



# 912 PITTSBURGH RD BUTLER, PA 16002

INDUSTRIAL PROPERTY  
TRIPLE NET LEASE  
PARTIALLY LEASED




OFFERING MEMORANDUM

# EXCLUSIVELY *PRESENTED BY*



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East Syracuse, NY 13057

## PROPERTY OVERVIEW

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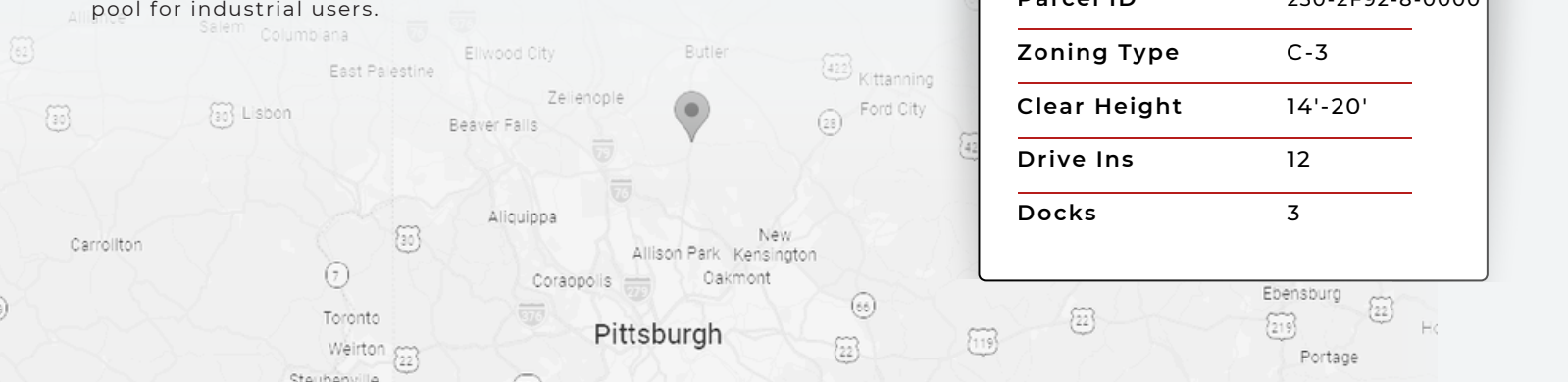
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# EXECUTIVE SUMMARY

912 Pittsburgh Rd in Butler, Pennsylvania offers a 133,273 SF industrial campus across five buildings on 21.1 acres, delivering scale and flexibility for a wide range of users. The property features 14'-20' clear heights, 3 dock doors, and 12 drive-in doors—supporting efficient warehousing, manufacturing, or service operations. The expansive site also provides ample room for outdoor storage, fleet parking, or future expansion. Strategically positioned with convenient access to regional highways and the greater Pittsburgh market, this location offers strong connectivity and a reliable labor pool for industrial users.



## THE OFFERING

<b>Building SF</b>	133,273
<b>Year Built</b>	1980/2008
<b>Lot Size (Acres)</b>	21.1
<b>Parcel ID</b>	230-2F92-8-0000
<b>Zoning Type</b>	C-3
<b>Clear Height</b>	14'-20'
<b>Drive Ins</b>	12
<b>Docks</b>	3

# INVESTMENT HIGHLIGHTS



**Prime Location & Accessibility:** Strategically located in Butler with convenient access to major regional highways and the greater Pittsburgh market, offering strong connectivity for distribution and a dependable labor base.



**Expansive Space:** 133,273 SF across five buildings on 21.1 acres provides a scalable campus environment with significant room for outdoor storage, fleet parking, or future expansion.



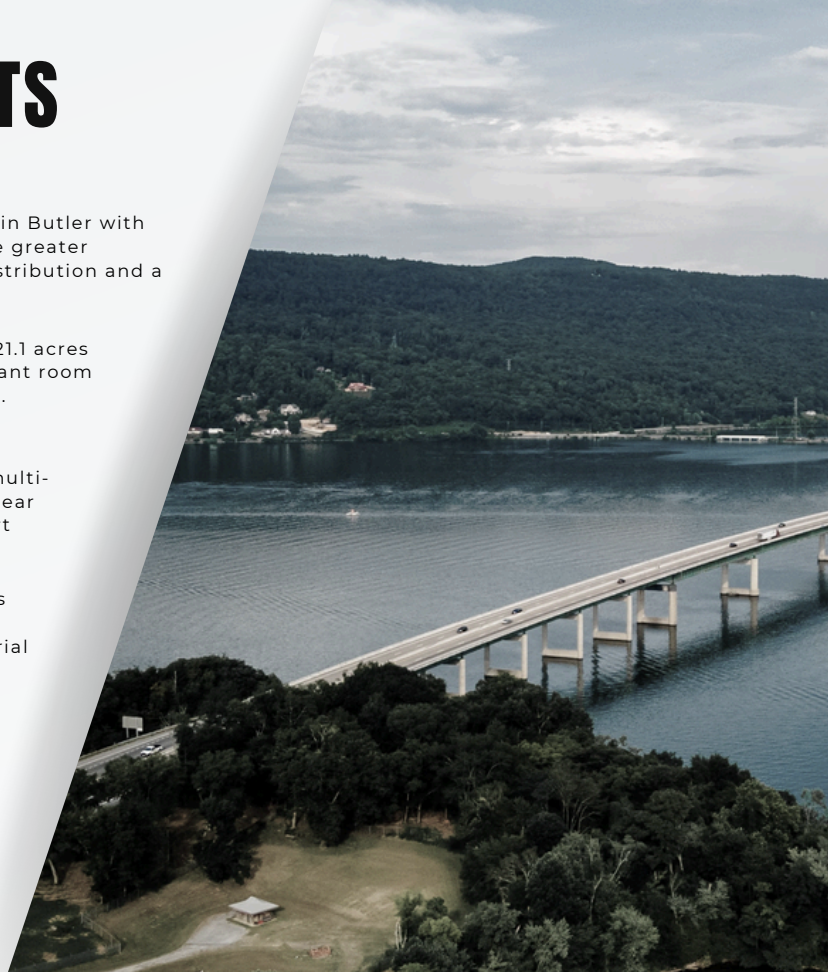
**Strategic Features:** Multi-building layout allows for multi-tenant flexibility or phased occupancy, while 14'–20' clear heights and a mix of dock and drive-in loading support diverse operational requirements.



**Industrial Infrastructure:** Equipped with 3 dock doors and 12 drive-in doors, enabling efficient loading configurations and supporting a wide range of industrial users from logistics to equipment-heavy operations.



**Zoning Advantage:** Flexible industrial zoning supports a wide range of uses, including warehousing, manufacturing, service operations, and outdoor storage—positioning the asset for both immediate occupancy and long-term adaptability.



# FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
<b>GROSS REVENUE</b>						
BASE RENTAL REVENUE	\$494,237	\$499,927	\$512,770	\$525,945	\$539,461	\$553,325
TAX & INS; MANGEMENT FEE	\$139,168	\$141,952	\$144,791	\$147,687	\$150,640	\$153,653
EFFECTIVE GROSS REVENUE	\$633,405	\$641,878	\$657,561	\$673,632	\$690,101	\$706,978
<b>OPERATING EXPENSES</b>						
PROPERTY TAX	\$115,366	\$117,673	\$120,027	\$122,027	\$124,876	\$127,373
INSURANCE	\$23,802	\$24,278	\$24,764	\$25,259	\$25,765	\$26,280
TOTAL OPERATING EXPENSES	\$139,168	\$141,952	\$144,791	\$147,687	\$150,640	\$153,653
NET OPERATING INCOME	\$494,237	\$499,927	\$512,770	\$525,945	\$539,461	\$553,325

# RENT ROLL

## 912 PITTSBURGH RD. RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	Vacant	25,171				
Space 2	RESA Service Inc	6,241	\$51,667	\$8.28	8/16/2022	8/16/2027
Space 3-1	Hampton Mechanical Inc	8,707	\$67,740	\$7.78	4/20/2026	4/20/2030
Space 3-2	Vacant	9,864				
Space 4	Vacant	30,231				
Space 5	Wulco Inc	53,059	\$31,236	\$7.06	7/1/2022	7/1/2027
TOTAL		133,273	\$150,643			



# TENANT SUMMARY

**RESA Service, Inc.**   
Reliable and Safe. The Power of Us.

RESA Power provides electrical power system services including testing, maintenance, and transformer support, helping industrial and utility clients keep critical power infrastructure reliable and efficient.

## LEASE OVERVIEW

Lease Type	Triple Net
Lease Commencement	8/16/2022
Lease Expiration	8/16/2027
Base Term Remaining	1.5 years
Options	None
Rental Increase	2.5%
Tenant Purchase Rights	None

**WULCO, INC.**



Wulco, Inc. is a family-owned industrial company specializing in precision machining, industrial supply distribution, packaging, and armored vehicle systems, serving defense, aerospace, and commercial markets.

## LEASE OVERVIEW

Lease Type	Triple Net
Lease Commencement	7/1/2022
Lease Expiration	7/1/2027
Base Term Remaining	>1 year
Options	1, for 5 years
Rental Increase	2.5%
Tenant Purchase Rights	None

# TENANT SUMMARY

## *Hampton Mechanical, Inc.*

Hampton Mechanical Inc is a family-owned commercial HVAC and mechanical contractor based in Pennsylvania, providing design-build, installation, maintenance, and repair services for heating, cooling, electrical, and sheet metal systems. Founded in 1989, the company serves industrial and commercial clients across Pennsylvania, Ohio, and West Virginia, with a focus on responsive service, custom fabrication, and full-service mechanical solutions.



### LEASE OVERVIEW

Lease Type	Triple Net
Lease Commencement	4/20/2026
Lease Expiration	4/20/2030
Base Term Remaining	4 years
Options	None
Rental Increase	3%
Tenant Purchase Rights	None

# ABOUT BUTLER, PA

Butler is a strategic industrial submarket within the greater Pittsburgh region, offering strong connectivity without the cost and congestion of a primary metro. Located just north of Pittsburgh, it provides convenient access to key highway networks and a dependable regional labor pool—supporting distribution, manufacturing, and service-based users.

From a commercial real estate perspective, Butler stands out for its affordability and scalability, with lower acquisition and operating costs compared to core markets. The area offers a mix of functional industrial inventory and larger land parcels, making it especially attractive for users requiring outdoor storage, fleet operations, or future expansion.

Overall, Butler combines location efficiency, flexible industrial use, and cost advantages, positioning it as an ideal market for tenants and investors seeking practical, scalable solutions in a growing regional corridor.

<b>POPULATION</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>2020 CENSUS</b>	621	6,489	20,289
<b>2025 POPULATION</b>	735	6,959	21,184
<b>2030 PROJECTION</b>	767	7,121	21,537
<b>HOUSEHOLD</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>2020 CENSUS</b>	233	2,499	7,862
<b>2025 HOUSEHOLDS</b>	276	2,676	8,145
<b>2030 PROJECTION</b>	288	2,742	8,280
<b>INCOME</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>AVG HOUSEHOLD INCOME</b>	\$119,451	\$116,684	\$132,410



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