

SMALL-BAY FLEX PORTFOLIO INVESTMENT OPPORTUNITY

- 1. 663-71 Mary St, Warminster**
 - 12,700 SF on 0.92 AC
- 2. 875 Pennsylvania Blvd, Feasterville-Treose**
 - 13,562 SF on 1 AC
- 3. 940 Pennsylvania Blvd, Feasterville-Treose**
 - 18,810 SF on 1.5 AC
- 4. 1635 Bustleton Pike, Feasterville-Treose**
 - 9,792 SF on 0.72 AC



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.

DISCLAIMER AND LIMITING CONDITIONS

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Binswanger is pleased to present an exceptional opportunity to acquire a Small-Bay Flex Portfolio strategically located in Bucks County, Pennsylvania. The portfolio comprises four buildings totaling 54,865 square feet across 4.47 acres, situated in the high-demand submarkets of Feasterville-Trevose and Warminster.

With 79.7 million SF of inventory, Bucks County stands as the Philadelphia region's largest industrial submarket. This submarket is seen as very efficient for logistics and distribution operations due to its adjacency to Center City Philadelphia and several major regional highways.

One of the reasons for the industrial presence and success in this region is the Bucks County Industrial Development Authority (BCIDA), offering economic development incentives and work in partnership with various organization to aid national and local businesses, along with entrepreneurs.

EXECUTIVE SUMMARY

PROPERTY & FINANCIAL OVERVIEW





TOTAL SIZE

54,865 SF



LAND AREA

4.47 Acres



ASSET TYPE

Small-Bay Flex
(Single & Multi-Tenant)



ACCESSIBILITY

Convenient access to I-95, I-276,
I-295, and bridges to New Jersey



LOCATIONS

Feasterville-Trevose
& Warminster, PA



LOADING

Multiple loading docks and
drive-ins across all properties

PROPERTY HIGHLIGHTS



663-71 MARY STREET, WARMINSTER

663-71 Mary Street, Warminster

- **BUILDING SIZE:**

~12,700 SF (Based on public information)

- **APPROX. UNIT MIX:**

Four (4) Unit Condominium

Two (2) ~1,400 SF units

Four (4) ~2,400 SF units

- **LAND AREA:**

0.92 AC

- **ZONING:**

IO – Industrial Office (Warminster Township)

- **LOADING:**

Ten (10) Drive-in Doors

- **YEAR BUILT:**

1965-68

- **PUBLIC TRANSPORTATION:**

Serviced by SEPTA Bus Route 22 (Street & Mearns Roads)

- **LOCATION:**

Immediate access to State Road, 3.2 miles to Easton Rd (PA – 611), 9.5 miles to I-295, 14 miles to I-95



PROPERTY OVERVIEW



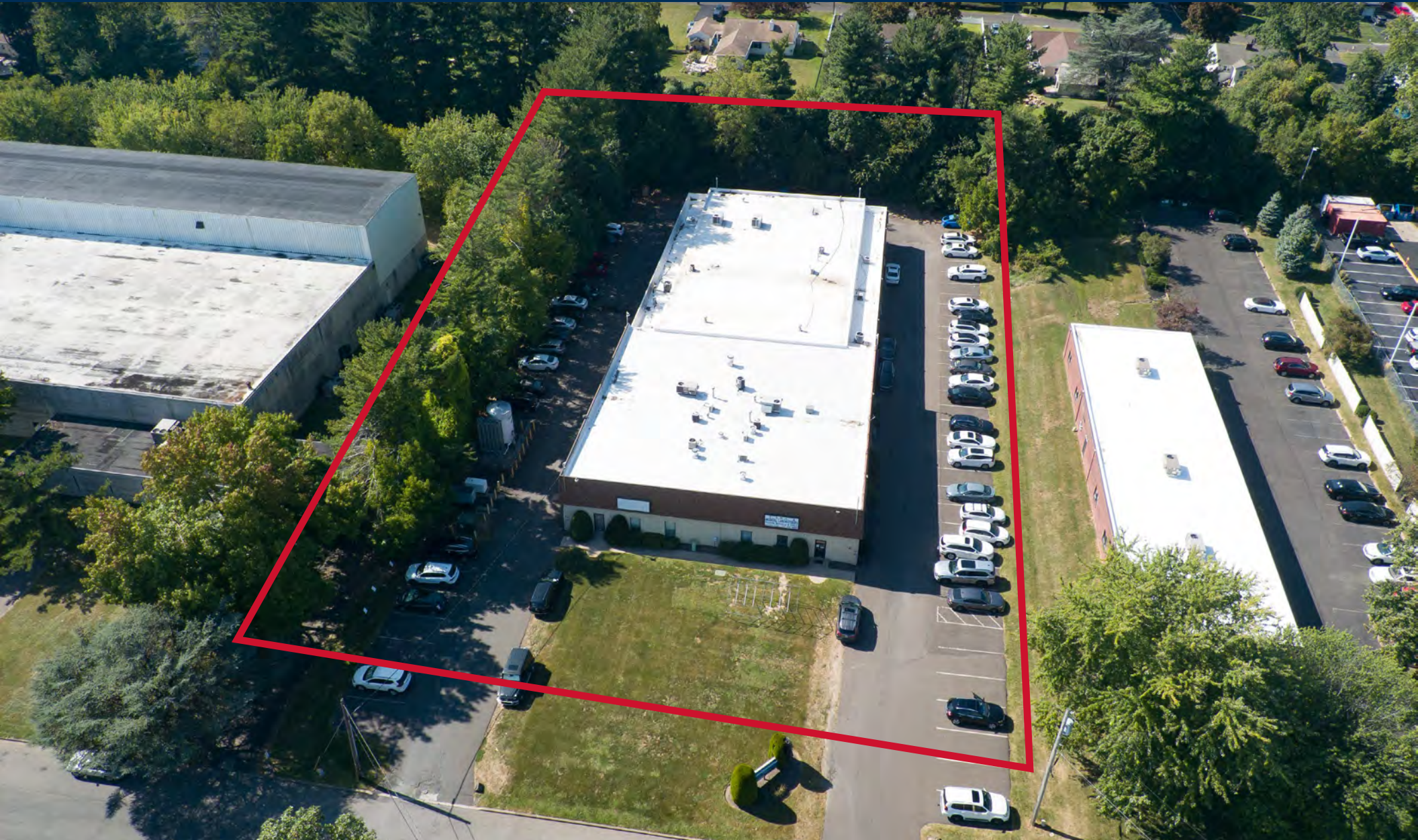
**875 PENNSYLVANIA BOULEVARD,
FEASTERVILLE – TREVOSE**

875 Pennsylvania Boulevard, Feasterville – Trevo

- **BUILDING SIZE:**
~13,563 SF
- **APPROX. UNIT MIX:**
Eight (8) ~1,695 SF units
- **LAND AREA:**
1 AC
- **ZONING:**
I – Industrial (Lower Southampton Township)
- **LOADING:**
Eight (8) Drive-in Doors
- **YEAR BUILT:**
1978
- **PARKING:**
20 marked surface spaces
- **PUBLIC TRANSPORTATION**
Served by SEPTA Bus Route 58 (State Road & Bridgetown Pike)
- **LOCATION:**
Immediate access to Street Road, 4.1 miles to Lincoln Highway, 4.5 miles to I-276, and 8 miles to I-95



PROPERTY OVERVIEW



940 PENNSYLVANIA BOULEVARD,
FEASTERVILLE - TREVOSE

940 Pennsylvania Boulevard, Feasterville - Trevese

- **BUILDING SIZE:**
~18,810 SF
- **APPROX. UNIT MIX:**
Up to Eight (8) ~2,351.25 SF units
- **LAND AREA:**
1.5 AC
- **ZONING:**
I – Industrial (Lower Southampton Township)
- **LOADING:**
Four (4) Drive-in Doors
- **YEAR BUILT:**
1965
- **PARKING:**
65 marked surface spaces
- **PUBLIC TRANSPORTATION**
Served by SEPTA Bus Route 58 (State Road & Bridgetown Pike)
- **LOCATION:**
Immediate access to Street Road, 3.9 miles to Lincoln Highway, 4.3 miles to I-276, and 7.8 miles to I-95



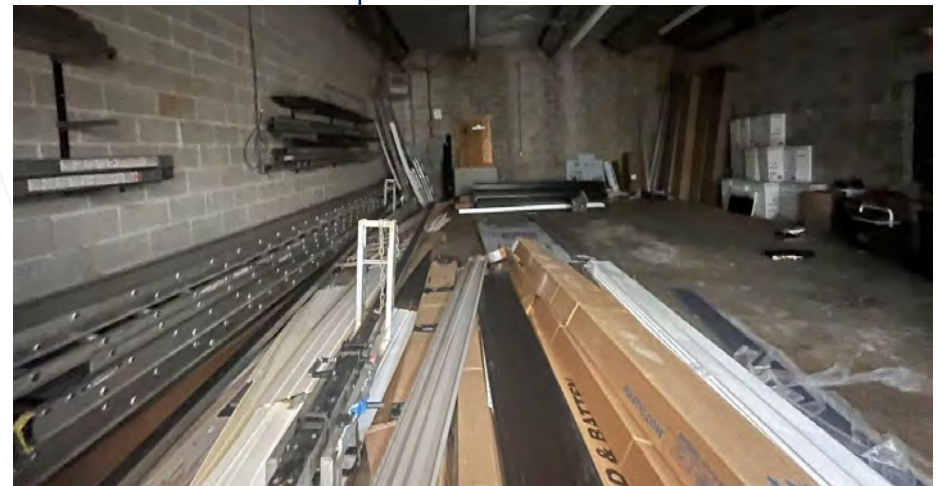
PROPERTY OVERVIEW



**1635 BUSTLETON PIKE,
FEASTERVILLE – TREVOSE**

1635 Bustleton Pike, Feasterville – Trevose

- **BUILDING SIZE:**
~9,792 SF
- **APPROX. UNIT MIX:**
Up to Six (6) ~1,632 SF units
- **LAND AREA:**
0.72 AC
- **ZONING:**
BT – Business Technology (Lower Southampton Township)
- **LOADING:**
Four (4) Drive-in Doors
- **YEAR BUILT:**
1975
- **PARKING:**
26 marked surface spaces
- **PUBLIC TRANSPORTATION**
Served by SEPTA Bus Route 58 (Bridgetown Road & Bustleton Pike)
- **LOCATION:**
1 mile to Street Rd, 3.6 miles to Lincoln Hwy, and 4.9 miles to I-276



PROPERTY OVERVIEW

	940 Pennsylvania Blvd	1635 Bustleton Pike	663-671B Mary Street	875 Pennsylvania Blvd	Total
INCOME					
Gross Rental Income	\$266,564	\$150,810	\$145,116	\$199,015	\$761,505
ANNUAL REIMBURSEMENTS					
Fire Alarm	\$0	\$0	\$0	\$0	\$0
HVAC	\$0	\$0	\$0	\$0	\$0
Trash	\$0	\$0	\$0	\$0	\$0
Total Reimbursements	\$0	\$0	\$0	\$0	\$0
Total Gross Rental Income	\$266,564	\$150,810	\$145,116	\$199,015	\$0
Vacancy Factor 5%	\$13,328	\$7,541	\$7,256	\$9,951	\$0
GROSS OPERATING INCOME	\$253,236	\$143,270	\$137,860	\$189,064	\$723,430
ANNUAL EXPENSES					
REAL ESTATE TAXES					
Municipality	\$0	\$0	\$0	\$0	\$0
County	\$0	\$0	\$0	\$0	\$0
School	\$0	\$0	\$0	\$0	\$0
Total Est. Real Estate Taxes	\$26,402	\$14,967	\$14,302	\$19,695	\$0
Insurance	\$8,236	\$4,862	\$3,440	\$5,552	\$0
Fire Alarm	\$1,934	\$1,934	\$0	\$467	\$0
Water & Sewer	\$6,578	\$5,118	\$4,218	\$7,215	\$0
Grounds	\$1,692	\$677	\$677	\$1,422	\$0
Trash	\$0	\$5,748	\$0	\$578	\$0
HVAC	\$578	\$578	\$895	\$0	\$0
Capital Reserves	\$2,822	\$1,469	\$1,905	\$2,034	\$0
Exterminator	\$1,043	\$0	\$0	\$0	\$1,043
TOTAL EXPENSES	\$49,285	\$35,353	\$25,437	\$36,963	\$168,692
NET OPERATING INCOME	\$203,951	\$107,917	\$112,423	\$152,101	\$576,392

*TAXES ARE A COMBINATION OF 2024 SCHOOL & 2025 COUNTY

PORTFOLIO INCOME/EXPENSES



MARKET OVERVIEW

**52.7%**

5-Year Rent Growth

**\$11.50/SF**

Average Rental Rate

**6.3%**

Average Cap Rate

Bucks County is the largest industrial submarket in the Philadelphia region, with 79.7 million SF of inventory. Its proximity to Center City Philadelphia and major transportation corridors makes it a premier location for logistics and distribution operations.

The region's industrial success is also supported by the Bucks County Industrial Development Authority (BCIDA), which provides economic development incentives and collaborates with national firms, local businesses, and entrepreneurs to foster growth.

MARKET OVERVIEW



SUMMARY OF OFFER PROCESS

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Binswanger is advising Ownership regarding the disposition of the properties located at 665-71 Mary St, Warminster, 875 & 940 Pennsylvania Blvd, Feasterville – Trevoise, and 1635 Bustleton Pike, Feasterville – Trevoise.

These properties are being offered to prospective purchasers through an offer process. The Properties 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 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 CONTACTS



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