



For Sale

Former Ibistek/Xper Campus
912 Pittsburgh Road
Butler, PA 16002

As Exclusive Agent, Newmark is pleased to offer a unique opportunity for an owner/occupier or investor to acquire this five-building industrial park. The campus features 133,000 SF of light industrial/flex/warehouse space. Buildings 2,3 and 5 totaling 78,000 SF are leased. Building 1 of approx. 25,000 SF and Building 4 of 30,000 SF are immediately available for occupancy. The campus is located on the west side of RT 8 North two miles north of the RT 228/RT 8 intersection and five miles north of the RT 8/I-76 Exit 48 interchange and nine miles east of the RT 19/I-76 Exit 28 interchange.

Property Highlights

- Land Area: The campus contains 21.1 acres
- Zoning: C-3 Regional Scale Commercial
- Parcel ID: 230-2F92-8

Utility Providers

Electric:	Allegheny Electric
Gas:	Peoples
Water:	Domestic well water
Sewer:	Saxonburg Area Sewer Authority
Voice/Data:	Armstrong

For information, please contact:

Louis V. Oliva, CCIM, SIOR
Executive Managing Director
t 412-434-1053
louis.oliva@nmrk.com

Anthony Oliva
Associate
t 412-434-1073
anthony.oliva@nmrk.com

210 Sixth Avenue, Suite 600
Pittsburgh, PA 15222
412-281-0100
nmrk.com

Licensed in Pennsylvania as Newmark Real Estate

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

NEWMARK

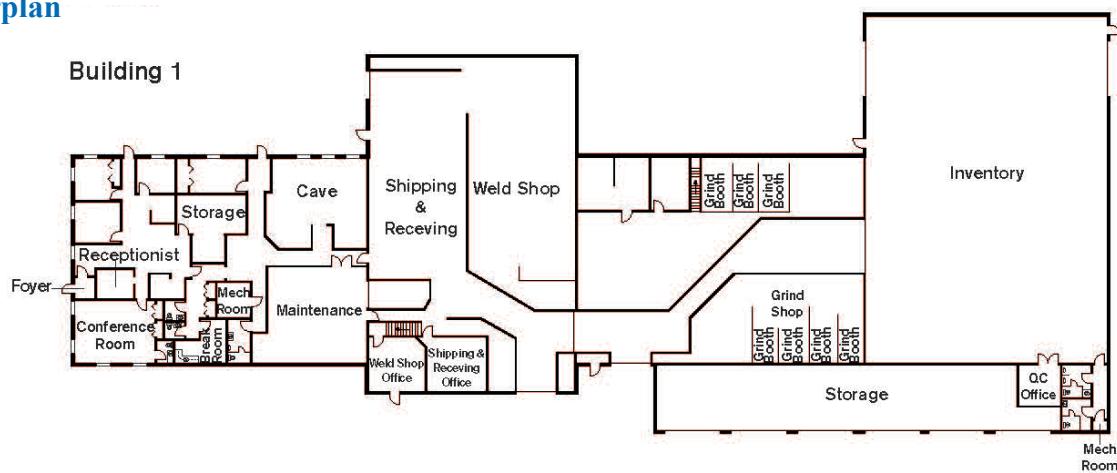
Building 1



Building Highlights

- Description:** A single story light industrial/flex office building
- Rentable SF Area:** 25,170 SF
- Construction:** A wood frame building with pitched asphalt shingle roof
- Clear Height:** Varies from 14' to 18'
- Loading:** One dock high door and three drive-in doors at grade
- HVAC:** Air-conditioned office area and gas heat in light industrial/warehouse area
- Electric Service:** 250 AMP at 480/277 V; 250 AMP at 208/120 V
- Asking Lease Rate:** \$6.00/SF NNN
- Pro rata Real Estate Taxes:** \$20,640

Floorplan



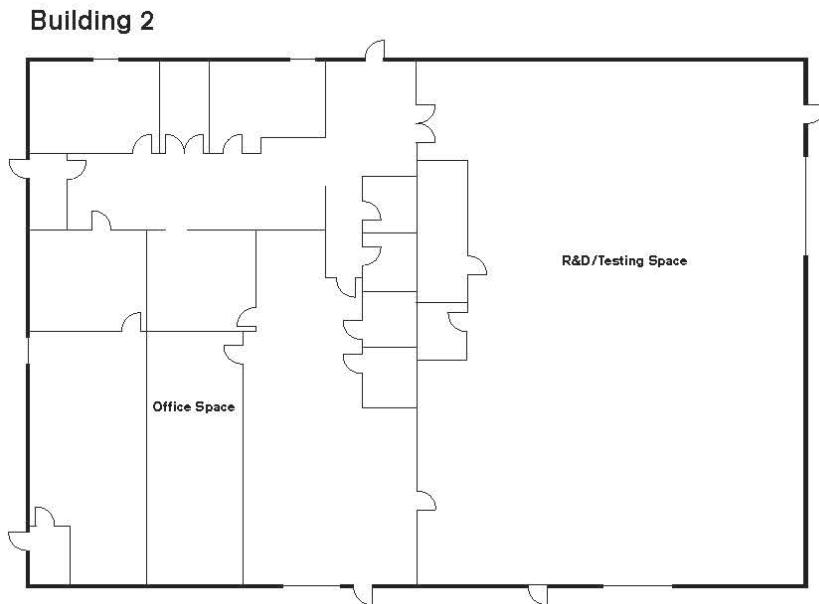
Building 2



Building Highlights

- **Description:** A single story office/flex building
- **Rentable SF Area:** 6,241 SF
- **Tenant:** Currently leased to RESA services

Floorplan



Building 3

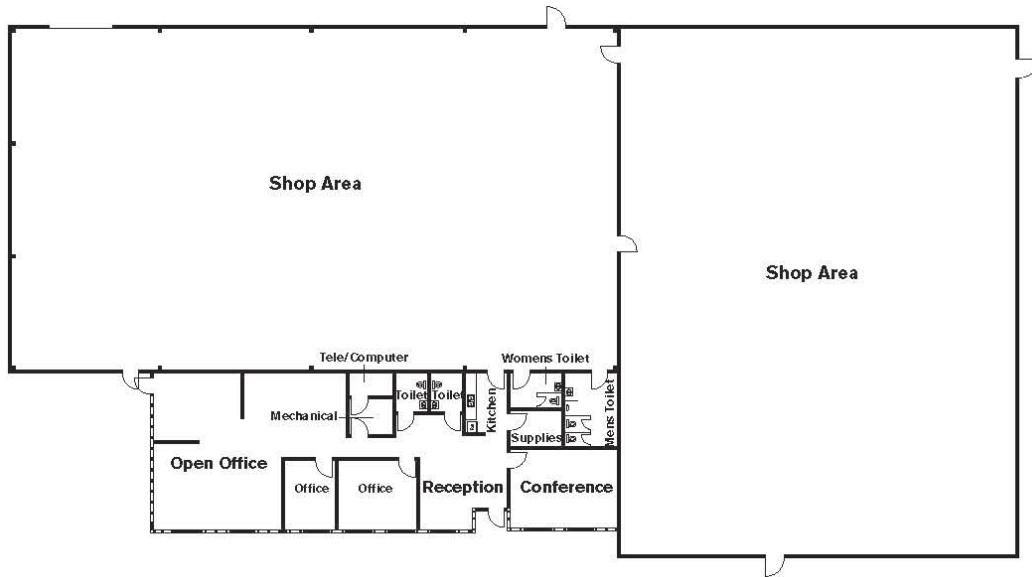


Building 3: Industrial/Flex Space

Building Highlights

- **Description:** A single story light industrial/office building
- **Rentable SF Area:** 18,571 SF
- **Construction:** Structured steel building with metal panel exterior
- **Clear Height:** 18'
- **Loading:** Drive in at grade accord
- **Tenant:** Currently leased to Jim Shorkey Automotive

Floorplan



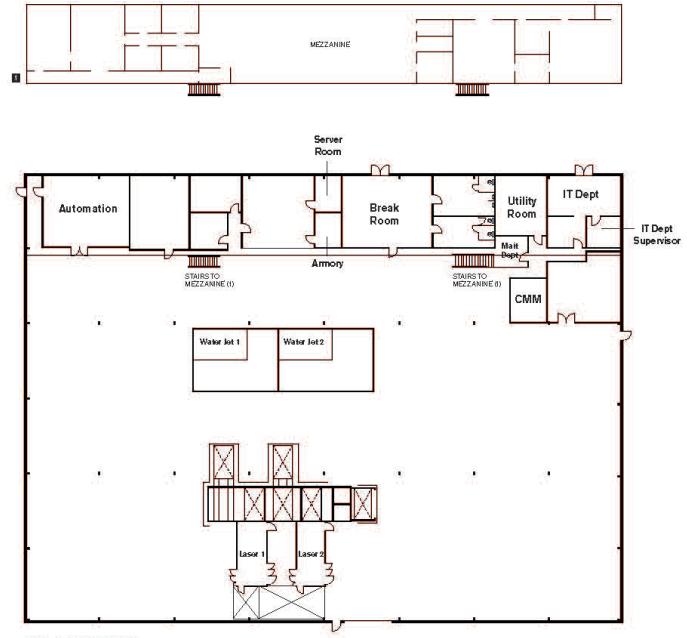
Building 4



Property Highlights

- Description:** A single story light industrial building with office area and mezzanine office
- Rentable SF Area:** 30,231 SF with mezzanine
- Construction:** Metal panel exterior with metal roof
- Loading:** Two drive-in doors at grade
- Clear Height:** Varies from 16' to 20'
- HVAC:** Air-conditioned office /mezzanine area and gas heat in light industrial/warehouse area.
- Electrical Service:** 400 AMP at 480/277 V; 200 AMP at 208/120 V
- Sprinkler System:** Ordinary hazard serviced by on-site reservoir/pump system
- Asking Lease Rate:** \$6.50/SF NNN
- Pro rata Real Estate Taxes:** \$24,772

Floorplan



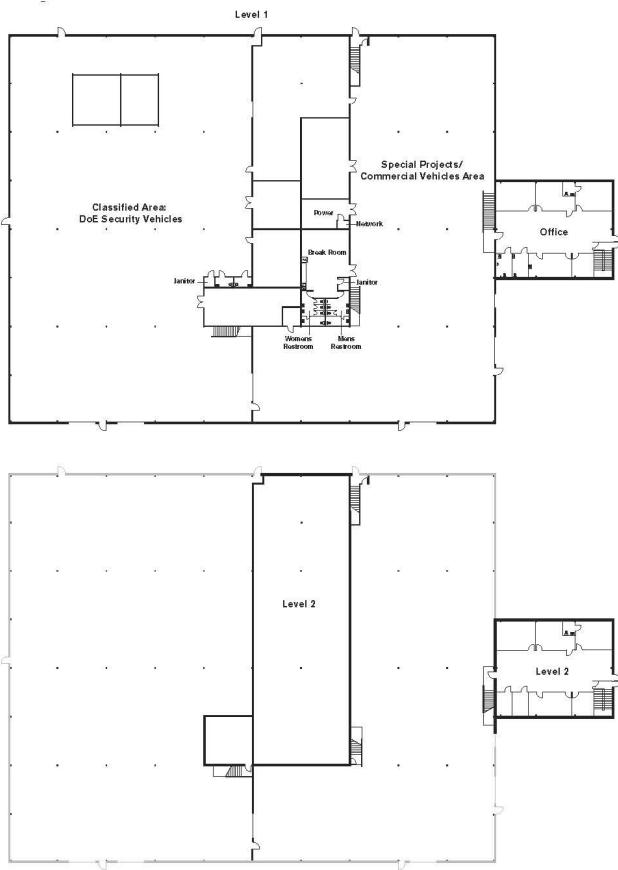
Building 5



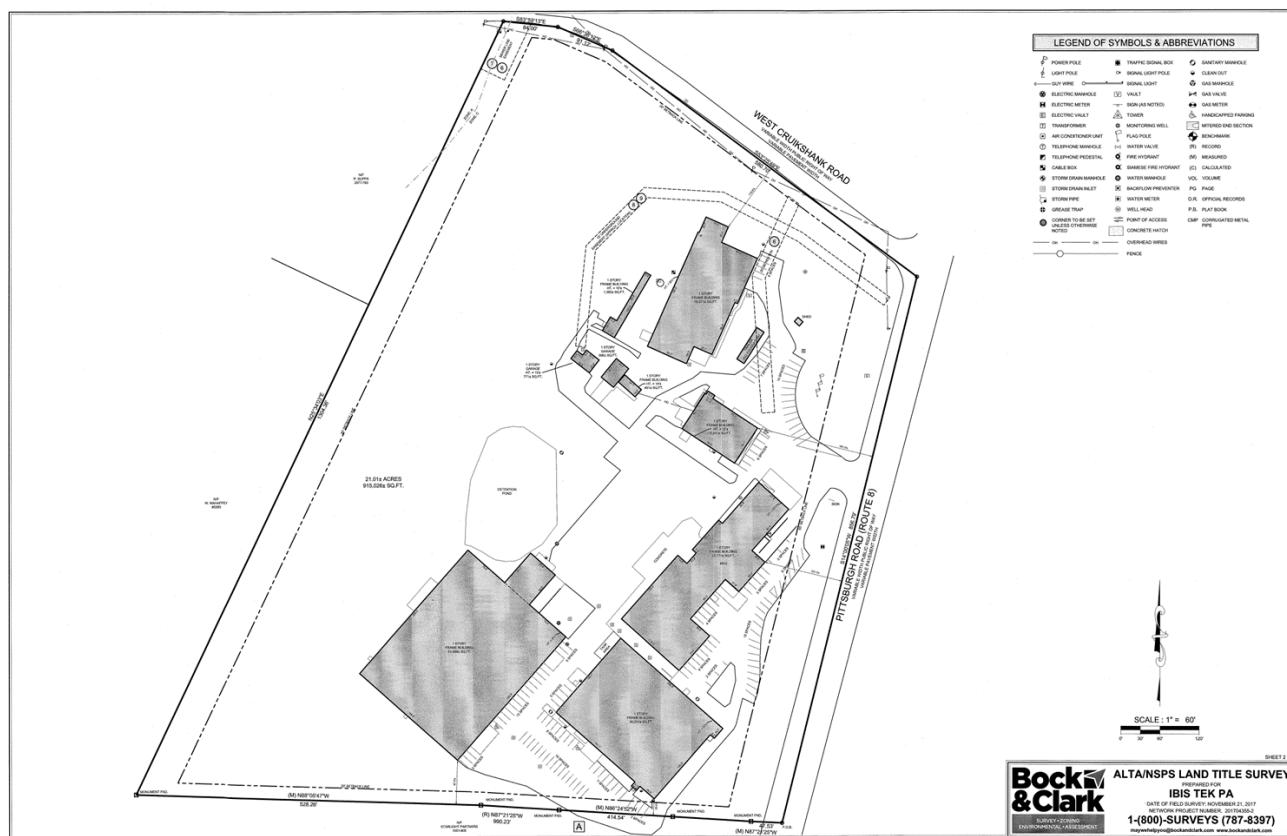
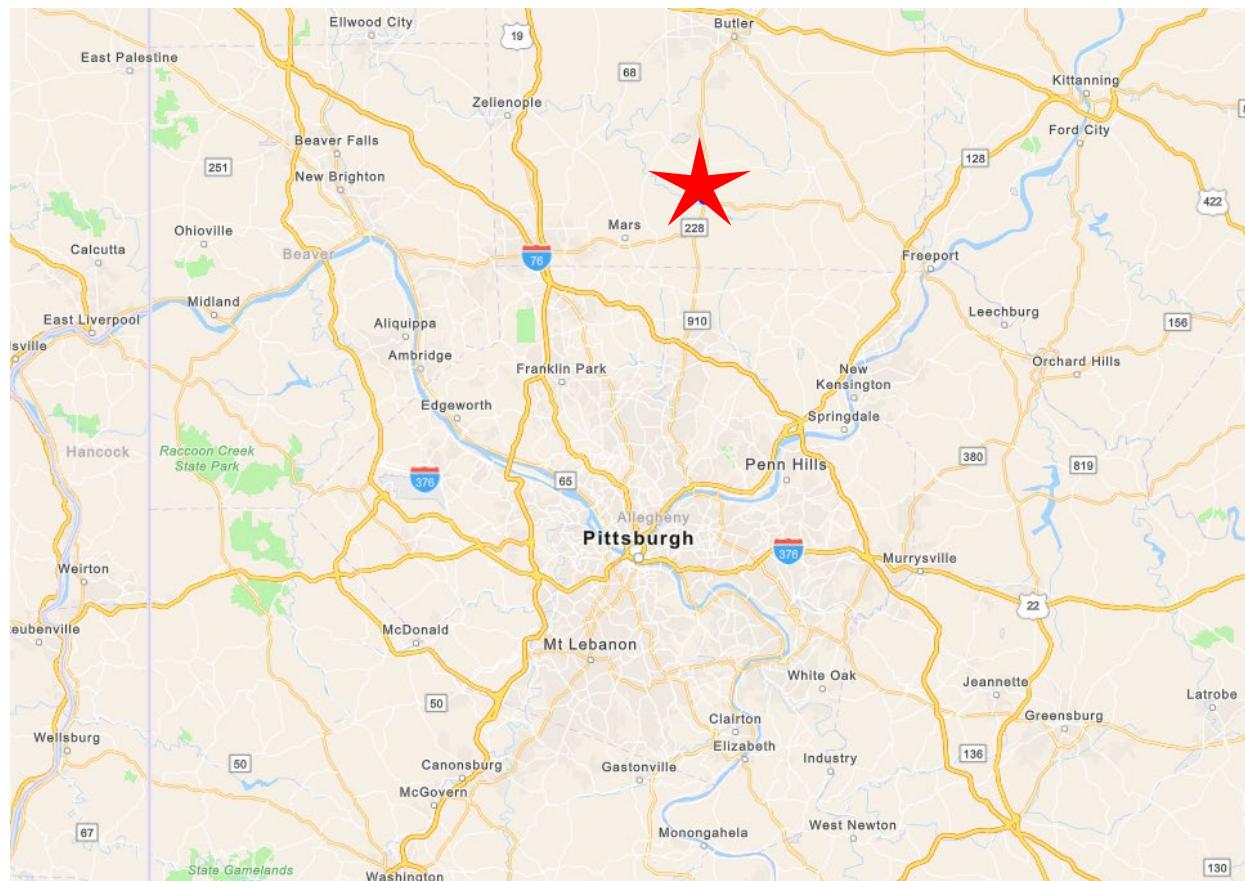
Property Highlights

- Description:** A single story light industrial building
- Rentable SF Area:** 53,059 SF
- Construction:** A structural steel building with a metal panel exterior and metal roof.
- Loading:** Both dock high and drive in accord
- Clear Height:** 16' – 18'
- Tenant:** Currently leased to WULCO

Floorplan



912 Pittsburgh Road, Butler, PA 16002



NEWMARK

Financial Highlights

- 59% Leased with WALT (Weighted Average Lease Term) of 39 months from 1/1/24
- 2024 In Place Rental Income: \$539,438
- 2024 Expense Reimbursement: \$193,064
- 2024 Estimated Expenses: \$327,227
- 2024 Estimated Net Operating Income: \$405,276
- Potential net operating income at full occupancy: \$752,661

Real Estate Tax Summary

- Current Assessed Value: \$771,030 (Based on 1969 Market Value)
- 2023 Real Estate Taxes: \$108,717 (Based on 141.802 mils)
- RE Tax/SF Building: \$0.82/SF

Sale Information

- Purchase Price: Given the potential for future leasing or owner occupancy of the vacant buildings, offers will be evaluated based on leasing activity or occupancy at the time of the offer.
- Terms: All cash at closing



Louis V. Oliva, CCIM, SIOR
Executive Managing Director
t 412-434-1053
louis.oliva@nmrk.com

Anthony Oliva
Associate
t 412-434-1073
anthony.oliva@nmrk.com

210 Sixth Avenue, Suite 600
Pittsburgh, PA 15222
412-281-0100

nmrk.com

NEWMARK