



# TRIPLE NET (NNN) INVESTMENT OPPORTUNITY

±85,400 SF LIGHT INDUSTRIAL BUILDING  
LONG TERM LEASE WITH INVESTMENT GRADE TENANT  
CORPORATE GUARANTEE

# 616 HITE ROAD HARWICK, PA 15049

SPRINGDALE & HARMAR TOWNSHIPS  
**DIRECT ACCESS TO ROUTE 28**





# INVESTMENT HIGHLIGHTS

## **SINGLE TENANT**

100% Occupied Property

Curtiss-Wright signed a 10-year lease beginning in June 2024 that contains two 5-year extension options that run through June 2044.

## **TRIPLE NET LEASE**

NNN Asset

The lease is triple net. The landlord is responsible for the building structure and roof.

## **DIRECTLY ADJOINING**

Curtiss-Wright EMD Facility

1000 Wright Way is directly contiguous to 616 Hite, which houses Curtiss-Wright's Electro-Mechanical Division (EMD). Construction has commenced on a private road that will create a direct connection between 1000 Wright Way and 616 Hite, further integrating the property into Curtiss-Wright's existing campus.





# CURTISS-WRIGHT

## TENANT PROFILE

Curtiss-Wright Corporation (Ticker: CW) is a \$7 billion global industrial company specializing in the design, manufacture, and overhaul of highly engineered products and services across the aerospace, defense, power generation, and general industrial sectors. The company operates through three main segments:  
Commercial/Industrial, Defense, and Power.

As of December 31, 2023, the company boasts numerous manufacturing facilities, service centers, and offices in North America, Europe, and Asia, enabling it to support a diverse customer base and provide critical technologies in areas like defense electronics, commercial aerospace, and energy generation.

With a legacy of technical expertise and innovation dating back to the Wright brothers' early aviation work, Curtiss-Wright remains a vital player in key industries and a trusted partner in delivering high-performance, reliable solutions.

**COMPANY TYPE:** Publicly Traded

**FOUNDED:** 1929

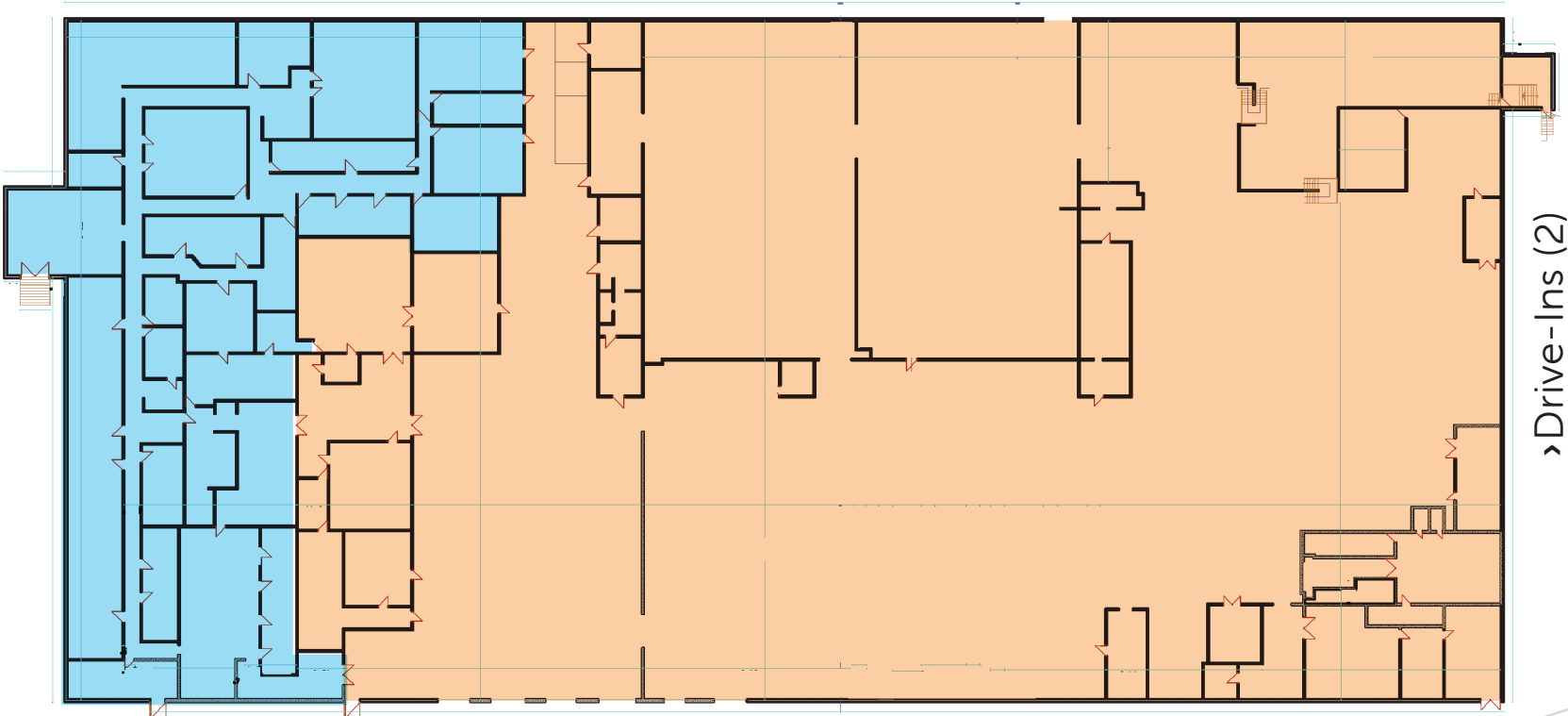
**# OF LOCATIONS:** 200+

**HEADQUARTERS:** Davidson, NC

# FLOOR PLAN

## 85,400 SF

›Office    ›Warehouse



›Docks (7)  
›Drive-In (1)

›Drive-Ins (2)



# HIGHWAY MAP





# MARKET OVERVIEW

Pittsburgh's **office, industrial, and flex** market is fueled by the region's AI/robotics industry, advanced and additive manufacturing, as well as energy, life sciences, logistics, healthcare and higher education.

## TECHNOLOGY

- 1,258 technology companies = 15% of all companies in the region
- 295,168 employees = 24% of the region's overall workforce
- \$27.2 billion annual payroll – 36% of the region's overall wages

## ROBOTICS

- #1 ranked doctoral program in robotics at Carnegie Mellon University
- 14,000 employees fuel over 100 robotics and autonomy companies in the region

## ARTIFICIAL INTELLIGENCE (AI)

- Annual information science R & D = \$192 million (2nd highest in the U.S.)
- 491 AI graduate degrees awarded by CMU in the past 5 years

## LIFE SCIENCE

- UPMC Enterprises pledged \$1 billion to life science startup through 2024
- Over the past 20 years – 932 life sciences start-ups launched in the region







## ADVANCED MANUFACTURING & DISTRIBUTION

- 2,800 manufacturing firms accounting for \$15.6 billion in GDP
- 94,000 employees and 79 regional academic institution in the ecosystem







## INDUSTRIAL & FLEX MARKET HIGHLIGHTS

- Positive absorption over 5 consecutive quarters
- Construction pipeline is strong with \$2M currently in development
- Vacancy has stabilized, and lease rates rose slightly in Q1 of 2023

### REGIONAL INDUSTRIAL & FLEX All Properties

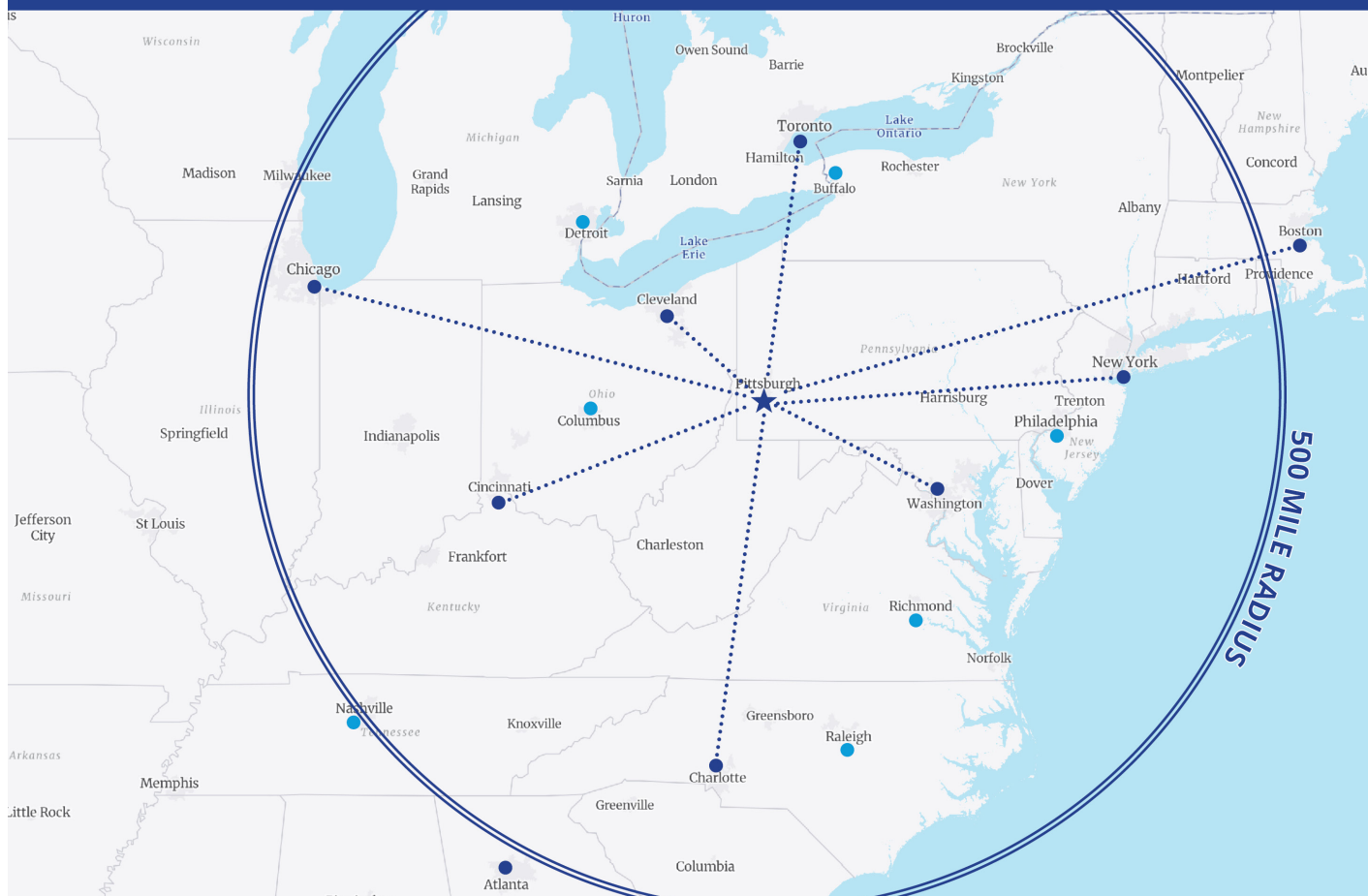
-  **Inventory** 117,000,000 SF
-  **Vacancy Rate** 5.1%
-  **Market Rent** \$9.13
-  **New Construction** 2,000,000 SF
-  **Vacant SF** 6,000,000 SF
-  **Prior 12-month Net Absorption** 829,000 SF

### REGIONAL INDUSTRIAL & FLEX Lease Only

-  **Inventory** 16,500,000 SF
-  **Vacancy Rate** 32.7%\*
-  **Market Rent** \$9.90
-  **New Construction** 1,600,000 SF
-  **Available SF** 5,400,000 SF
-  **Prior 12-month Net Absorption** (840,000) SF

\*Includes new spec deliveries and functionally obsolete product which skews vacancy higher.





### PITTSBURGH INTERNATIONAL

- Serves 60 destinations nonstop
- Four runways with available capacity
- Extensive air cargo facilities with direct runway access
- New \$1 billion-dollar terminal investment is expected to open early 2025

### RAIL ACCESS

- Over 1,300 miles of freight railway
- Three Class 1 railroads: CSX, Norfolk Southern, and Bessemer & Lake Erie (owned by Canadian National)

### THREE RIVERS PORT

- Second-largest inland port in the U.S.
- Third-busiest U.S. Inland port

### HIGHWAY ACCESS

- Four major interstate highways include: I-70, I-76 (PA Turnpike), I-79 and I-80
- Regional roadways include Rt. 22, Rt. 30, and I-376

**PITTSBURGH  
IS WITHIN  
500 MILES OF**

**48%**

of U.S. businesses

**45%**

of U.S. and Canada population

**63%**

of national industry output

**53%**

of U.S. buying income

**40+%**

of total U.S. retail sales

**23**

of the top U.S. metro retail markets

**45**

markets exceeding \$5 billion in sales



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