Drilling Tools International

134 Monack Way, Charleroi (Pittsburgh), PA

Industrial NNN | 23,790 SF | 8% Coverage | Marcellus Shale Region

EXECUTIVE SUMMARY

Newmark is pleased to present 134 Monack Way in Charleroi, PA, a newly constructed single-tenant industrial asset. The property is strategically positioned just off I-70, providing superior logistics and transportation access for the tenant. The investment is secured by a long-term lease that features scheduled rental increases, offering investors consistent income growth and a reliable hedge against future inflation.

While the asset commands a premium rent of **$434,940 ($18.28 PSF)**, these figures reflect its new construction and prime logistical location. The deal size is particularly attractive for investors seeking a stable, long-term asset in a key corridor. This offering represents a unique opportunity to acquire a high-quality industrial property with built-in growth and a strategic position in the market.

Purchase Price: $6,213,000
Cap Rate: 7.00%

23,790 SF PROPERTY SIZE	**2025** YEAR BUILT
Crane Served INDUSTRIAL ASSET	**IOS**
Pittsburgh MSA	**6.8** ACRES

LOCAL MARKET INDUSTRIAL CONTACTS

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