



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:

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912 Pittsburgh Road, Butler, PA 16002

Building 1

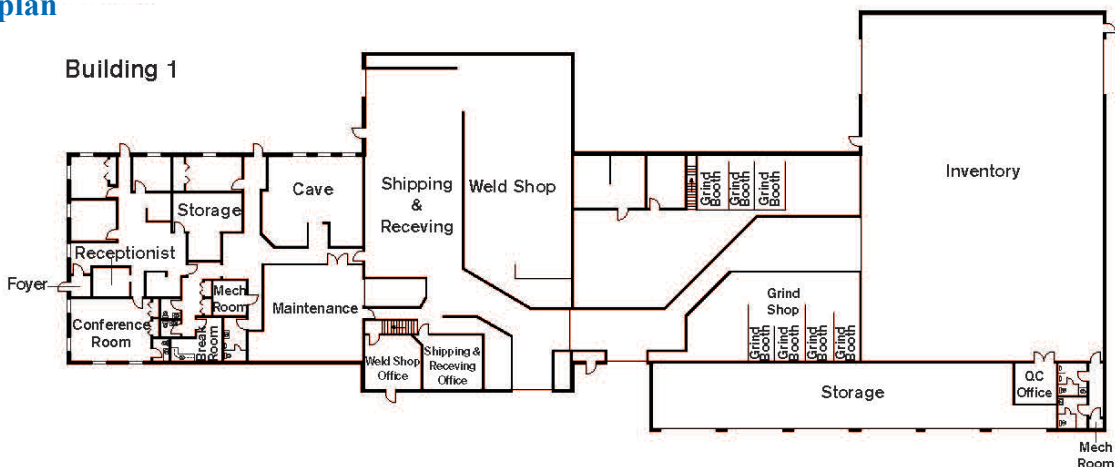


Building Highlights

- **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



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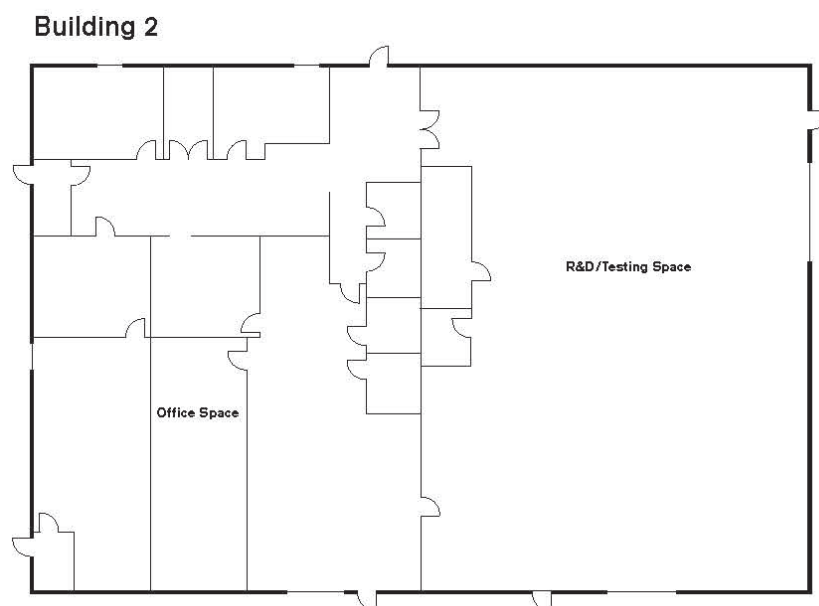
Building 2



Building Highlights

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

Floorplan



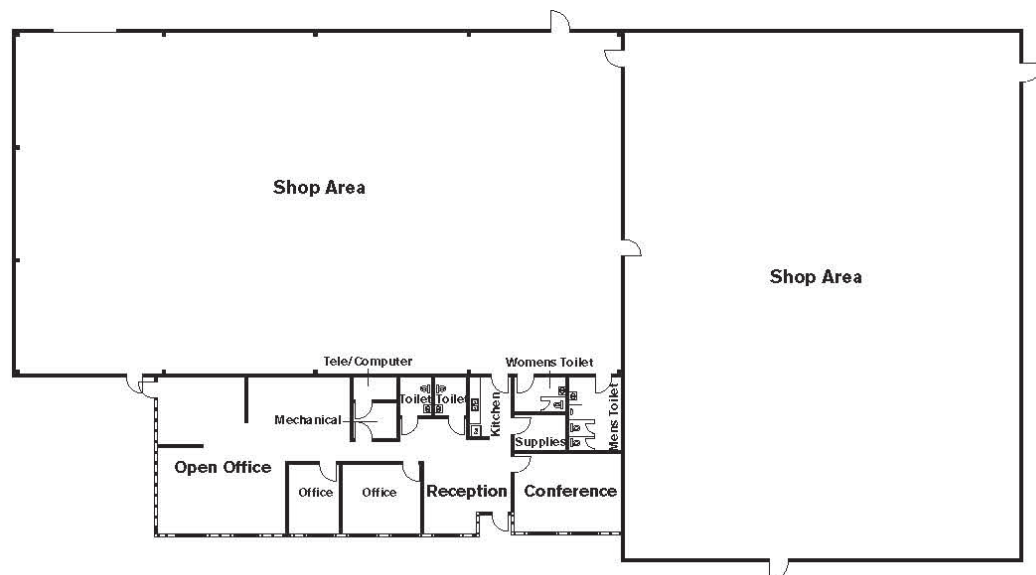
Building 3



Building 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



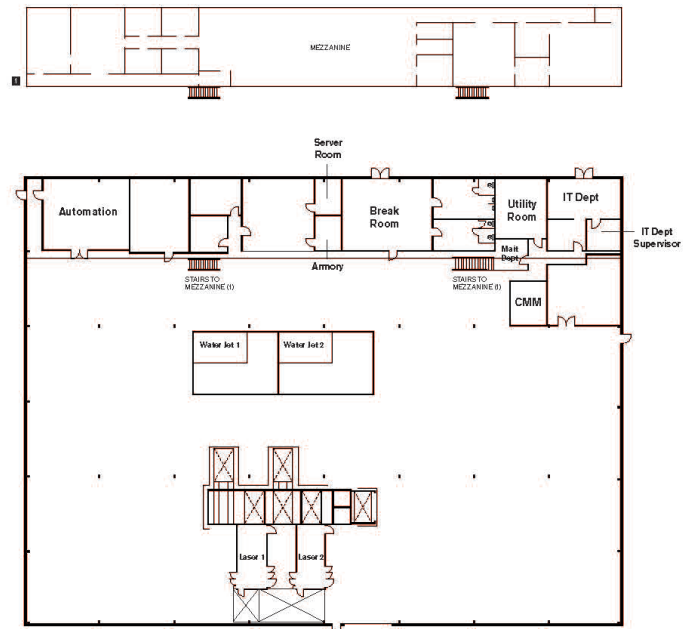
Building 4



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



912 - BUILDING 4

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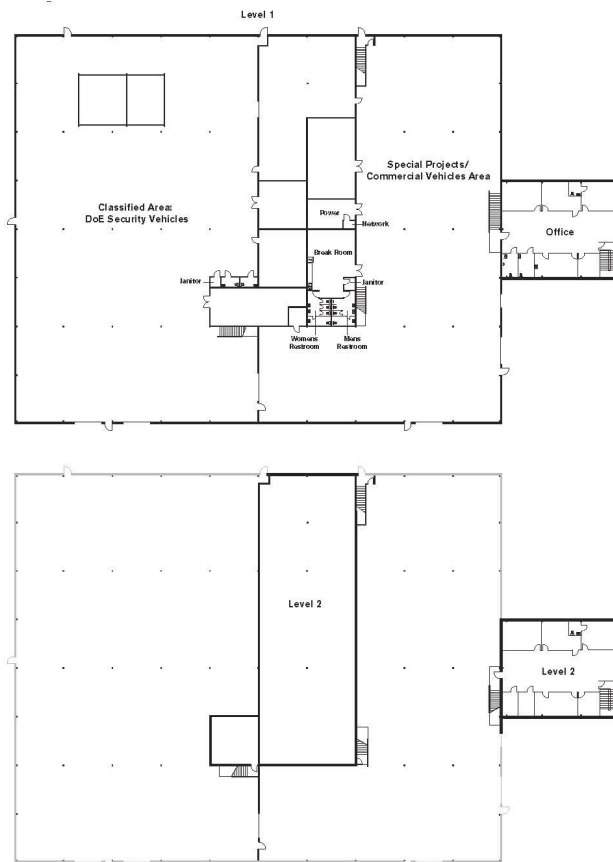
Building 5



Property Highlights

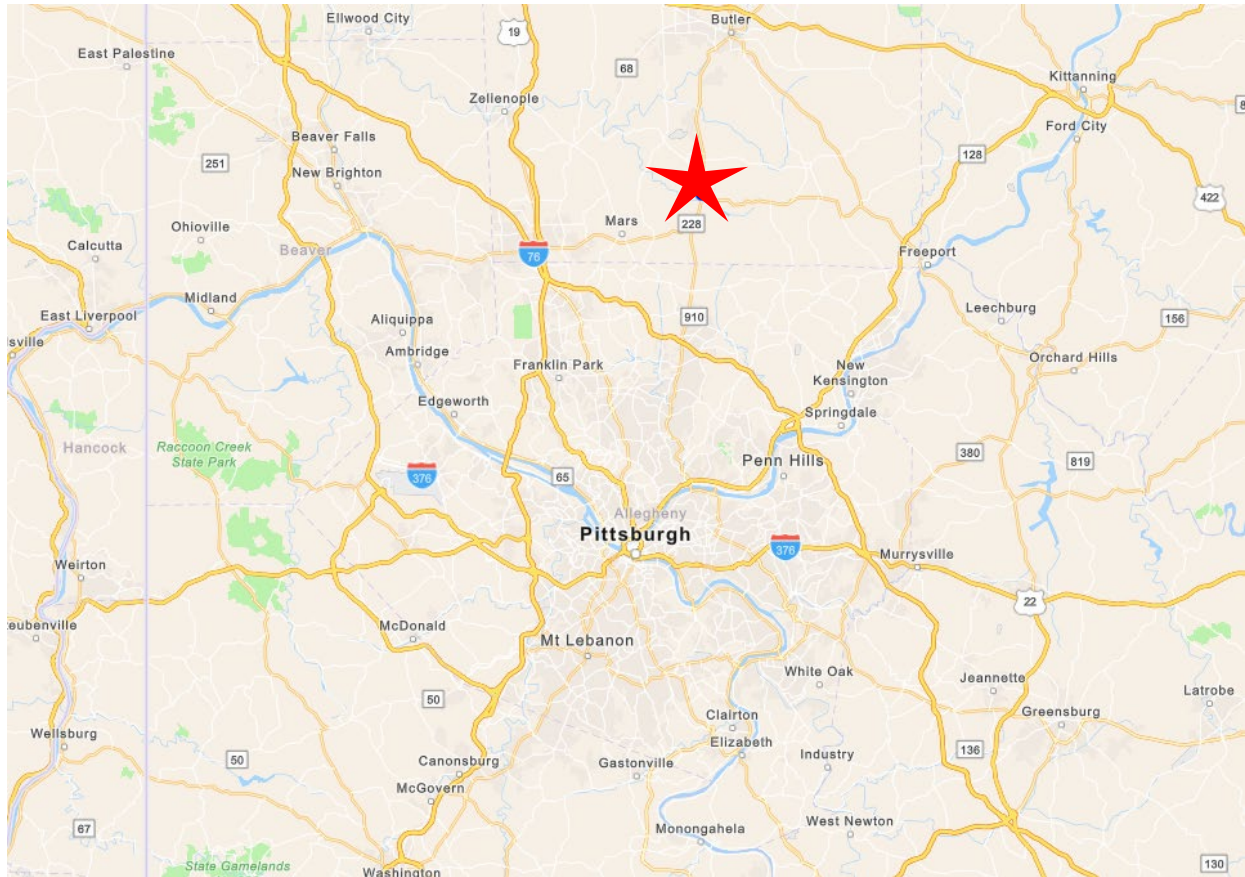
- **Description:** A single story light industrial building
- **Rentable SF Area:** 53,059 SF
- **Construction:** A structural steel building with a metal panel exterior and metal roof.
- **Loading:** Both dock high and drive in accord
- **Clear Height:** 16' – 18'
- **Tenant:** Currently leased to WULCO

Floorplan



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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 mills)
- 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



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