



SINGLE TENANT NNN INVESTMENT LIGHT MANUFACTURING / IOS PROPERTY

187 S MEADOW LANE | HUMMELSTOWN, PA 17036



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(717) 731.1990

TCN
WORLDWIDE
REAL ESTATE SERVICES



187 S MEADOW LN HUMMELSTOWN, PA 17036

INVESTMENT PROPERTY
AVAILABLE



OFFERING OVERVIEW

Institutional-quality, single-tenant manufacturing facility leased to Chem-Tainer Industries Inc., a leading U.S. manufacturer of industrial plastic containers and a subsidiary of Tank Holding Corp, a major North American rigid plastic packaging platform backed by private equity firm Olympus Partners. The tenant has occupied this facility continuously since 1988 and recently renewed its lease through December 31, 2029, with 3% annual rent escalations and a corporate guarantee from Tank Holding Corp. The Property is strategically located along U.S. Route 22 near the highly sought-after I-81 corridor, providing exceptional access to major Mid-Atlantic and Northeast markets and serving as a critical component of Chem-Tainer's East Coast manufacturing and distribution network.

OFFERING DETAILS

| | |
|---------------------|--|
| ADDRESS | 187 S Meadow Ln Hummelstown, PA 17036 |
| BUILDING SIZE | 19,794 SF |
| LOT SIZE | 4.5 Acres |
| TENANCY | Single |
| SALE PRICE | \$1,895,000.00 |
| CAP RATE | 8.23% |
| PRICE PER SF | \$95.74 |
| TENANT | Tank Holding Corp (B: S&P) |
| NOI | \$156,000 |
| BASE RENT | \$7.88 PSF (NNN) |
| MOVE IN DATE | October 1988 |
| EXPIRATION | December 31, 2029 |
| GUARANTEE | Corporate Guarantee |
| CORRIDOR | US-22 / I-81 |
| SUBMARKET | Harrisburg East |
| MUNICIPALITY | East Hanover Township |

OFFERING HIGHLIGHTS

Credit Tenant with Corporate Guarantee

- Chem-Tainer Industries Inc. is a nationally recognized manufacturer of industrial-grade plastic containers.
- Parent company Tank Holding Corp is one of the largest rigid plastic container platforms in North America.
- Backed by private equity firm Olympus Partners.
- Lease is corporately guaranteed by Tank Holding Corp.

Long-Term Tenancy & Stability

- Continuous occupancy since 1988.
- Recent lease renewal through December 31, 2029.
- Demonstrated long-term commitment to the Property and market.

Attractive Lease Economics

- Lease includes 3% annual rent escalations, providing consistent NOI growth.
- Long remaining term reduces near-term rollover risk.
- Corporate guarantee further strengthens the durability of the income stream.

Mission-Critical Manufacturing Facility

- Specialized manufacturing infrastructure tailored to Chem-Tainer's operations.
- High capital and operational barriers to relocation.
- Facility is integrated into Chem-Tainer's East Coast manufacturing platform.

Strategic Logistics Location

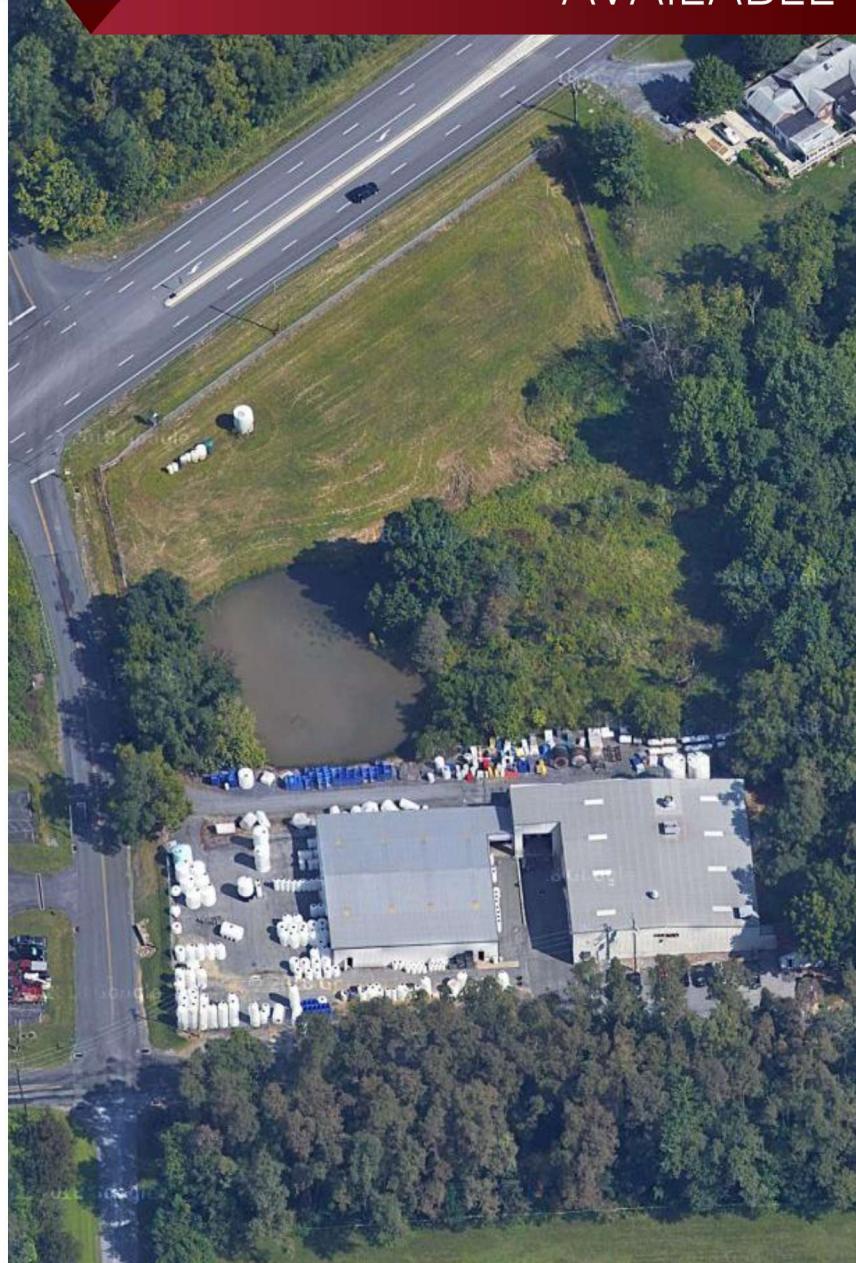
- Frontage and access along U.S. Route 22.
- Proximity to the I-81 logistics corridor.
- Central Mid-Atlantic location serving Northeast and Mid-Atlantic markets.

Functional Industrial Features

- Secured outside storage.
- Well-suited for container manufacturing, staging, and distribution.
- Supports heavy industrial operations.

Favorable Industrial Zoning

- Zoning supports long-term manufacturing and industrial use.
- Provides regulatory certainty and flexibility.



PARCEL MAP





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PROPERTY DETAILS

| | |
|----------------------|---|
| Property Type | Light Manufacturing / IOS |
| Building Size | 19,794 SF |
| Lot Size | 4.5 Acres |
| Year Built | 1964 |
| Clear Ceiling Height | 22' - Main Building 15' - 2 nd Building |
| Dock Doors | 1 |
| Drive In Doors | 3 |
| Construction | Block & Steel |
| Framing | Steel |
| Roof | Standing Seam |
| Outdoor Storage | Yes |
| Secured Yard | Yes |
| Car Parking | 20 Spaces |
| Power | Heavy |
| Water/Sewer | Public |
| Submarket | Harrisburg East |
| County | Dauphin |
| Municipality | East Hanover Township |
| Zoning | Industrial Commercial District (IC) |
| APN | 25-018-016 |
| Taxes | \$13,999.30 (2025) |

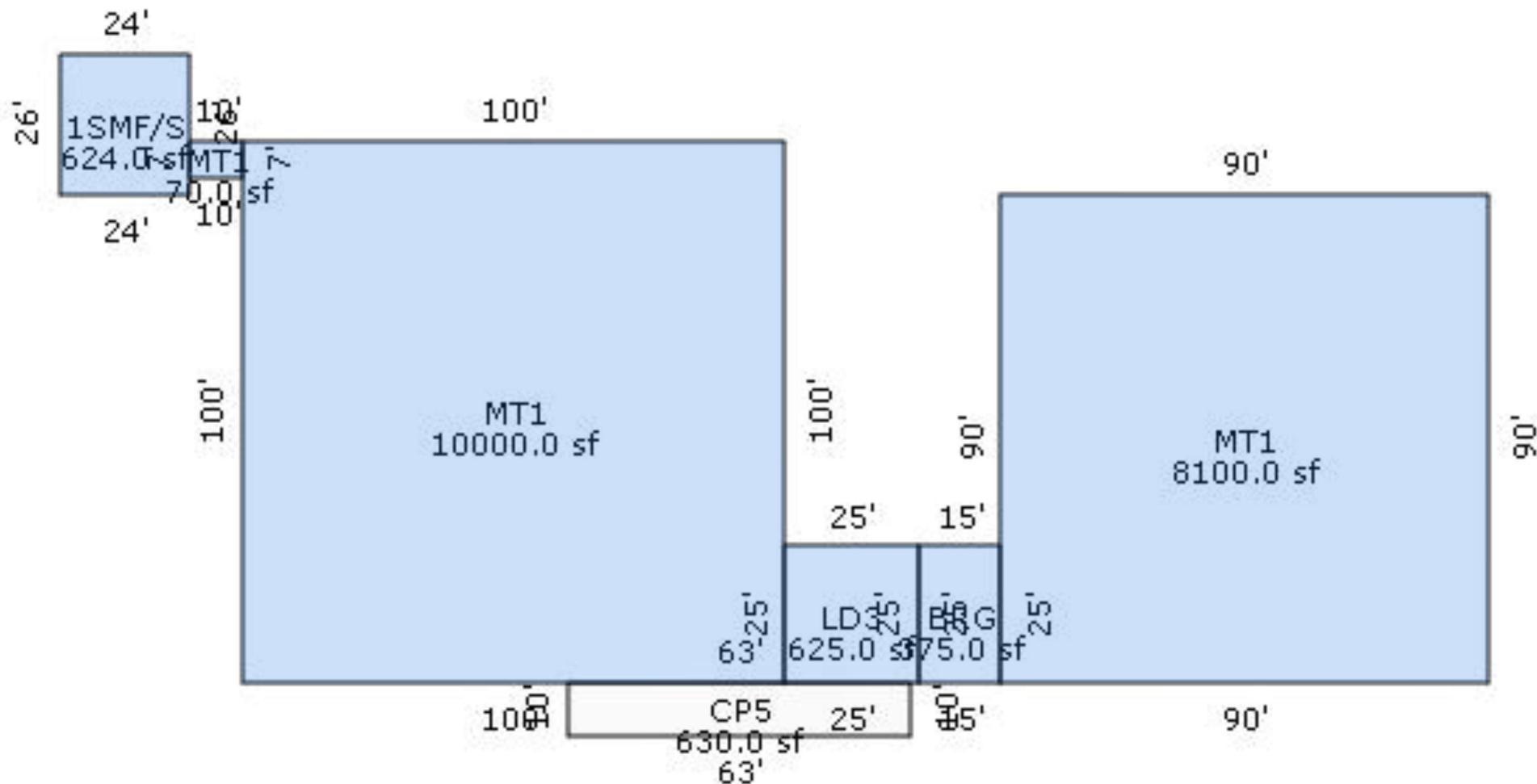




**187 S MEADOW LN
HUMMELSTOWN, PA 17036**

INVESTMENT PROPERTY AVAILABLE

FLOORPLAN



**LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990**

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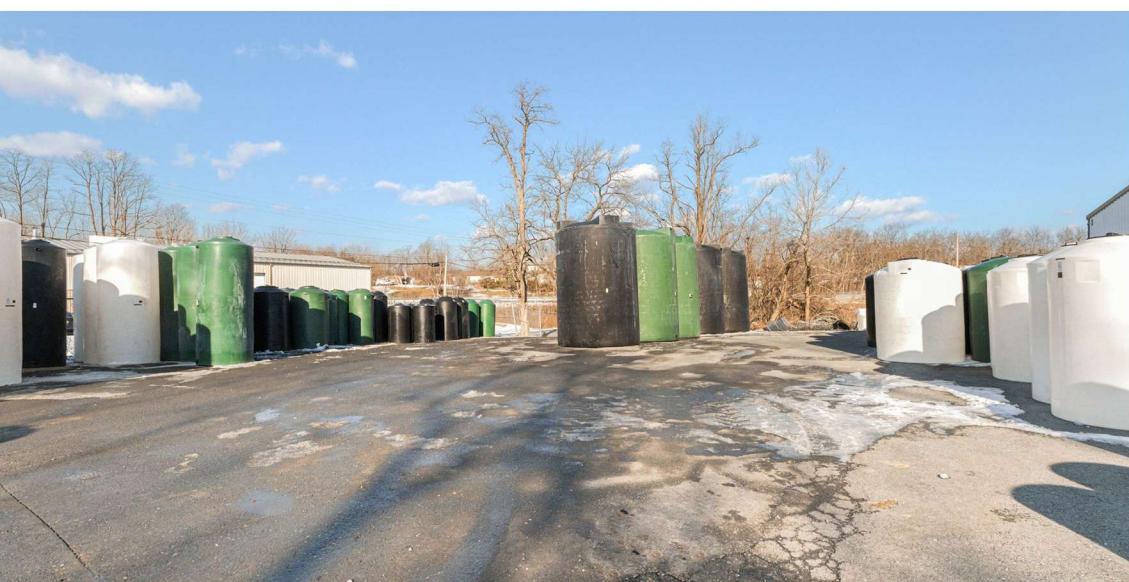
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FINANCIAL DETAILS

| | |
|---------------------------|--|
| Tenant | Tank Holding Corp |
| Guarantee | Corporate Guarantee |
| Space Occupied | 19,794 SF |
| Base Rent | \$156,000.00 |
| Rent per SF | \$7.88 |
| Lease Type | NNN |
| Annual Escalations | 3% |
| Next Increase | January 1, 2027 |
| Move in | October 1988 |
| Expiration | December 31,2029 |
| Options | None Remaining |
| Landlord Responsibilities | HVAC, plumbing & electrical systems, roof, and structure |
| Sale Price | \$1,895,000.00 |
| NOI | \$156,000.00 |
| Cap Rate | 8.23% |
| Building Size | 19,794 SF |
| Price per SF | \$95.74 |

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TENANT OVERVIEW



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PRODUCTS READY TO FULFILL YOUR EVERY NEED.

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FUELED OUR SUCCESS FOR OVER 50 YEARS.

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Rev. 4 Date 03/07/07 File Name 100272-1
Rev. 9 Date 06/07/07 File Name 100272-1
CHEM-TAINER Inc. 09/13/96 File Name 100272-1
202 Herkimer Ave. 100272-1
Canton, NY 14021-2000 File Name 100272-1
TITLE

Rev. 1 Date 10/04/99 File Name 100480-1
Rev. 9 Date 06/07/07 File Name 100480-1
CHEM-TAINER Inc. 09/13/96 File Name 100480-1
202 Herkimer Ave. 100480-1
Canton, NY 14021-2000 File Name 100480-1
TITLE

CHEM-TAINER
INDUSTRIES, INC.

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COMPANY

Tank Holding Corp

CREDIT RATING

B (S&P)

FOUNDED

1939

LOCATIONS

43 manufacturing plants

TOTAL REVENUE

\$814.7 million

EMPLOYEES

2,000+

HEADQUARTERS

Lincoln, NE

WEBSITE

tankholding.com

COMPANY INFORMATION

Tank is a portfolio company of Olympus Partners, a premier private equity firm. Tank is a leading designer and manufacturer of rigid liquid storage tanks and containers, material handling solutions, and custom products, specializing in rotational, injection, blow, and compression manufacturing. Tank Holding Corp. operates approximately 40+ manufacturing facilities across the U.S. and Canada and owns a diversified portfolio of leading brands including Norwesco, Snyder Industries, Bushman, Bonar Plastics, Meese, and others. Tank Holding is backed by private equity firm Olympus Partners, providing institutional ownership, financial resources, and acquisition-driven growth.

Chem-Tainer Industries is a manufacturer of high-density polyethylene (HDPE) storage tanks and containment solutions serving the water, wastewater, chemical, industrial, and agricultural markets. Founded in 1963, Chem-Tainer has established a long operating history and a strong reputation for quality, regulatory compliance, and customized tank manufacturing.

Chem-Tainer operates a national platform of manufacturing, service, and distribution locations, providing scalable production capabilities and regional market coverage across the United States. The company's products are used in mission-critical applications including potable water storage, chemical processing, wastewater treatment, and industrial containment, creating durable demand across economic cycles.

The combination of Chem-Tainer's long operating history and Tank Holding Corp.'s scale, diversification, and private-equity backing provides a strong tenant credit profile and enhances long-term lease stability for the subject property.

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AERIAL



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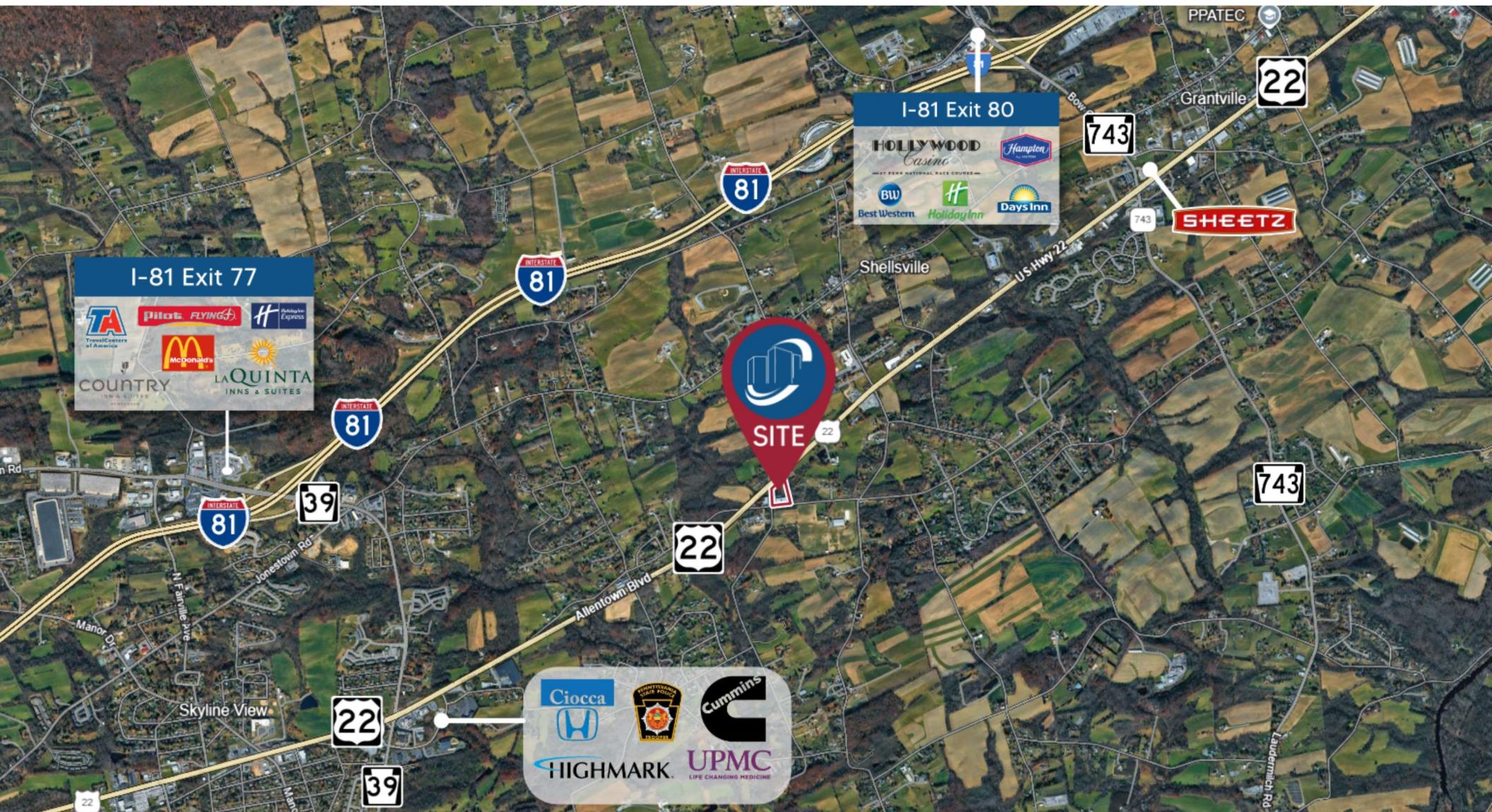
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LOCATION MAP





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ABOUT THE AREA

INTERSTATES 81 & 78 CORRIDOR: With immediate access to I-78 and I-81, the site has excellent accessibility to major highways running throughout the East Coast including I-83, I-76, I-80, and I-95. The extensive highway network can facilitate same day delivery to many of the largest cities in the US, including Philadelphia, Baltimore, Washington, DC, New York, and Boston. FedEx and UPS both operate regional hubs within a 35-mile drive in Middletown and Harrisburg, respectively. They can provide one day delivery to ten states including Pennsylvania, New York, New Jersey, Maryland, Virginia, and Ohio. Norfolk Southern operates two intermodal yards on the east shore of Harrisburg, PA. The Rutherford and Harrisburg intermodal facilities are part of Norfolk Southern's heaviest freight volume corridor which runs from Chicago, IL to the Ports of New York / New Jersey. Harrisburg, PA represents the last rail stop for freight traveling eastbound into New Jersey.



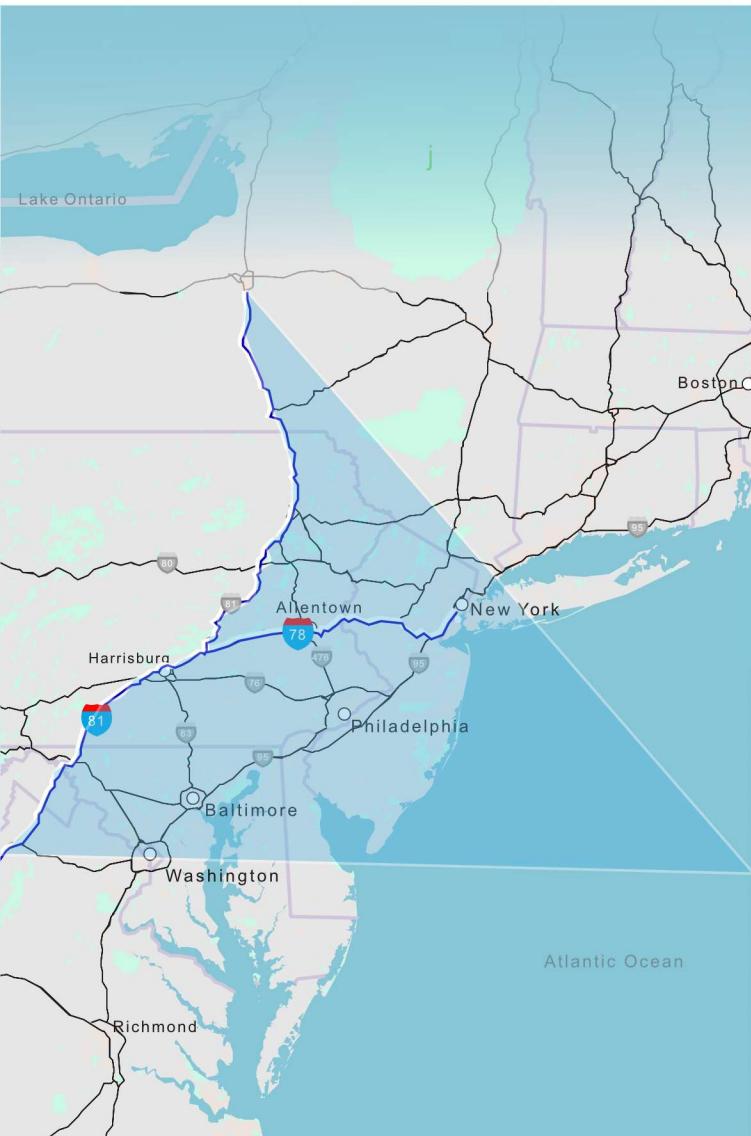
64M
POPULATION WITHIN
A 4-HOUR DRIVE



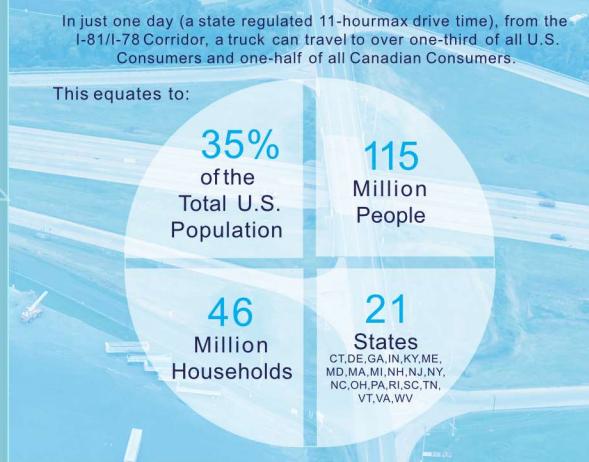
35M
POPULATION WITHIN
A 2-HOUR DRIVE



ACCESS



From 187 S Meadow Ln, Tenants are able to service the NYC Metropolitan area, New England, and the mid-Atlantic region Via an expansive highway network.



SAME DAY DELIVERY

| | |
|-------------------|-----------|
| PHILADELPHIA, PA | 95 MILES |
| BALTIMORE, MD | 90 MILES |
| NEW YORK CITY, NY | 155 MILES |
| WASHINGTON D.C. | 135 MILES |
| BOSTON, MA | 375 MILES |



MAJOR AIRPORTS

| | |
|----------------------------|-----------|
| HARRISBURG INTL | 15 MILES |
| LEHIGH VALLEY INTL | 70 MILES |
| PHILADELPHIA INTL | 100 MILES |
| NEWARK LIBERTY INTL | 145 MILES |
| BALTIMORE/ WASHINGTON INTL | 100 MILES |



MAJOR PARCEL FACILITIES

| | |
|--------------------------------|----------|
| FEDEX, SMARTPOST MIDDLETOWN | 11 MILES |
| FEDEX FREIGHT | 11 MILES |
| FEDEX, LEWISBERRY | 25 MILES |
| UPS, HARRISBURG | 15 MILES |



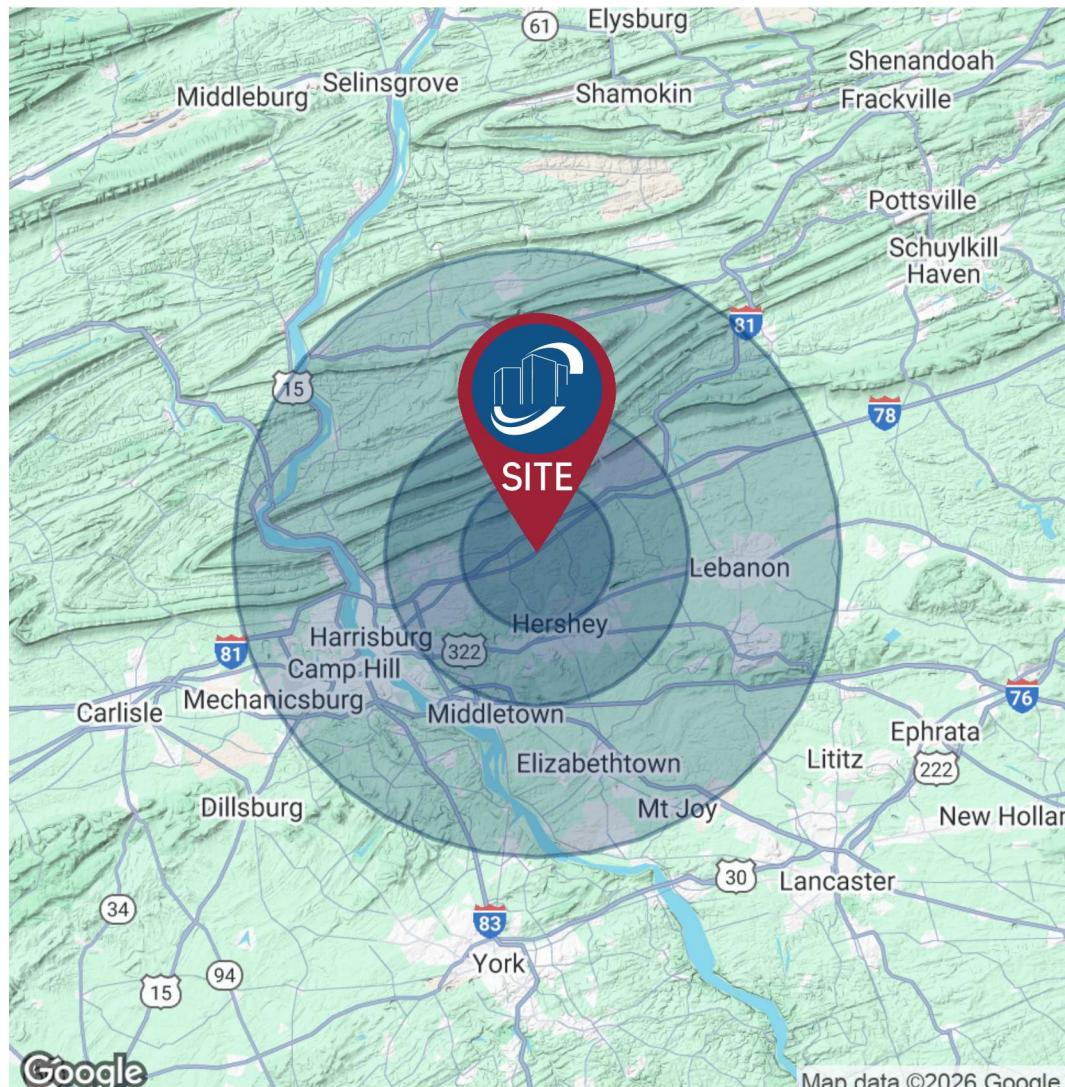
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DEMOGRAPHICS

| POPULATION | 5 MILES | 10 MILES | 20 MILES |
|----------------------|---------|----------|----------|
| Total Population | 31,785 | 227,509 | 658,790 |
| Average age | 43 | 42 | 42 |
| Average age (Male) | 42 | 41 | 41 |
| Average age (Female) | 44 | 43 | 43 |

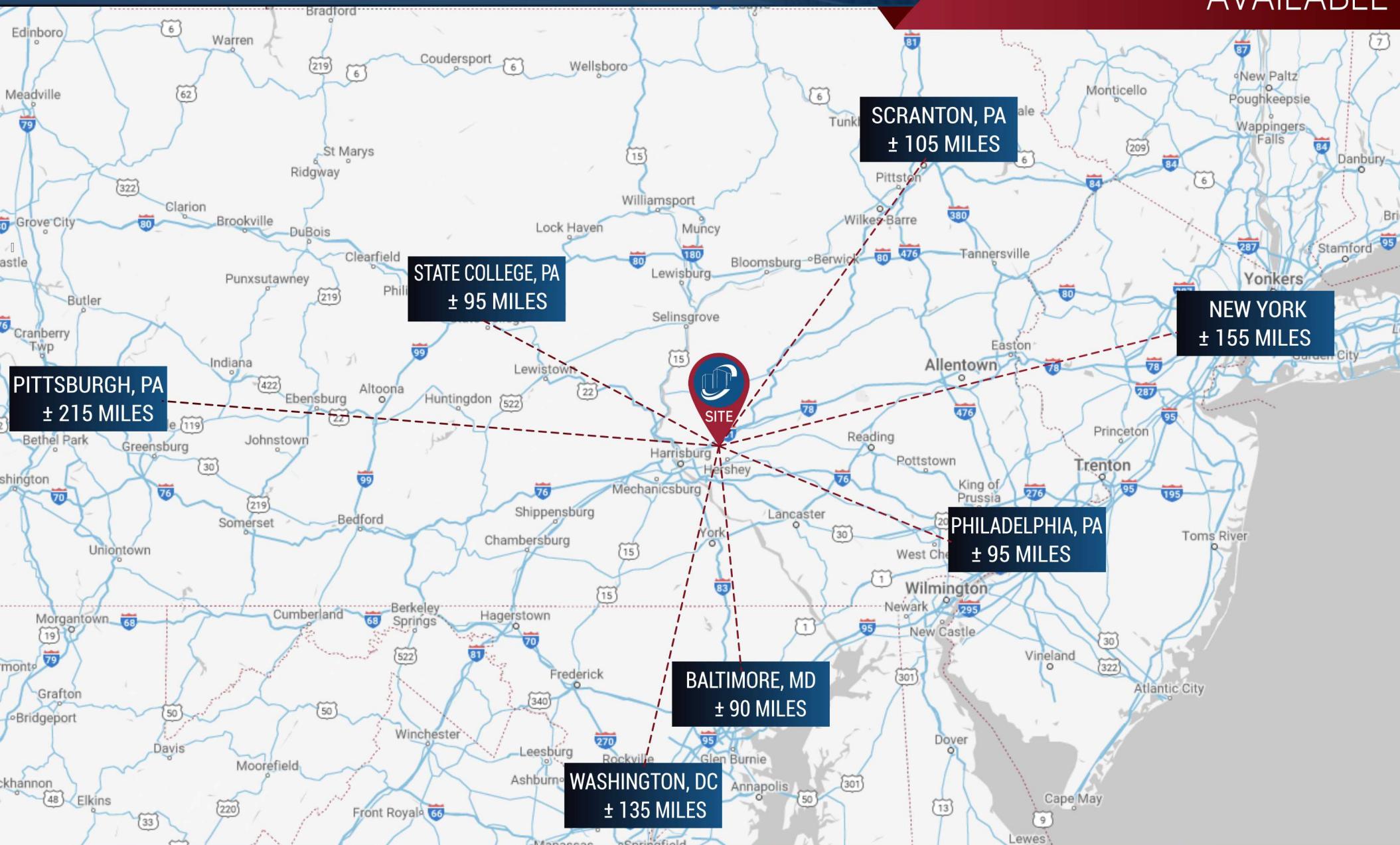
| HOUSEHOLDS & INCOME | 5 MILES | 10 MILES | 20 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 12,758 | 90,321 | 263,393 |
| # of persons per HH | 2.5 | 2.5 | 2.5 |
| Average HH income | \$124,468 | \$104,925 | \$104,394 |
| Average house value | \$366,155 | \$292,235 | \$282,345 |





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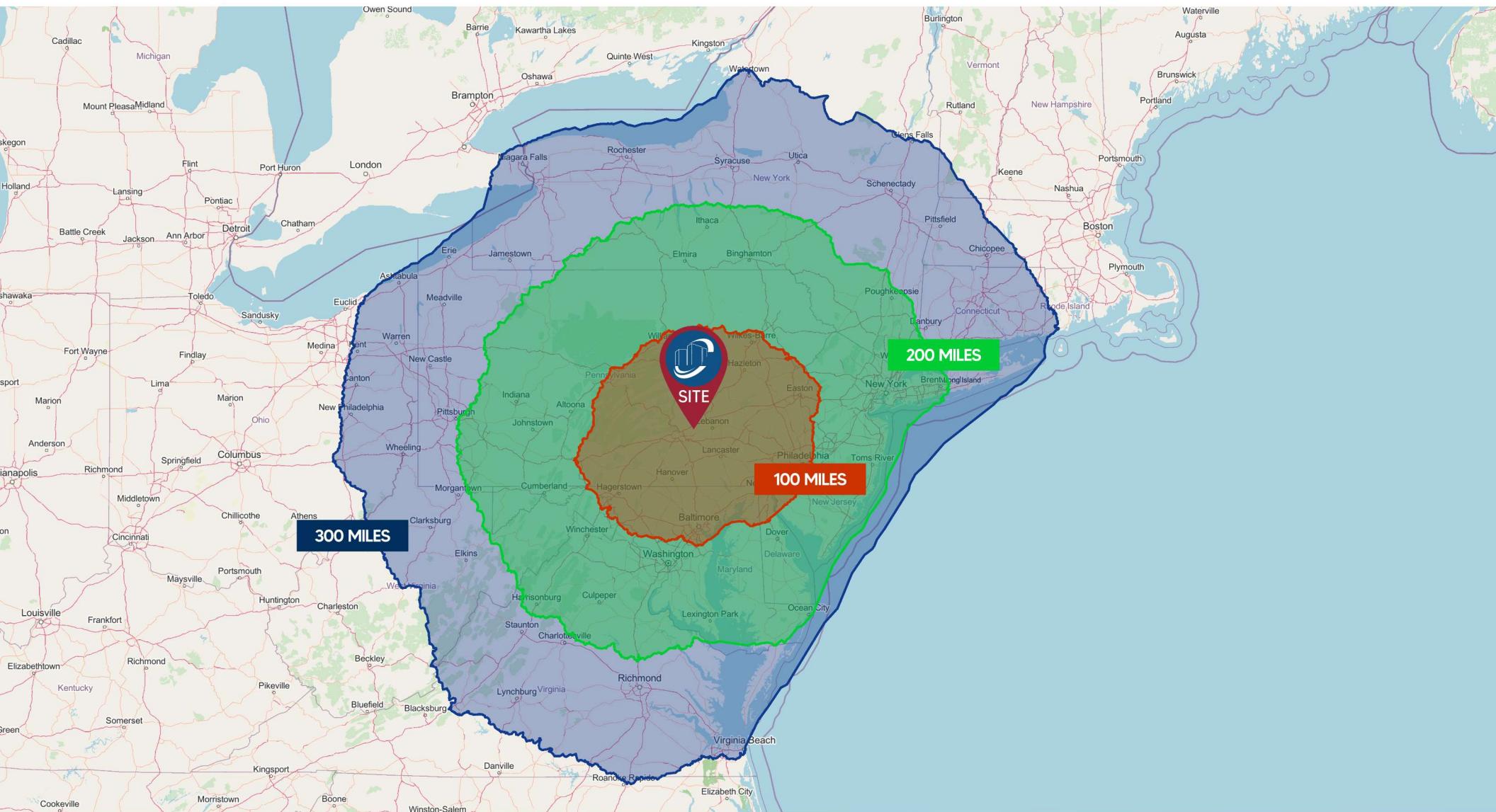
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TRAVEL AREA



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