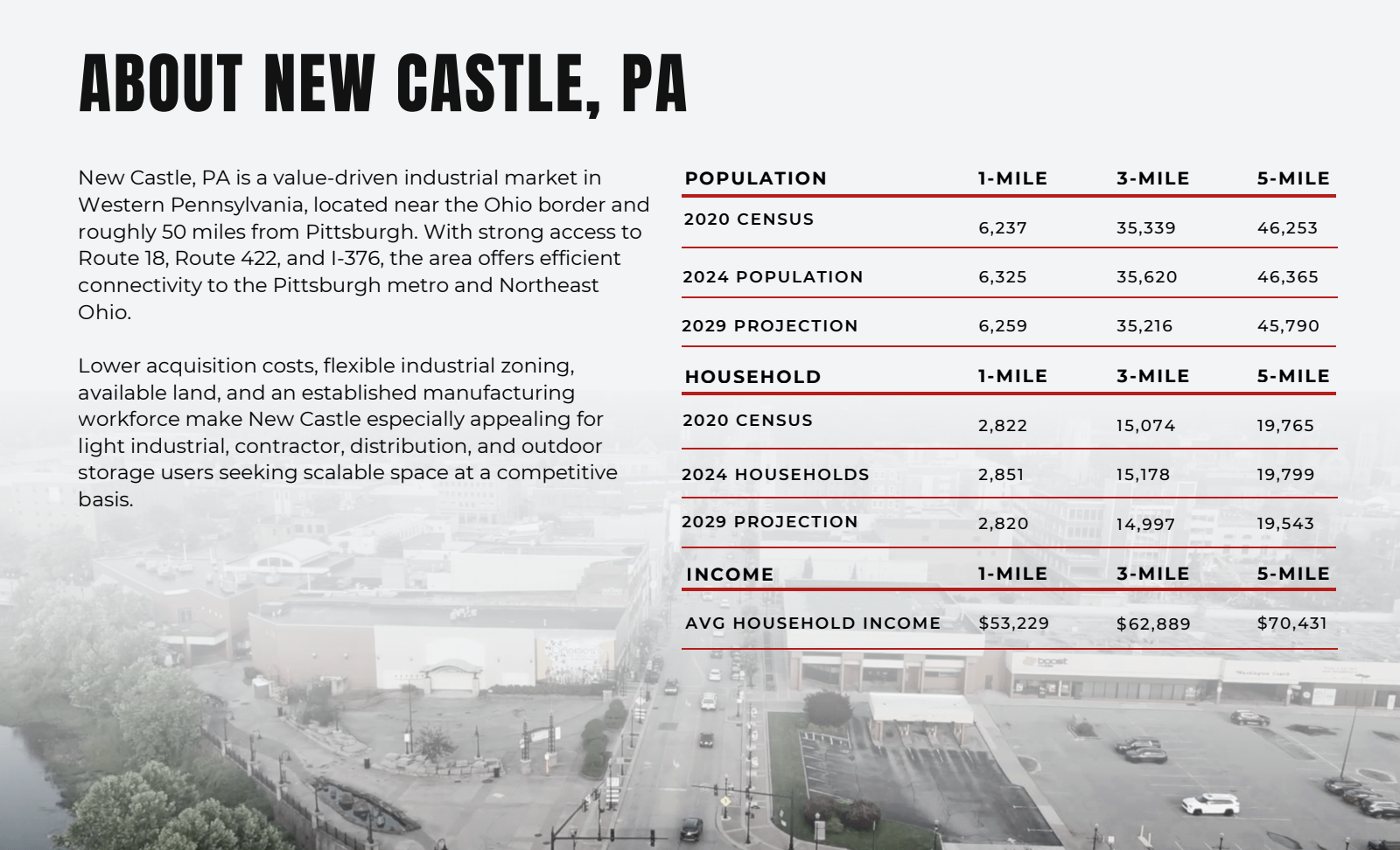
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# ABOUT NEW CASTLE, PA

New Castle, PA is a value-driven industrial market in Western Pennsylvania, located near the Ohio border and roughly 50 miles from Pittsburgh. With strong access to Route 18, Route 422, and I-376, the area offers efficient connectivity to the Pittsburgh metro and Northeast Ohio.

Lower acquisition costs, flexible industrial zoning, available land, and an established manufacturing workforce make New Castle especially appealing for light industrial, contractor, distribution, and outdoor storage users seeking scalable space at a competitive basis.



<b>POPULATION</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>2020 CENSUS</b>	6,237	35,339	46,253
<b>2024 POPULATION</b>	6,325	35,620	46,365
<b>2029 PROJECTION</b>	6,259	35,216	45,790
<b>HOUSEHOLD</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>2020 CENSUS</b>	2,822	15,074	19,765
<b>2024 HOUSEHOLDS</b>	2,851	15,178	19,799
<b>2029 PROJECTION</b>	2,820	14,997	19,543
<b>INCOME</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>AVG HOUSEHOLD INCOME</b>	\$53,229	\$62,889	\$70,431



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