



# SINGLE TENANT NNN INVESTMENT LIGHT MANUFACTURING / IOS PROPERTY

187 S MEADOW LANE | HUMMELSTOWN, PA 17036



[WWW.LANDMARKCR.COM](http://WWW.LANDMARKCR.COM)  
(717) 731.1990

**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES





### 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





# 187 S MEADOW LN HUMMELSTOWN, PA 17036

## INVESTMENT PROPERTY AVAILABLE

### 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

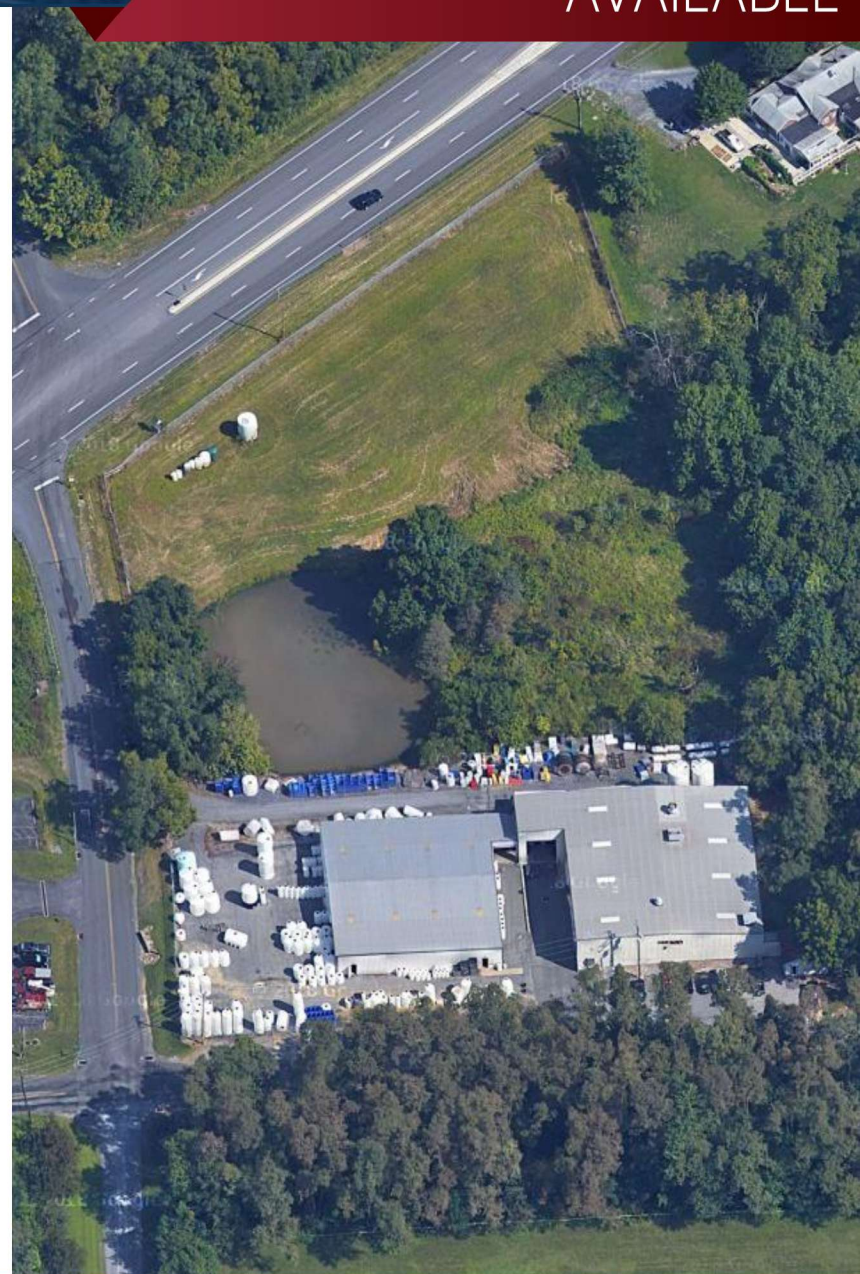
- Frontage and access along U.S. Route 22.
- Proximity to the I-81 logistics corridor.
- Central Mid-Atlantic location serving Northeast and Mid-Atlantic markets.

#### 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.



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

**JASON GRACE, CCIM, SIOR**  
CEO & MANAGING PRINCIPAL  
JGRACE@LANDMARKCR.COM  
C: 717.421.1943

**ADAM BOUSSATTA, MBA**  
SENIOR ASSOCIATE  
ADAM@LANDMARKCR.COM  
C: 717.603.1209

**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

**LANDMARKCR.COM**

**3**



PARCEL MAP







# 187 S MEADOW LN HUMMELSTOWN, PA 17036

INVESTMENT PROPERTY  
AVAILABLE

## PROPERTY DETAILS

Property Type	Light Manufacturing / IOS
Building Size	19,794 SF
Lot Size	4.5.Acre
Year Built	1964
Clear Ceiling Height	22' - Main Building 15' - 2 <sup>nd</sup> 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)



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

JASON GRACE, CCIM, SIOR  
CEO & MANAGING PRINCIPAL  
JGRACE@LANDMARKCR.COM  
C: 717.421.1943

ADAM BOUSSATTA, MBA  
SENIOR ASSOCIATE  
ADAM@LANDMARKCR.COM  
C: 717.603.1209

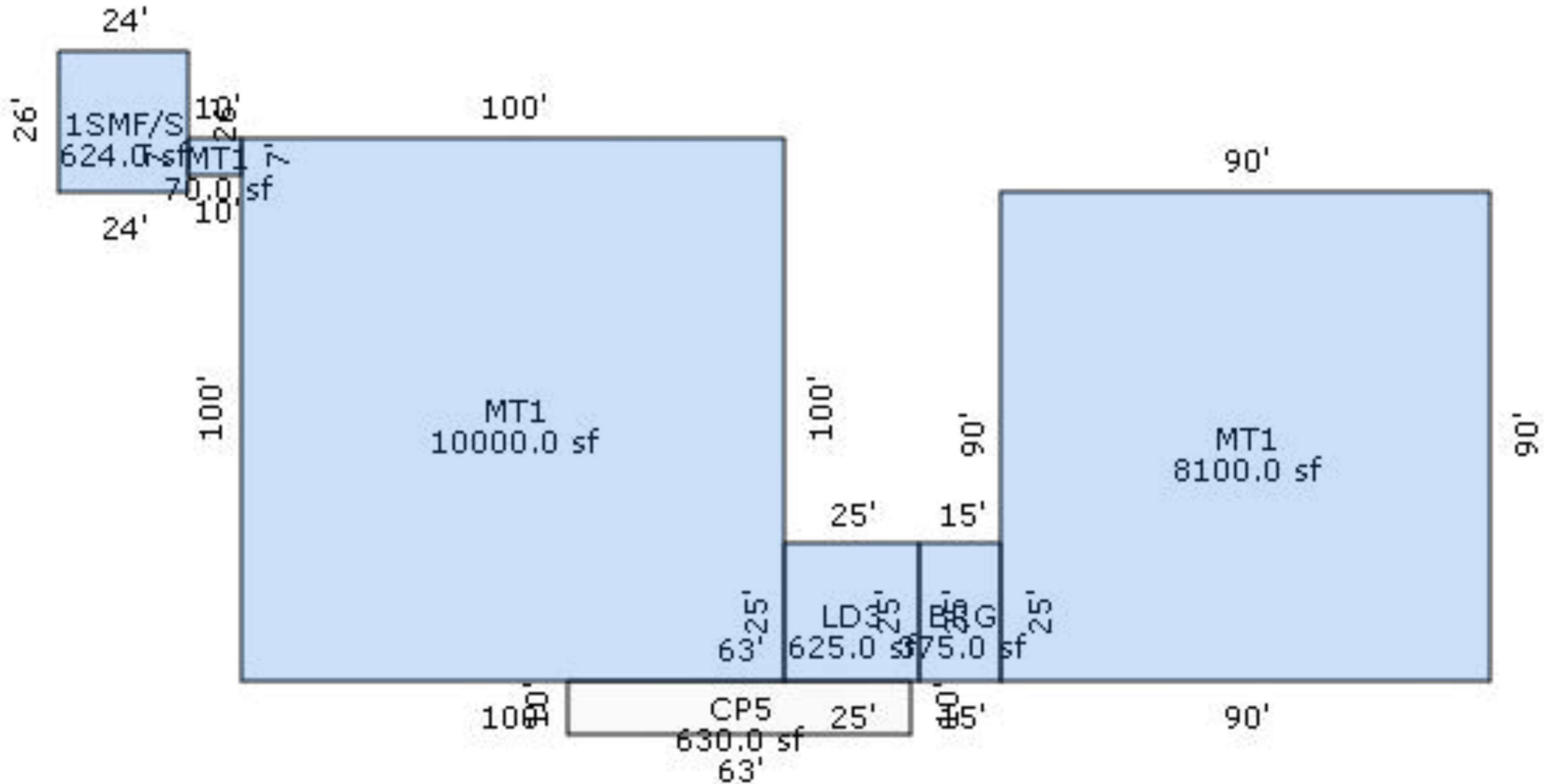


LANDMARKCR.COM

5



FLOORPLAN

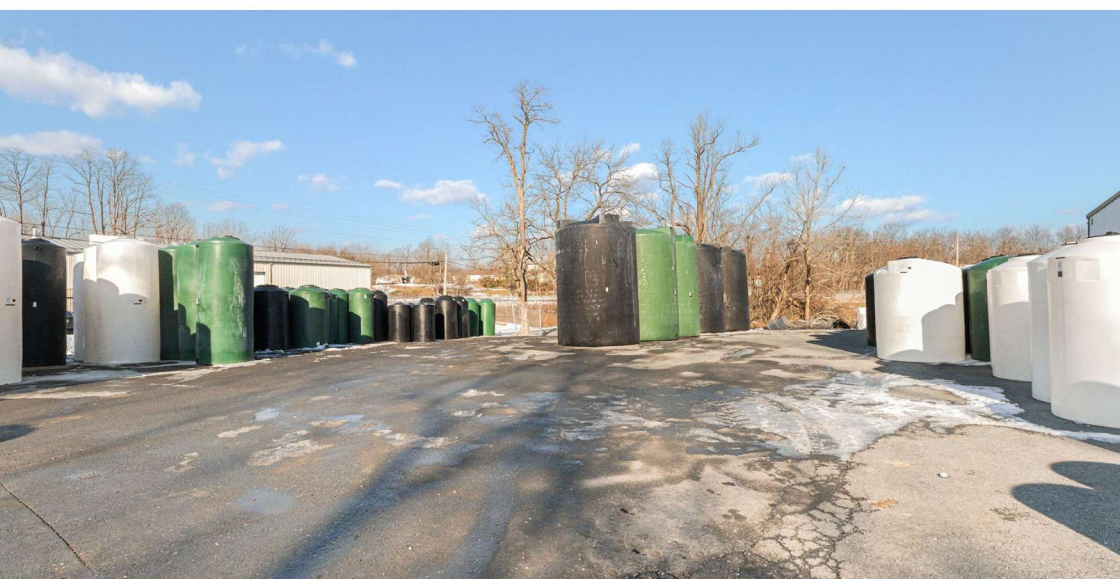






187 S MEADOW LN  
HUMMELSTOWN, PA 17036

INVESTMENT PROPERTY  
AVAILABLE



## 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

LANDMARK COMMERCIAL REALTY  
425 N 21<sup>ST</sup> STREET, SUITE 302  
CAMP HILL, PA 17011  
P : 717.731.1990

JASON GRACE, CCIM, SIOR  
CEO & MANAGING PRINCIPAL  
JGRACE@LANDMARKCR.COM  
C: 717.421.1943

ADAM BOUSSATTA, MBA  
SENIOR ASSOCIATE  
ADAM@LANDMARKCR.COM  
C: 717.603.1209

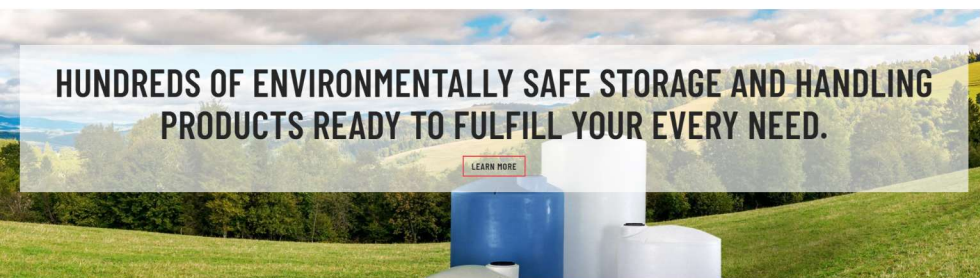


LANDMARKCR.COM

7



### TENANT OVERVIEW



# CHEM-TAINER

INDUSTRIES, INC.

### TENANT DATA

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	<a href="http://tankholding.com">tankholding.com</a>

### 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.





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

**INVESTMENT PROPERTY  
AVAILABLE**

**AERIAL**



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

**JASON GRACE, CCIM, SIOR**  
CEO & MANAGING PRINCIPAL  
JGRACE@LANDMARKCR.COM  
C: 717.421.1943

**ADAM BOUSSATTA, MBA**  
SENIOR ASSOCIATE  
ADAM@LANDMARKCR.COM  
C: 717.603.1209



**LANDMARKCR.COM**



## LOCATION MAP







187 S MEADOW LN  
HUMMELSTOWN, PA 17036

INVESTMENT PROPERTY  
AVAILABLE

## 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.

**64 MILLION**

POPULATION WITHIN 4-HOUR DRIVE



**64M**

POPULATION WITHIN  
A 4-HOUR DRIVE



**35M**

POPULATION WITHIN  
A 2-HOUR DRIVE

LANDMARK COMMERCIAL REALTY  
425 N 21<sup>ST</sup> STREET, SUITE 302  
CAMP HILL, PA 17011  
P : 717.731.1990

JASON GRACE, CCIM, SIOR  
CEO & MANAGING PRINCIPAL  
JGRACE@LANDMARKCR.COM  
C: 717.421.1943

ADAM BOUSSATTA, MBA  
SENIOR ASSOCIATE  
ADAM@LANDMARKCR.COM  
C: 717.603.1209

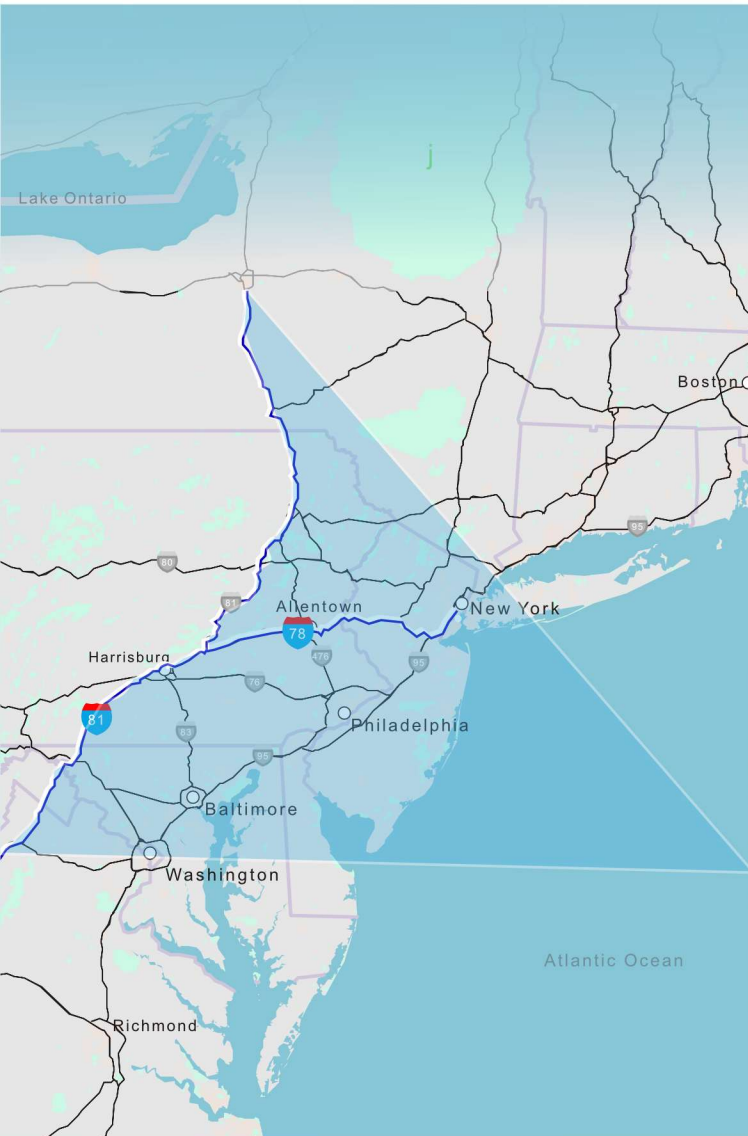
TCN  
WORLDWIDE  
REAL ESTATE SERVICES

LANDMARKCR.COM

11



### ACCESS

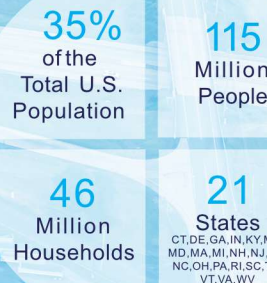


From 187 S Meadow Ln, Tenants are able to service the NYC Metropolitan area, New England, and the mid-Atlantic region Via an expansive highway network.

## INTERSTATE 81 / INTERSTATE 78 CORRIDOR

In just one day (a state regulated 11-hourmax drive time), from the I-81/I-78 Corridor, a truck can travel to over one-third of all U.S. Consumers and one-half of all Canadian Consumers.

This equates to:



### 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

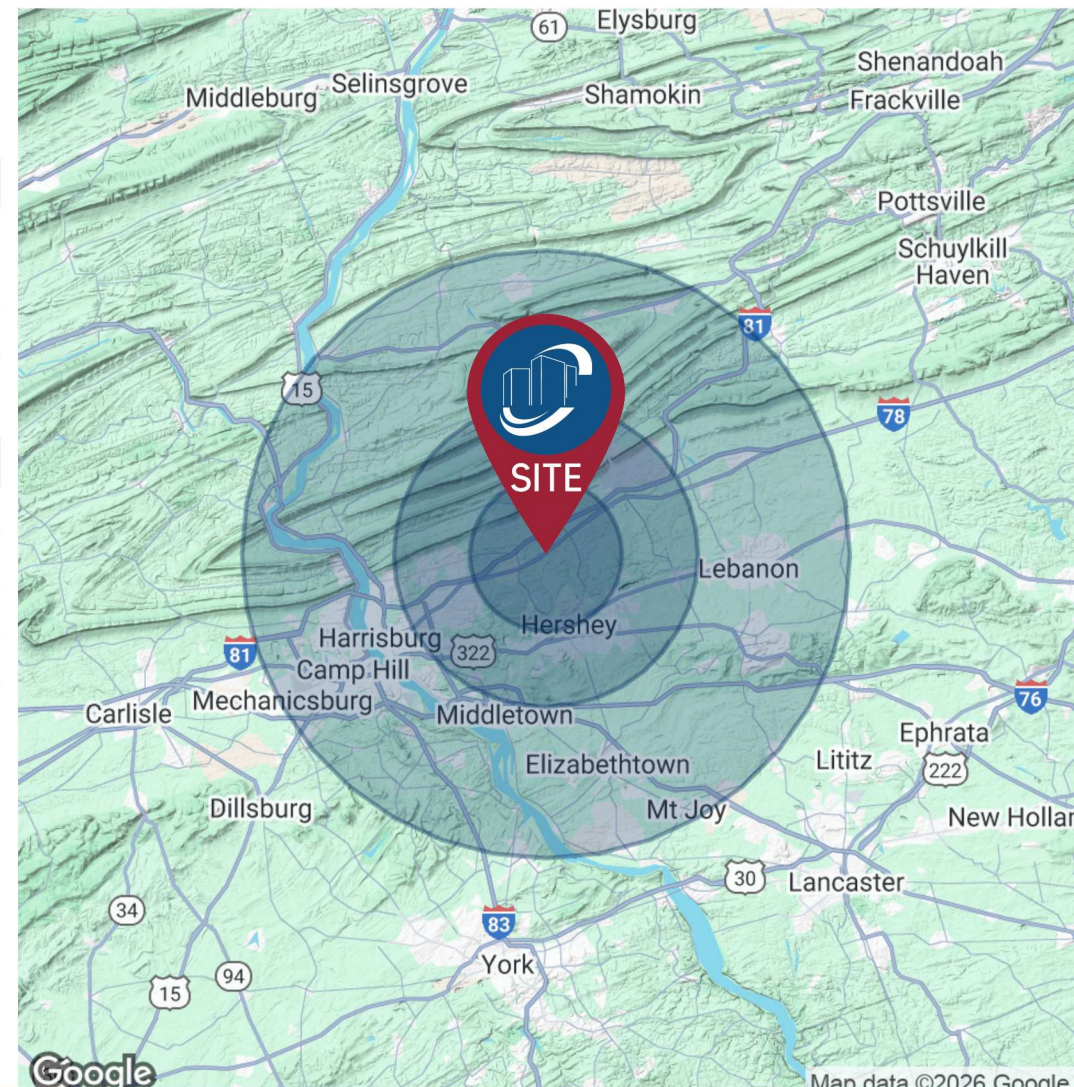
FEDEX, SMARTPOST MIDDLETOWN	11 MILES
FEDEX FREIGHT	11 MILES
FEDEX, LEWISBERRY	25 MILES
UPS, HARRISBURG	15 MILES



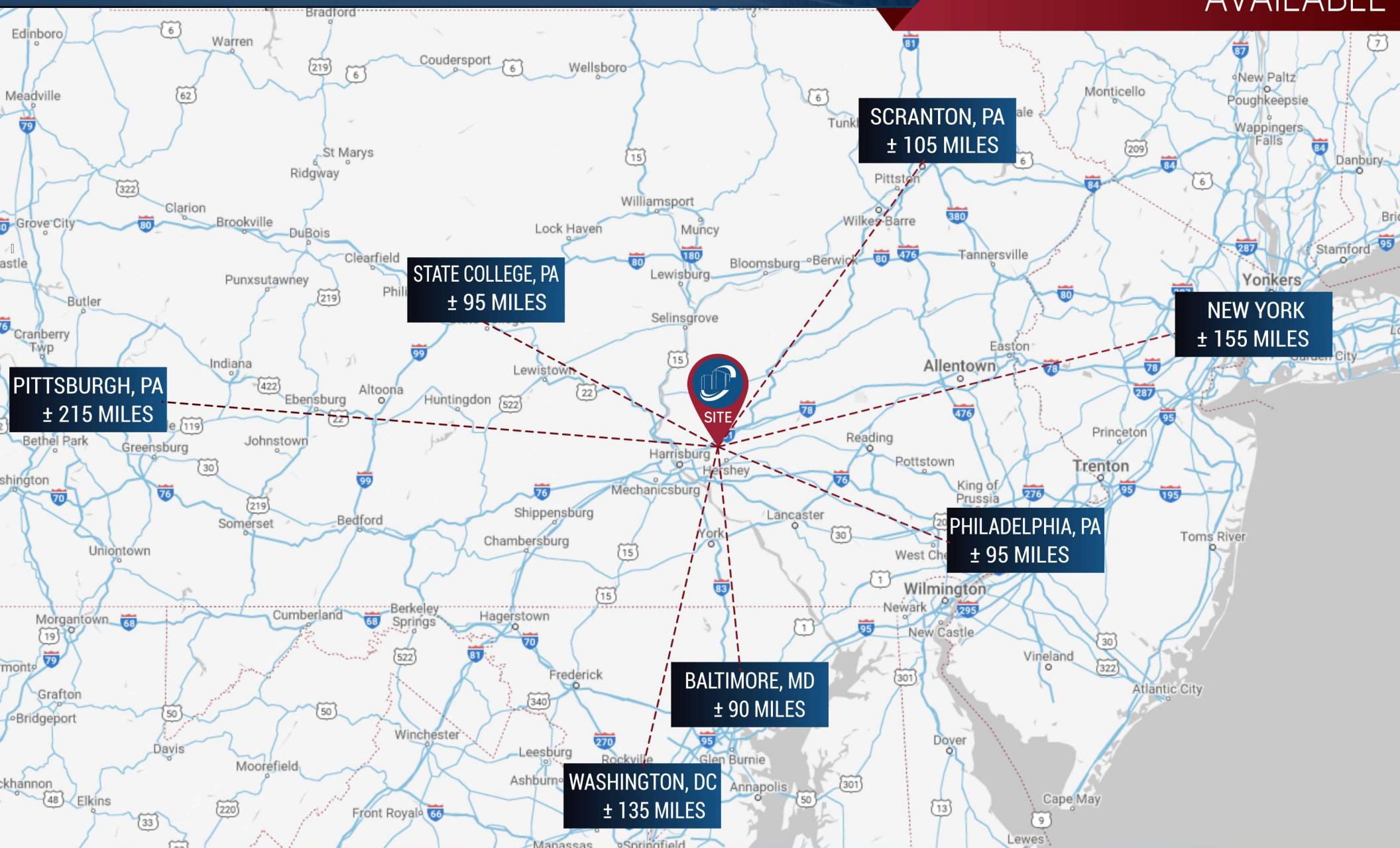
### DEMOGRAPHICS

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







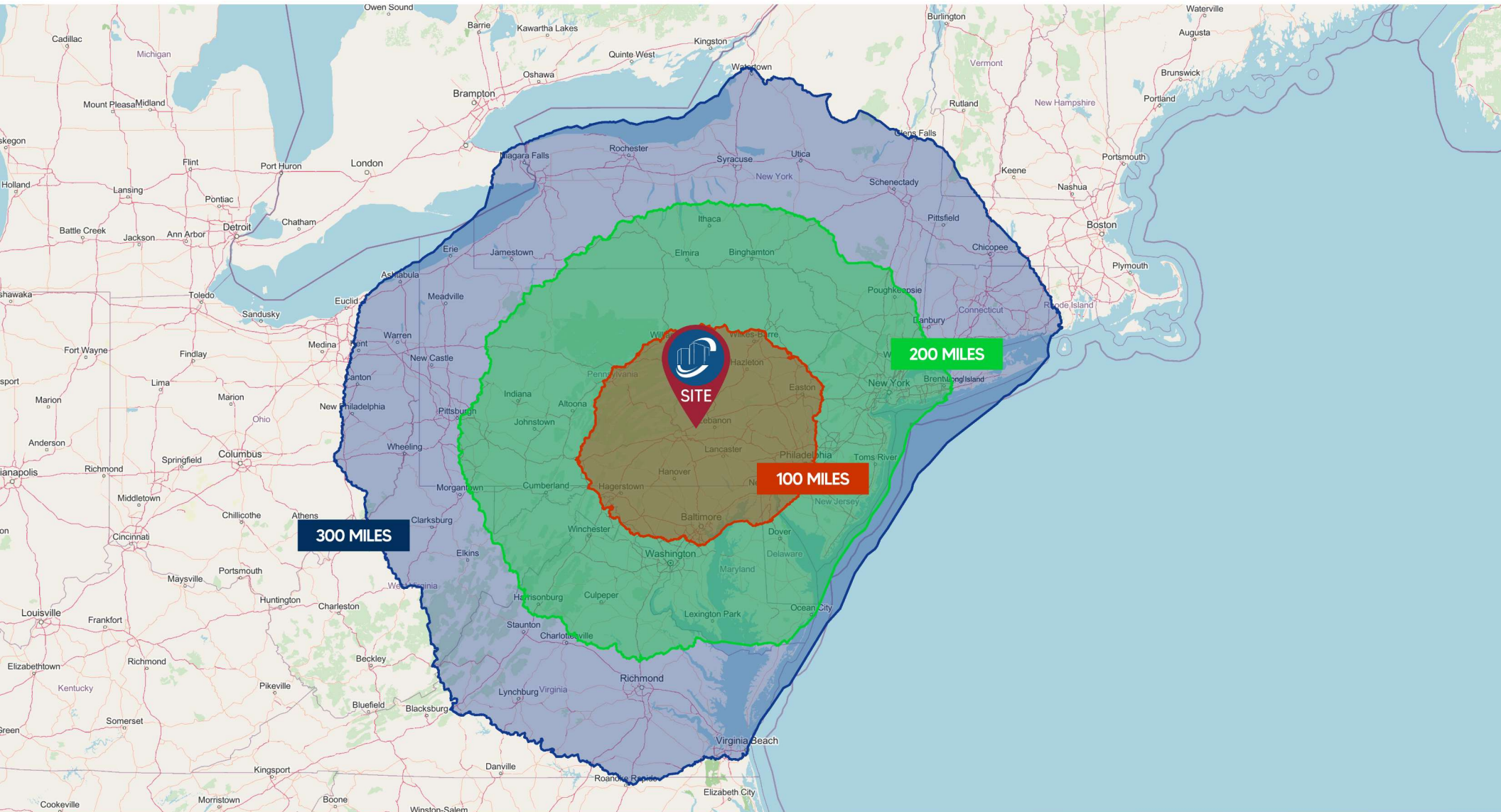




**187 S MEADOW LN  
HUMMELSTOWN, PA 17036**

**INVESTMENT PROPERTY  
AVAILABLE**

## TRAVEL AREA



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

**JASON GRACE, CCIM, SIOR**  
CEO & MANAGING PRINCIPAL  
JGRACE@LANDMARKCR.COM  
C: 717.421.1943

**ADAM BOUSSATTA, MBA**  
SENIOR ASSOCIATE  
ADAM@LANDMARKCR.COM  
C: 717.603.1209



**LANDMARKCR.COM**

**15**





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

**INVESTMENT PROPERTY  
AVAILABLE**

## CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Landmark Commercial Realty its directors, officers, agents, advisers, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, develop ability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Landmark Commercial Realty its directors, officers, agents, advisers, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Landmark Commercial Realty will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

### **EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.**

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the part including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Landmark Commercial Realty makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Landmark Commercial Realty does not serve as a financial adviser to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at to increased to that level. Parties must have evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial Realty in compliance with all applicable fair housing and equal opportunity laws.