



## **ABSOLUTE NET INVESTMENT PROPERTY FOR SALE (19 YEARS REMAINING)**

**347 EAST INDUSTRIAL DRIVE**  
**TITUSVILLE, PA 16354**



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## SECTION 1 // PROPERTY INFORMATION

# ABSOLUTE NET INVESTMENT PROPERTY FOR SALE

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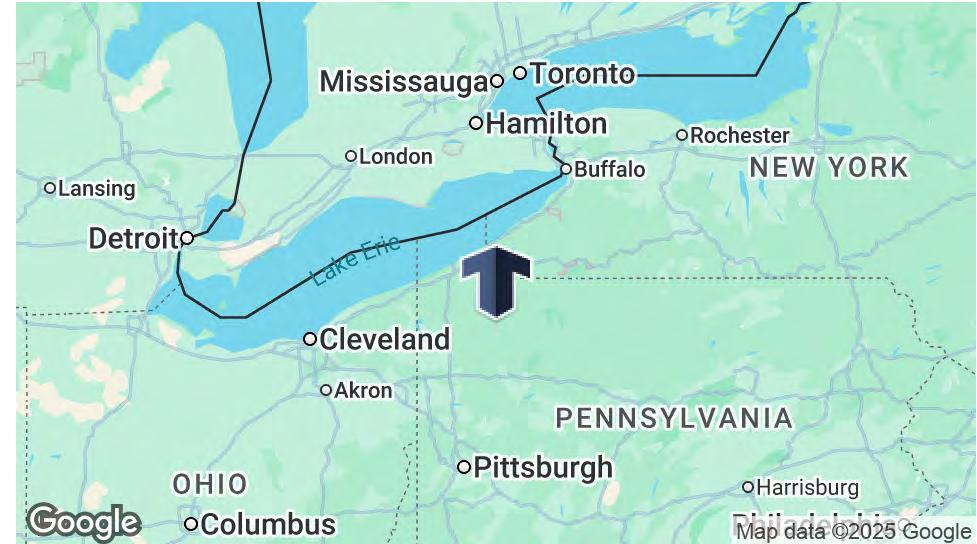
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# ABSOLUTE NET INVESTMENT PROPERTY FOR SALE

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## SECTION 1 // EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$3,100,000
Building Size:	50,383 SF
Lot Size:	+/- 10 Acres
Zoning:	Industrial
Price / SF:	\$61.53
Cap Rate:	7.73%
NOI:	\$239,552
Drive-In Doors	8
Cranes	8 (12-80 tons)
Ceiling Height	20-50' (under hook)

### PROPERTY OVERVIEW

347 East Industrial Drive offers investors a premier opportunity to acquire a high-quality heavy industrial facility under an absolute net lease structure with approximately 19 years remaining. The property is leased to a strong credit tenant with solid financials and rent coverage ratios, ensuring stable long-term income. Featuring significant crane capacity, the facility provides capabilities that are difficult to replicate and offers strong re-purpose potential. The building is extremely well maintained, and recently expanded—further demonstrating the tenant's commitment to the site and boosting investor confidence. Lastly, located within an established industrial park with strong occupancy. The cranes will convey with the Real Estate.

### PROPERTY HIGHLIGHTS

- Less than 5 minutes to U.S. Route 8 and 35 minutes to Interstate 80
- High-quality heavy industrial building with significant crane capacity
- Extremely well-maintained facility with long-term operational viability
- Purpose-built design with strong re-purpose potential for future use
- Absolute net lease structure with approximately 19 years of term remaining

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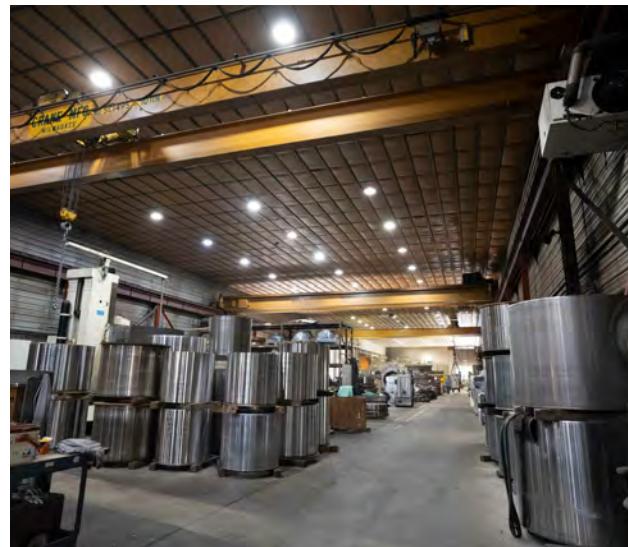
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## SECTION 1 // TENANT OVERVIEW

# Cunova

### RECENT DEVELOPMENTS

Cunova, formerly known as KME Special Products and Solutions, continues to advance its global presence as a leader in specialty copper products. Headquartered in Osnabrück, Germany, the company serves as the main supplier to nearly all major steel producers worldwide. Its expertise spans high-end copper and copper alloy manufacturing for diverse industrial sectors. Key areas include melting and casting technologies, maritime applications, industrial uses, and advanced materials like copper powder for additive manufacturing. Cunova also operates a robust service division offering refurbishment, maintenance, and upgrades for continuous casting plants, supporting its commitment to technical excellence and customer service worldwide.



### MISSION & HISTORY OF QUALITY

With roots in metal manufacturing dating back to 1873, Cunova's long-standing dedication to innovation and craftsmanship defines its reputation for quality. Over a century of metallurgical expertise has positioned the company as a trusted global partner in copper solutions. This heritage, coupled with a focus on precision engineering and performance, embodies Cunova's mission to provide durable, high-quality products and services that uphold industry standards. Its enduring commitment to excellence makes Cunova an ideal partner in continuing the RTI strategy of reliable service and technical leadership across the U.S. and international markets. (<https://www.cunova.us/>)

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## SECTION 1 // PROPERTY DESCRIPTION



### PROPERTY DESCRIPTION

347 East Industrial Drive offers investors a premier opportunity to acquire a high-quality heavy industrial facility under an absolute net lease structure with approximately 19 years remaining. The property is leased to a strong credit tenant with solid financials and rent coverage ratios, ensuring stable long-term income. Featuring significant crane capacity, the facility provides capabilities that are difficult to replicate and offers strong re-purpose potential. The building is extremely well maintained, ceiling heights 20-50' under hook, and recently expanded—further demonstrating the tenant's commitment to the site and boosting investor confidence. Lastly, located within an established industrial park with strong occupancy. Real estate acquisition will include all 8 cranes (12-80 tons).

### LOCATION DESCRIPTION

347 East Industrial Drive is strategically situated within Titusville's established industrial corridor, offering excellent access to regional and interstate transportation routes. The property is less than 5 minutes from U.S. Route 8, with direct connections north toward Erie and south to Interstate 80, just 35 minutes away providing access to major east-west and north-south corridors. This prime location allows for efficient distribution throughout Northwestern Pennsylvania and into surrounding markets in Ohio and New York. Erie is just over an hour's drive, Pittsburgh is approximately 2 hours south, and Cleveland can be reached in under 2.5 hours.

### MARKET OVERVIEW

Pleasantville and Titusville, PA, serve as the U.S. base for Cunova Services USA formerly Roser Technologies, Inc. (RTI). This location bridges Cunova's European expertise in specialty copper and casting technologies with the needs of the U.S. steel industry. With its strong industrial heritage, skilled workforce, and advanced facilities developed under RTI, the region is a key hub for continuous caster maintenance and copper alloy solutions. As over 50% of U.S. steel mills still perform maintenance in-house, Cunova Services USA is well positioned to drive growth through outsourced, efficiency-focused service models.

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## SECTION 1 // PROPERTY DETAILS

Sale Price	\$3,100,000
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### LOCATION INFORMATION

Building Name	Cunova Mold Shop
Street Address	347 E Industrial Dr
City, State, Zip	Titusville, PA 16354
County	Crawford

### BUILDING INFORMATION

Building Size	50,383 SF
NOI	\$239,552.27
Cap Rate	7.73
Occupancy %	100.0%
Tenancy	Single
Number of Drive in Bays	8
Cranes	8 (12-80 tons)
Ceiling Height	20-50' (under hook)
Number of Floors	1

### PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	Industrial
Lot Size	+/- 10 Acres
APN #	047587

### PARKING & TRANSPORTATION

### UTILITIES & AMENITIES

Gas	National Fuel Gas
Electric	Penelec Electric
Water/Sewer	City of Titusville
Internet	Armstrong

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## SECTION 1 // COMPLETE HIGHLIGHTS



### PROPERTY HIGHLIGHTS

- Less than 5 minutes to U.S. Route 8 and 35 minutes to Interstate 80
- High-quality heavy industrial building with significant crane capacity
- Extremely well-maintained facility with long-term operational viability
- Purpose-built design with strong re-purpose potential in the future
- Absolute net lease structure with approximately 19 years of term remaining
- Opportunity to combine with 162 Chapman Road for a compelling portfolio sale
- Cost segregation with BONUS depreciation opportunities exists
- All cranes will convey with the real estate.
- 8 Cranes (12-80 tons)
- Natural gas is a 2' main at 2 psi
- 5000 amp capacity at 480 volts
- 8" water main necked down to 2" at 100 psi

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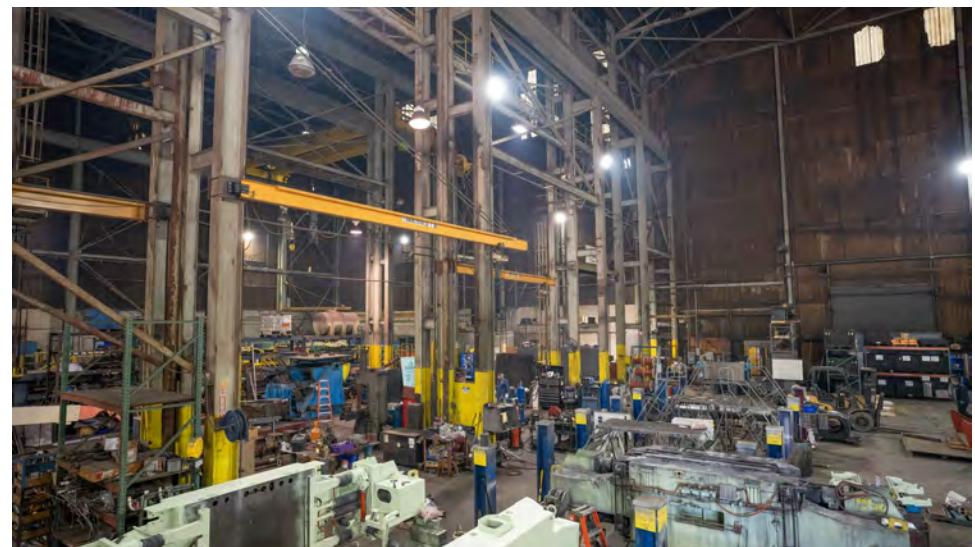
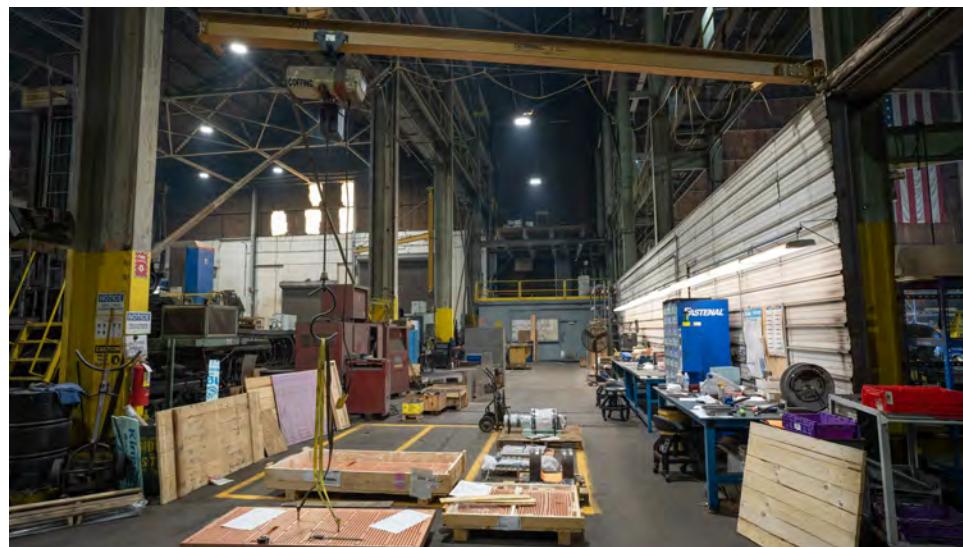
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## SECTION 1 // ADDITIONAL PHOTOS



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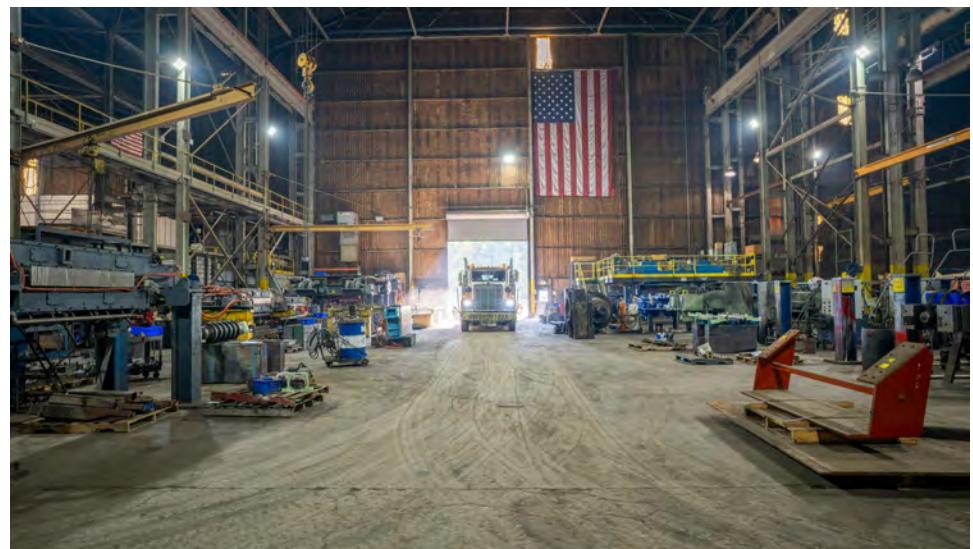
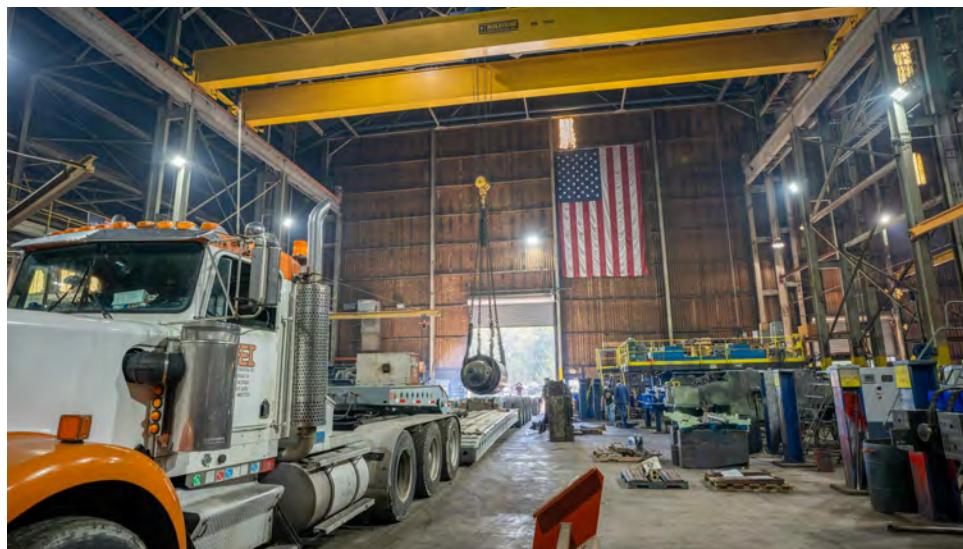
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## SECTION 2 // LOCATION INFORMATION

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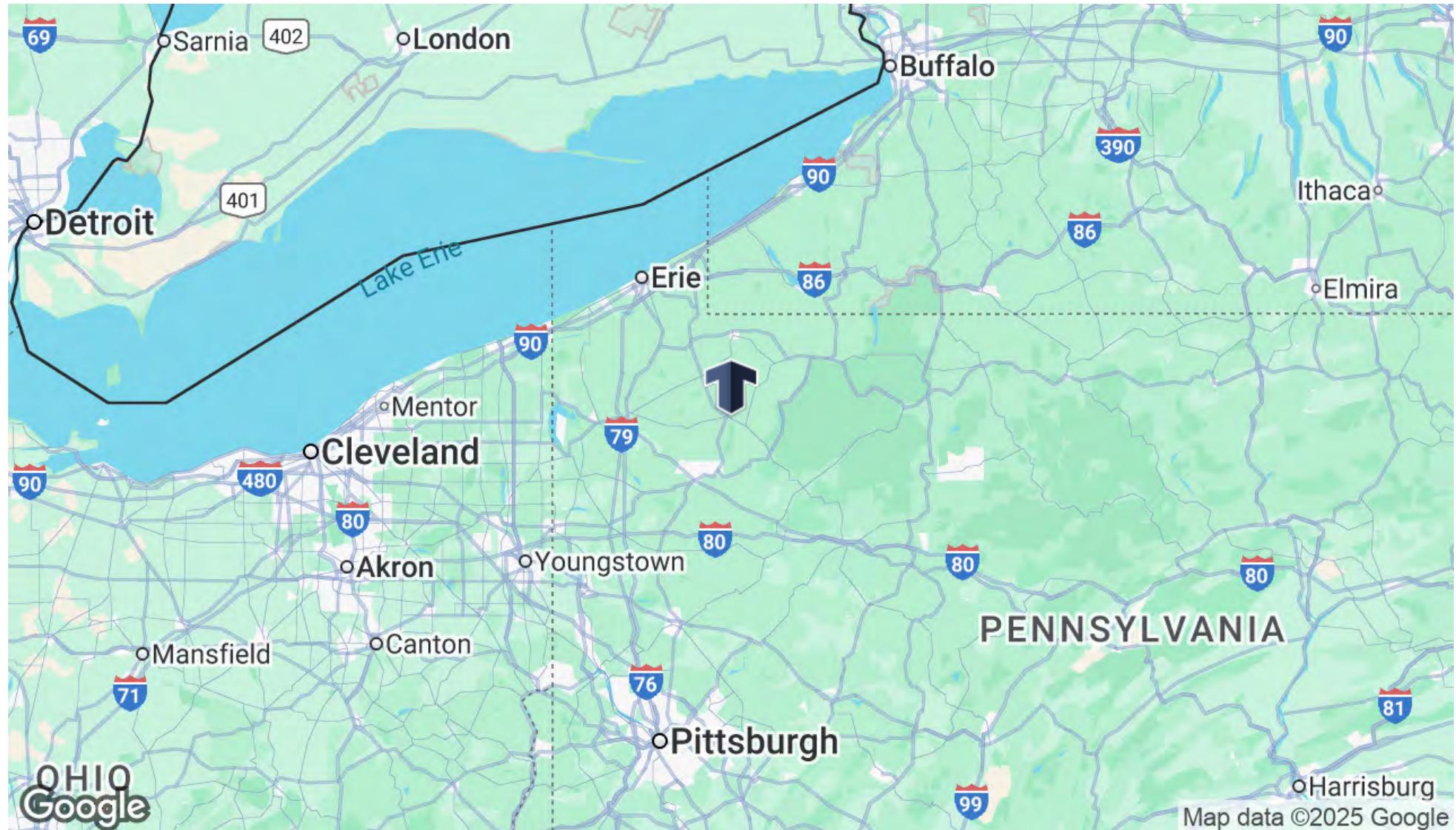
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## SECTION 2 // REGIONAL MAP



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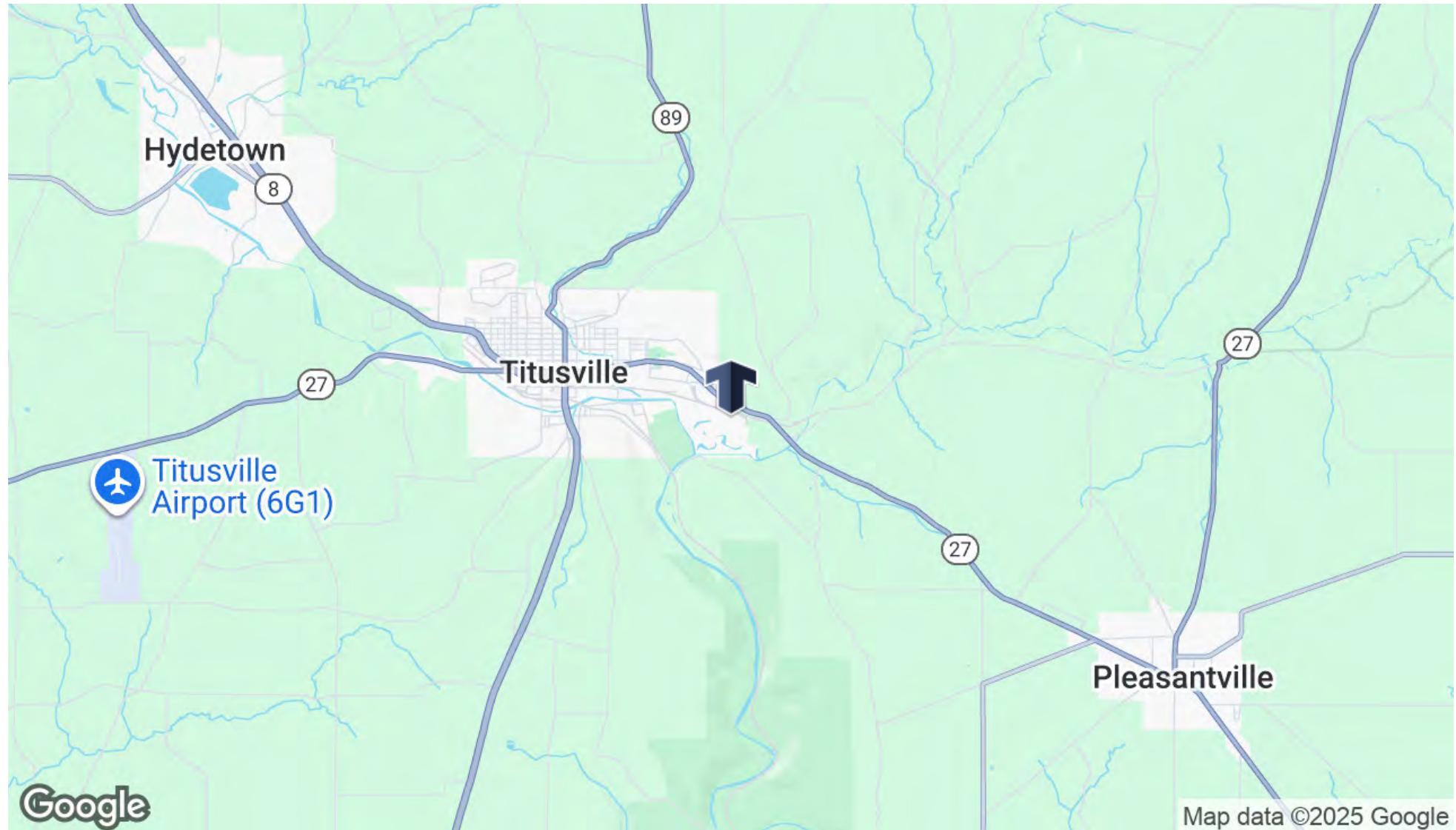
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## SECTION 2 // LOCATION MAP



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## SECTION 2 // AERIAL MAP



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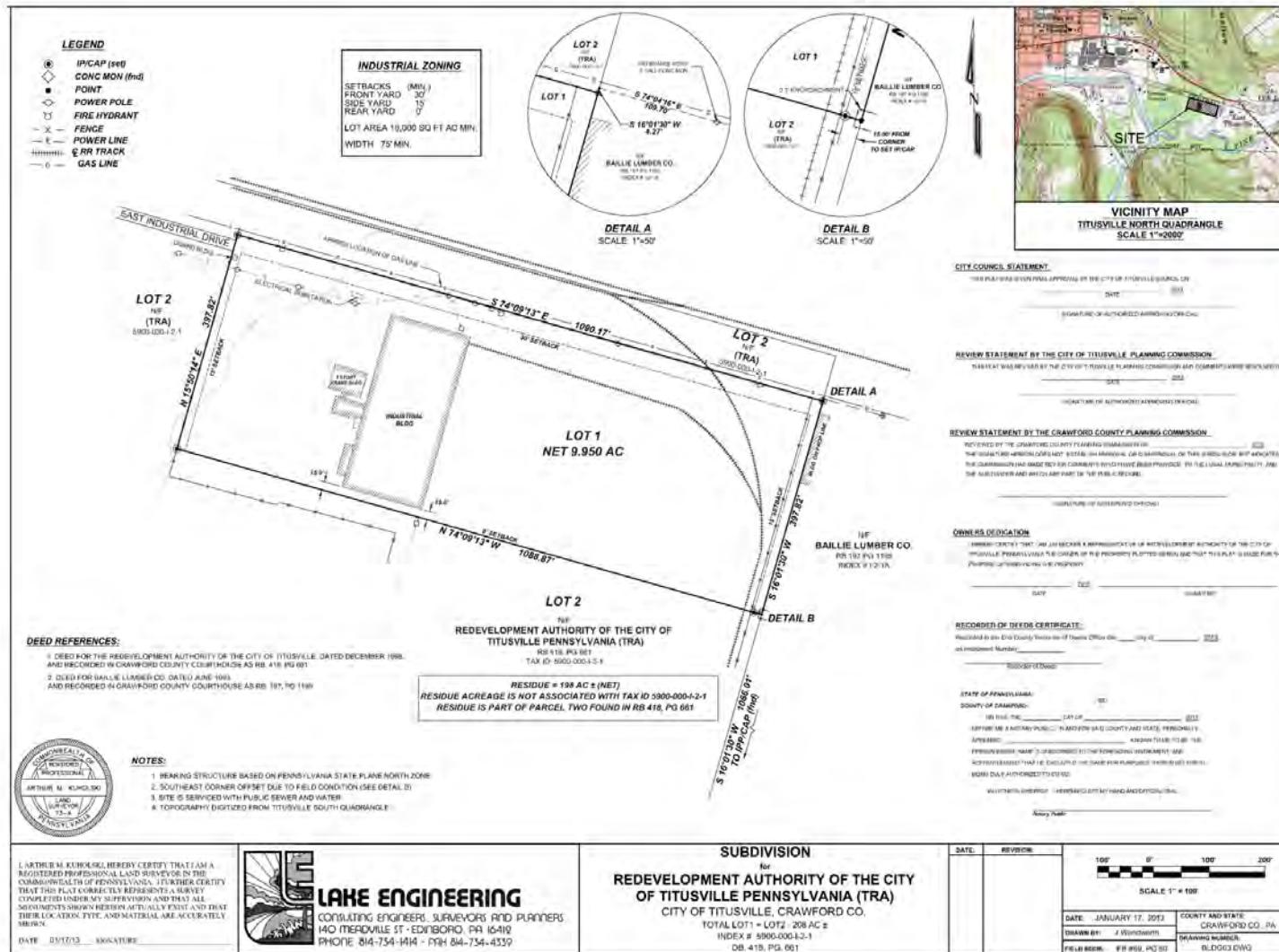
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## SECTION 2 // SITE PLANS



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## **SECTION 3 // FINANCIAL ANALYSIS**

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## SECTION 3 // FINANCIAL SUMMARY

### INVESTMENT OVERVIEW

Price	\$3,100,000
Price per SF	\$62
CAP Rate	7.73%
Cash-on-Cash Return (yr 1)	8.44%
Total Return (yr 1)	\$98,147
Debt Coverage Ratio	1.28

### OPERATING DATA

Net Operating Income	\$239,552
Pre-Tax Cash Flow	\$52,330

### FINANCING DATA

Down Payment	\$620,000
Loan Amount	\$2,480,000
Debt Service	\$187,222
Debt Service Monthly	\$15,601
Principal Reduction (yr 1)	\$45,817

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## SECTION 3 // RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	ESCALATION DATES	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
Main	Cunova Service	50,383 SF	100%	1/1/2026 1/1/2027 1/1/2028 1/1/2029 1/1/2030 1/1/2031 1/1/2032 1/1/2033 1/1/2034 1/1/2035 1/1/2036 1/1/2037 1/1/2038 1/1/2039 1/1/2040 1/1/2041 1/1/2042 1/1/2043 1/1/2044	\$4.65 \$4.75 \$4.86 \$4.97 \$5.08 \$5.20 \$5.31 \$5.43 \$5.56 \$5.68 \$5.81 \$5.94 \$6.07 \$6.21 \$6.35 \$6.49 \$6.64 \$6.79 \$6.94 \$7.10	\$234,281	1/1/2025	12/31/2044
<b>TOTALS</b>		<b>50,383 SF</b>	<b>100%</b>			<b>\$234,281</b>		

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## SECTION 4 // DEMOGRAPHICS

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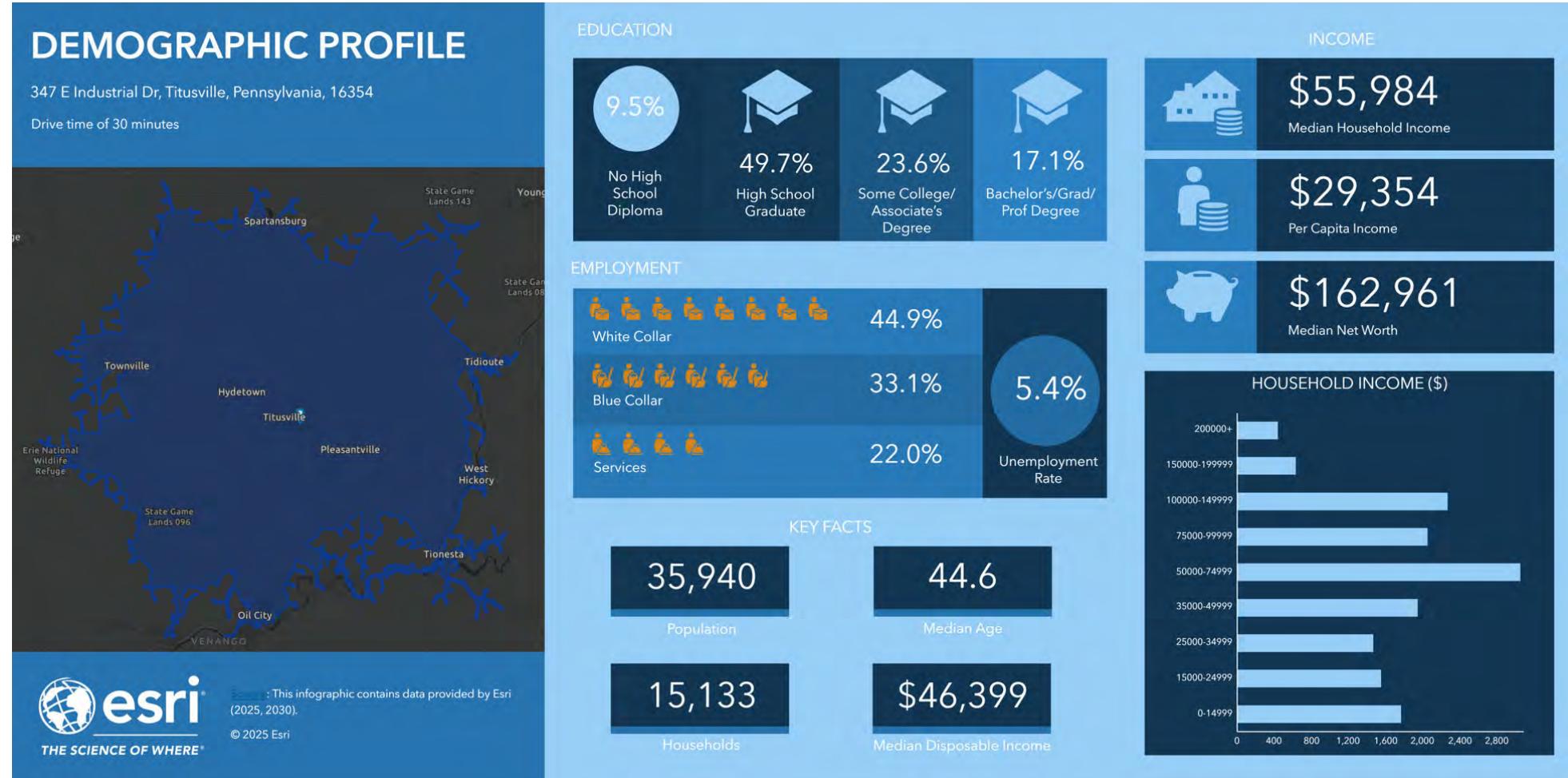
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## SECTION 4 // DEMOGRAPHICS MAP & REPORT



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