

OFFERING MEMORANDUM

1 SEXTON ROAD

McKees Rocks, PA 16136

PRESENTED BY Colliers

TABLE OF CONTENTS

1. Executive Summary
2. Investment Highlights
3. Market Overview
4. Transportation & Infrastructure
5. Property Overview
6. Zoning & Connectivity
7. Photo Gallery
9. Capital Improvements
11. Lease Summaries
12. Rent Roll
13. Income & Expenses





EXECUTIVE SUMMARY

Colliers is pleased to present the opportunity to acquire 1 Sexton Road, a ±77,281-square-foot industrial facility strategically located in McKees Rocks: a submarket within Pittsburgh's Tri-State industrial corridor. The property is fully leased to two tenants, offering stable income today with meaningful upside through future mark-to-market opportunities.

The building is fully sprinklered and features a highly functional configuration, with the front portion totaling ±60,859 square feet at 15.6' clear and the rear portion totaling ±16,422 square feet at 22' clear. The facility is well equipped for a variety of users, offering nine dock doors and multiple drive-in doors (including an 11'6" x 11'6" ramped door and additional drive-ins serving a small garage space). The warehouse also includes radiant heat throughout and efficient 40' x 20' column spacing.

Situated within the Pittsburgh metro, the property provides strong access to major highways and regional distribution routes, making it an ideal location for tenants seeking convenience and connectivity.

1 Sexton Road presents investors with the opportunity to acquire a fully leased, well-located industrial asset with flexible design features, dependable cash flow, and meaningful long-term value potential.

OFFER SUMMARY

- **Price:** \$2,950,000
- **Cap Rate:** 8.09%
- **In-Place NOI:** \$238,559
- **Proforma NOI:** \$368,908
- **Address:** 1 Sexton Rd., McKees Rocks PA 15136
- **Building Size:** 77,281 Sq. Ft.
- **Parcel ID:** 74-H-72
- **County:** Allegheny County
- **Municipality:** Stowe Township
- **Land Area:** 3 Acres
- **Zoning:** GI (General Industrial)

INVESTMENT HIGHLIGHTS



MCKEES ROCKS BOTTOMS IS A WELL-ESTABLISHED INDUSTRIAL DISTRICT IN PITTSBURGH WITH EXCELLENT CONNECTIVITY TO MAJOR REGIONAL ROADWAYS, INCLUDING ROUTE 65, I-79, AND I-376 AS WELL AS KEY BRIDGES LINKING DIRECTLY TO DOWNTOWN. LONG RECOGNIZED FOR ITS STRATEGIC RIVERFRONT LOCATION AND TRANSPORTATION ADVANTAGES, THE AREA REMAINS A HUB FOR INDUSTRIAL USERS WHILE ALSO BENEFITING FROM BROADER REDEVELOPMENT MOMENTUM ACROSS PITTSBURGH'S URBAN CORE.



Value-Add Opportunity: The property is fully leased to two tenants with near-term rollover, offering investors the ability to capture upside through market rent growth while acquiring the asset at a basis below replacement cost.



Efficient Industrial Design: ±77,281-square-foot facility featuring full sprinkler coverage, nine dock doors, multiple drive-in doors, and clear heights of 15.6' in the front section and 22' in the rear.



Strategic Connectivity: Ideally positioned within the Pittsburgh Tri-State region, the property offers excellent access to major highways, bridges, and downtown Pittsburgh, supporting both distribution and local service operations.



Growing Submarket: McKees Rocks is experiencing increased reinvestment, with much of the surrounding industrial stock undergoing renovation or redevelopment, strengthening long-term market fundamentals.



SunCap Development: This site is located adjacent to the 70-acre industrial spec development in RockPoint Industrial Park, now available for lease.

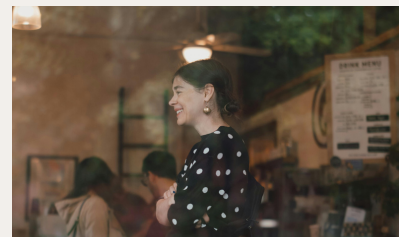


City Overview: PITTSBURGH

Over the past few decades, Pittsburgh's metro area of approximately 1.7 million has transformed itself into a international hub for the healthcare, life sciences, technology, and robotics industries. A global leader within the healthcare sector, Pittsburgh is home to expansive medical providers such as the University of Pittsburgh Medical Center, while cutting-edge research and innovation is pioneered by the city's Carnegie Mellon University.

Apple, Google, Bosch, Meta, Uber, Nokia, Amazon, Microsoft and IBM are among 1,600 technology firms within the region generating \$20.7 billion in annual Pittsburgh payrolls. The nation's eighth-largest bank, nine Fortune 500 companies, and six of the top 300 U.S. law firms have made their global headquarters in the area, while BNY Mellon, RAND Corporation, Nova, FedEx, and Bayer have established regional bases that have contributed to Pittsburgh's recent accolade as being the sixth-best U.S. metropolitan area for job growth.

PITTSBURGH IS A SECONDARY REAL ESTATE MARKET WITHIN A MIDWESTERN GROUP OF VIBRANT U.S. CITIES, BOASTING HIGH LIQUIDITY, A LARGE AND DIVERSIFIED ECONOMY, AND GLOBALLY RENOWNED BRAND RECOGNITION.



CLIMATE RESILIENCY

USA Today ranked Pittsburgh #6 out of 96 of the U.S.'s most populous and climate-resilient cities.

COST OF LIVING

Smart Asset placed Pittsburgh in the top 25 "most livable cities" in the United States.

JOB OPPORTUNITIES

LinkedIn listed Pittsburgh as #7 on a list of 15 best U.S. cities to launch a career in.

ATTRACTING TALENT

Niche named Pittsburgh #14 on a list of 229 best cities in America for young professionals.



TRANSPORTATION & INFRASTRUCTURE

PITTSBURGH OFFERS A COMBINATION OF ASSETS AND A STRATEGIC, CENTRAL LOCATION THAT DISTINGUISHES IT FROM OTHER METROS: THE REGION HOUSES THE PITTSBURGH INTERNATIONAL AIRPORT, WHICH OFFERS DOMESTIC AND INTERNATIONAL DIRECT FLIGHTS, THE NATION’S THIRD-BUSIEST INLAND PORT, AND AN INTERSTATE HIGHWAY SYSTEM THAT MAKES TRANSPORTATION LOGISTICS A BREEZE.



AIRLINES

- Pittsburgh Intl. Airport serves 60 destinations with nonstop flights
- Four runways with available capacity
- Extensive air cargo facilities with direct runway access
- 24 general aviation airports throughout the region



RAIL

- Over 1,300 miles of freight railway serve the Pittsburgh region
- Three Class 1 railroads service the area: CSX, Norfolk Southern, and Bessemer & Lake Erie
- Norfolk Southern offers one intermodal terminal within the region



RIVERS

- Pittsburgh houses the second-largest inland port in the United States
- The Port of Pittsburgh is the nation’s third-busiest inland port, processing over 35 million tons of freight annually
- 22 river terminals are located throughout the region



HIGHWAYS

- Four major interstate highways run through the city: I-70, I-76, I-79 and I-80
- I-68 is located just south of the region
- PennDOT oversees policies and programs affecting highways, urban and rural public transit, airports, ports, railroads, and waterways

COMMUTING IN PITTSBURGH



BY BUS:
Pittsburgh’s fleet of 700 buses operates 365 days a year, servicing over 7,000 stops in Allegheny County.



BY RAIL:
The area’s light rail cars serve 27 stations from the South Hills to Pittsburgh’s North Side.



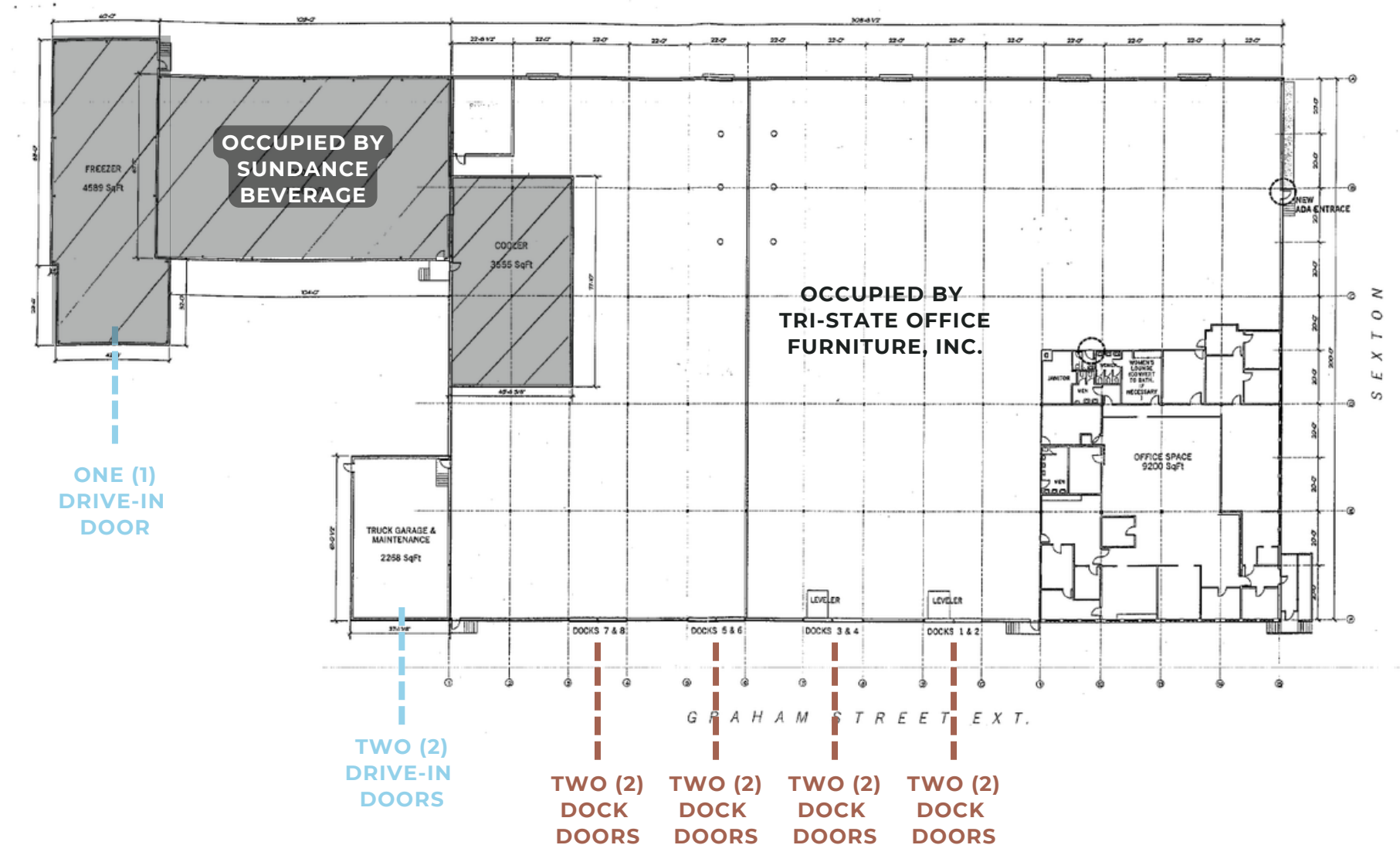
BY CAR:
Once you’re Downtown, you’re within a 5-minute drive from I-279, I-376, I-579, Rt. 65, and Rt. 19.

AVERAGE COMMUTE TIME IN PITTSBURGH IS 26.6 MINUTES, WITH AN AVERAGE OF 2 CARS PER HOUSEHOLD.

PROPERTY OVERVIEW

BUILDING SPECS

- **Total Building Size:** 77,281 SF
 - ±60,800 SF 'front' portion, occupied by Tri-State Office Furniture, Inc.
 - ±16,400 SF 'rear' portion, occupied by Sundance Beverage
- **Total Lot Size:** 3 AC
- **Sprinklered:** Fully sprinklered throughout
- **HVAC:** Radiant heat throughout
- **Clear Height:** 15'6" in front of building, 22' in rear
- **Dock Doors:** Nine (9) total
- **Drive-In Doors:** Three (3) total
 - Includes a 11'6" x 11'6" ramped door
- **Column Spacing:** 42' x 20'



1 SEXTON ROAD
PROPERTY FLOOR PLAN

ZONING

AND AREA CONNECTIVITY

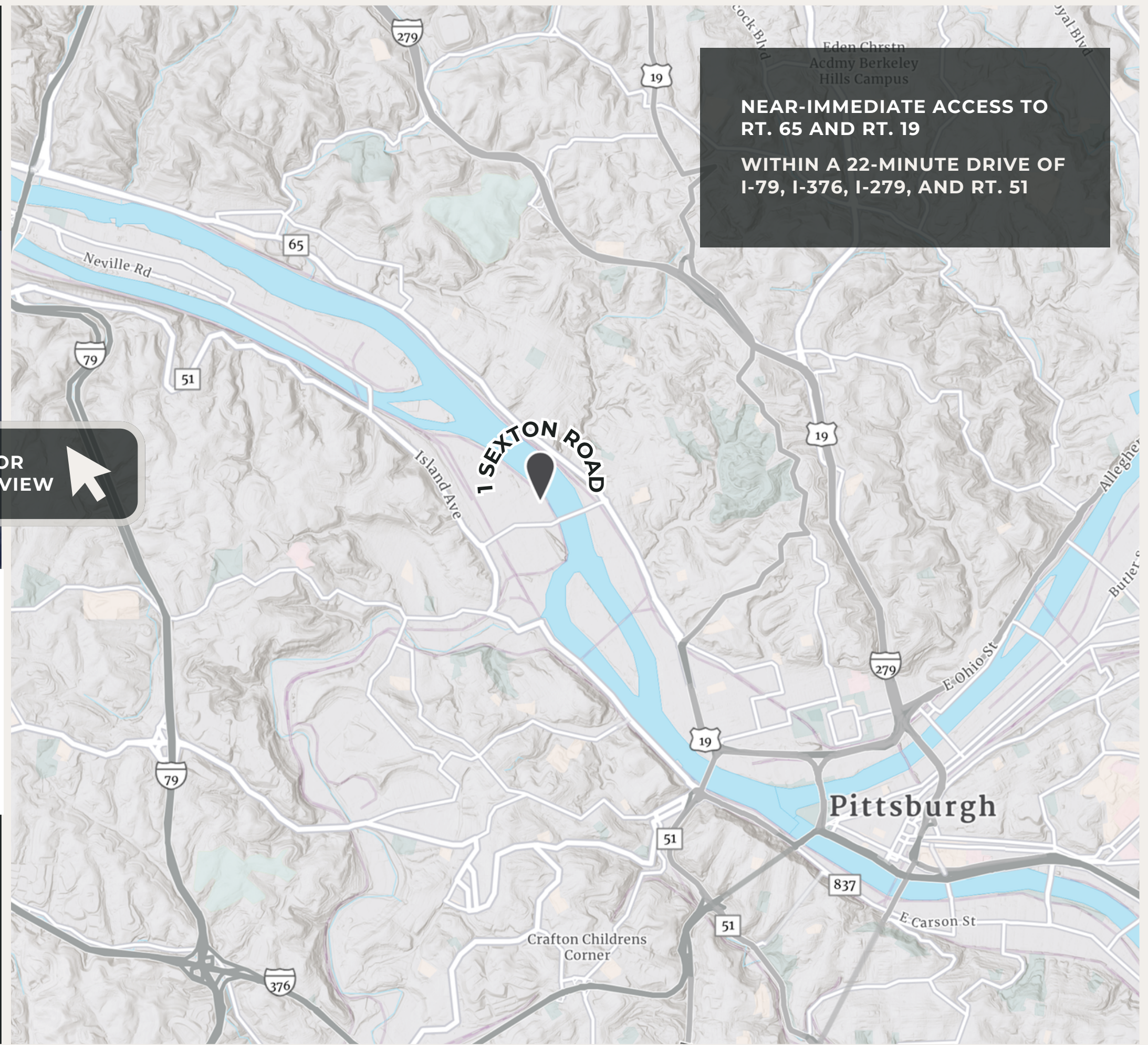


CLICK HERE FOR
ZONING OVERVIEW



Allegheny County Property Address	Parcel Number	Zoning Information	Lot Size
1 Sexton Road McKees Rocks PA 15136	74-H-72	General Industrial (CI)	3 Acres (130,680 SF)

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	11,079	93,586	223,311
TOTAL DAYTIME POPULATION	9,659	79,582	294,557
AVERAGE HH INCOME	\$75,537	\$86,879	\$101,112





SUNDANCE
BEVERAGE
SPACE



TRI-STATE FURNITURE SPACE



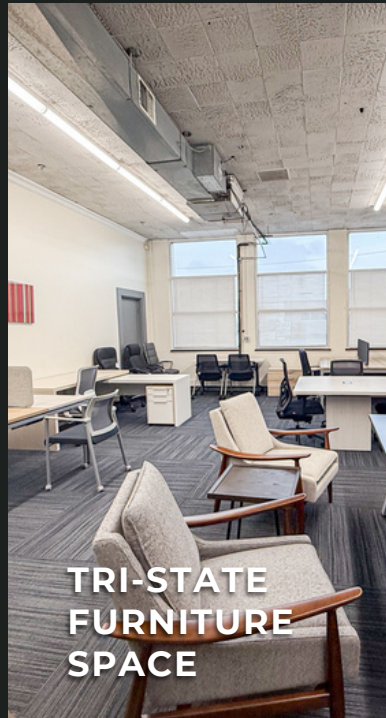
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TRI-STATE FURNITURE SPACE



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SUNDANCE BEVERAGE SPACE



TRI-STATE FURNITURE SPACE



TRI-STATE FURNITURE SPACE



SUNDANCE BEVERAGE SPACE

PHOTO GALLERY: 1 SEXTON ROAD, MCKEES ROCKS PA 15136

INVESTMENT FINANCIALS

PLEASE SIGN THE CONFIDENTIALITY
AGREEMENT TO VIEW FULL DOCUMENT
CONTAINING **CAPITAL IMPROVEMENTS, RENT
ROLL, AND INCOME & EXPENSES.**





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