



Warehouse & Distribution

Administrative & Offices

Commissary & Cold Storage

175 Pechin Rd | Sodexo | InReach | (XPAR: SW)

Dunbar, PA 15431

\$254k NOI | Corporate Credit | 2.5% Annual Rent Increases

Marcus & Millichap

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Table of Contents



05 SECTION 1
Executive Summary

15 SECTION 2
Financial Analysis

18 SECTION 3
Market Overview

SEC.1

175 PECHIN ROAD | SODEXO | INREACH | (XPAR: SW)

Executive Summary

- Offering Summary
- Property Details
- Tenant Overview
- Regional Map
- Parcel Map
- Retailer Map
- Property Photos

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OFFERING SUMMARY

175 PECHIN ROAD



LIST PRICE
\$2,819,000



CAP RATE
9.00%



NOI
\$253,687

FINANCIAL

Listing Price	\$2,819,000
NOI	\$253,687
Cap Rate	9.00%
Price/SF	\$56.42

OPERATIONAL

Type of Ownership	Fee Simple
Gross Leasable Area	49,966 SF
Year Built/Renovated	1974/2018
Lot Size	13.38 Acres

LEASE SUMMARY

Tenant	Sodexo Operations LLC
Rent Increases	2.50%
Lease Type	Single Net
Renewal Options	Three, 1-Year Options
Term Remaining on Lease - As of July 1, 2026	3.50 Years



PROPERTY DETAILS

175 PECHIN ROAD | SODEXO | INREACH | (XPAR: SW)

Cash Flowing Opportunity in Pittsburgh MSA

Marcus & Millichap is pleased to present the investment opportunity located at 175 Pechin Road in Dunbar, Pennsylvania; featuring a 49,966-square-foot, single-tenant industrial asset situated on a generous 13.38-acre parcel. Built in 1974, and renovated in 2018, the property offers a highly functional layout tailored for industrial operations, complemented by a 13'-2" clear height that supports a variety of uses. Priced at \$2,819,000 (\$56.42/SF), the asset delivers an attractive 9.00 percent cap rate, supported by stable in-place income and a current NOI of \$253,687, with the potential to achieve returns exceeding 10 percent. The property is leased to Sodexo Operations LLC under a single net lease through December 31, 2029. The lease structure includes 2.5 percent annual rent escalations and three renewal options, providing both income stability and long-term upside for investors. Visually, the property benefits from scenic valley views, enhancing its overall appeal and creating a unique setting uncommon for industrial assets. This distinctive backdrop adds an element of desirability for tenants and long-term positioning. Thanks to a strong cash flow, low basis, and long-term growth potential, this investment presents an ideal opportunity for investors seeking durable income and appreciation potential. The combination of a credit-backed tenant, structured rent growth, and below-replacement-cost pricing likewise positions this asset as a compelling addition to any industrial portfolio.



Highlights

- Corporate-Credit Single-Tenant Industrial Asset Leased to Sodexo Subsidiary
- Attractive 9.00 Percent Cap Rate with Long-Term Lease Through December 2029 and Annual Rent Increases
- Single-Net Lease Structure Providing Passive Income with Minimal Landlord Responsibilities
- Recently Renovated In 2018 with a Warehouse Addition

TENANT OVERVIEW

175 PECHIN ROAD | SODEXO | INREACH | (XPAR: SW)

The logo for InReach features the word "inreach" in a lowercase, sans-serif font. The "in" is in grey, and "reach" is in orange. A thin orange horizontal line is positioned above the "r".

INREACH

Total Employees: 1,000+
Headquarters: Gaithersburg, MD
Year Founded: 2020
Website: www.itsinreach.com

InReach provides end-to-end workplace convenience solutions designed to keep people energized, satisfied, and engaged without ever leaving the premises. From micro markets and vending to pantry, office coffee, and water services, the company delivers a seamless mix of fresh food, snacks, and beverages powered by smart, scalable technology. What sets InReach apart is its highly customized approach—working closely with each client to design welcoming, flexible spaces that adapt to evolving work environments. By combining transparency, thoughtful design, and all-day accessibility, InReach transforms onsite amenities into a meaningful experience that supports productivity, collaboration, and overall workplace satisfaction.

The Sodexo logo consists of the word "sodexo" in a blue, lowercase, sans-serif font. A red swoosh underlines the "o" and "d", ending in a blue star above the "o".

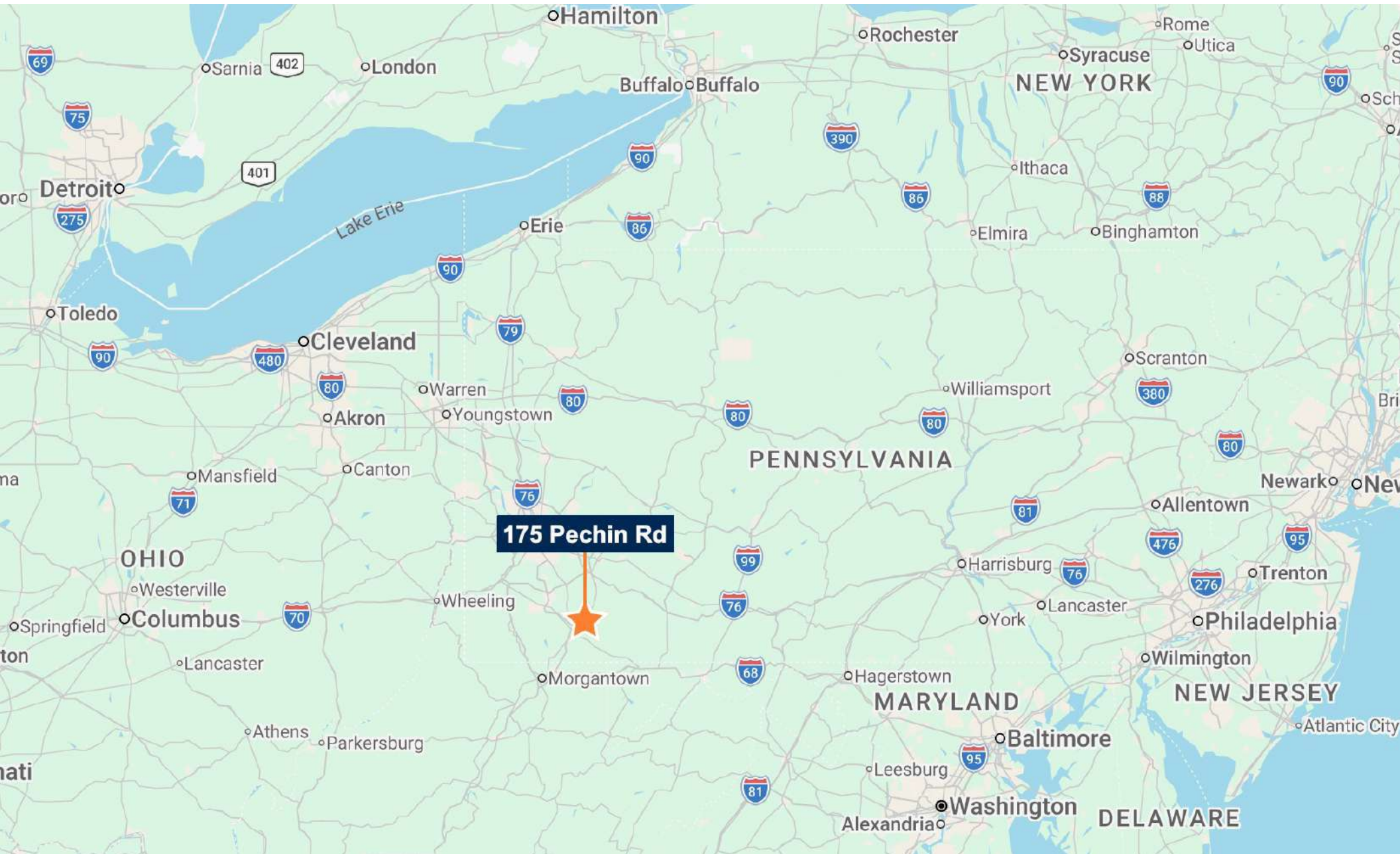
SODEXO

Annual Revenue: \$26 Billion
Total Clients: 1,600+
Client Locations: 33,400+
Total Employees: 500,000+
Headquarters: Issy-les-Moulineaux, France
Year Founded: 1966
Website: www.sodexo.com

Founded in 1966, Sodexo began with a focus on delivering food services to institutions such as businesses, schools, and hospitals. Not long after the company's founding, Sodexo secured its first major contract, a landmark agreement with France's Atomic Energy Commission that it still serves today. Over the decades, the company has grown into Europe's second largest provider in this category, expanding far beyond catering to offer an integrated suite of services including facilities management, procurement, and employee benefits. Serving a wide range of sectors—from corporations and government agencies to healthcare, education, and defense—Sodexo differentiates itself through its holistic approach: delivering not just services, but sustainable food and meaningful experiences that enhance everyday life. Its value proposition lies in helping organizations improve performance and well-being by supporting people wherever they work, learn, or live.

REGIONAL MAP

175 PECHIN ROAD | SODEXO | INREACH | (XPAR: SW)



PARCEL MAP

175 PECHIN ROAD | SODEXO | INREACH | (XPAR: SW)



RETAILER MAP

175 PECHIN ROAD | SODEXO | INREACH | XPAR: SW



PROPERTY PHOTOS

175 PECHIN ROAD | SODEXO | INREACH | (XPAR: SW)

SITUATED ON 13.38 ACRES



PROPERTY PHOTOS

175 PECHIN ROAD | SODEXO | INREACH | (XPAR: SW)



WELCOME AREA



DISTRIBUTION HUB



MONUMENT SIGNAGE



2018 WAREHOUSE EXPANSION

PROPERTY PHOTOS

175 PECHIN ROAD | SODEXO | INREACH | (XPAR: SW)



FLOW RACK AREA



EXECUTIVE OFFICES



COMMISSARY FOOD PREPARATION AREA



BOARD ROOM

SEC.2

175 PECHIN ROAD | SODEXO | INREACH | (XPAR: SW)

Financial Summary

- Property Summary
- Property Expenses

Marcus & Millichap

PROPERTY SUMMARY

175 PECHIN ROAD | SODEXO | INREACH | (XPAR: SW)

THE OFFERING

Price	\$2,819,000
Capitalization Rate	9.00%
Price/SF	\$56.42

PROPERTY DESCRIPTION

Year Built/Renovated	1974/2018
Gross Leasable Area	49,966 SF
Type of Ownership	Fee Simple
Lot Size	13.38 Acres

LEASE SUMMARY

Tenant	Sodexo Operations LLC
Rent Increases	2.50%
Lease Type	Single Net
Lease Commencement	January 1, 2025
Lease Expiration	December 31, 2029
Renewal Options	Three, 1-Year Options
Base Term	5-Years
Lease Term Remaining as of July 1, 2026	3.50 Years
Year 1 NOI	\$253,687
Landlord Responsibility	Garage Doors Roof Sprinklers HVAC Replacement Structural Issues
Tenant Responsibility	Real Estate Taxes Snow Removal Utilities Interior Repairs (Finishes, Floors, Walls, Doors etc.) HVAC up to \$5k Per Year Non-Structural R&M

RENT SCHEDULE

YEAR	START	END	NET INCOME	RENT	RENT/SF	INCREASE	CAP RATE
2025	January 1, 2025	December 31, 2025	\$244,872	\$24,317	\$5.84	2.50%	8.69%
2026	January 1, 2026	December 31, 2026	\$250,700	\$24,925	\$5.99	2.50%	8.89%
2027	January 1, 2027	December 31, 2027	\$256,674	\$25,548	\$6.14	2.50%	9.11%
2028	January 1, 2028	December 31, 2028	\$262,797	\$26,187	\$6.29	2.50%	9.32%
2029	January 1, 2029	December 31, 2029	\$269,073	\$26,841	\$6.45	2.50%	9.54%
Option 1	January 1, 2030	December 31, 2030	\$275,506	\$27,512	\$6.61	2.50%	9.77%
Option 2	January 1, 2031	December 31, 2031	\$282,100	\$28,200	\$6.77	2.50%	10.01%
Option 3	January 1, 2032	December 31, 2032	\$288,858	\$28,905	\$6.94	2.50%	10.25%
Year 1 Start	July 1, 2026	June 30, 2027	\$253,687	\$25,236	\$6.06	2.50%	9.00%

PROPERTY EXPENSES

175 PECHIN ROAD | SODEXO | INREACH | (XPAR: SW)

ANNUALIZED OPERATING INFORMATION

INCOME - YEAR 1

Base Rental Income	\$302,835
Operating Expense Reimbursement	\$14,712
Gross Income	\$317,547
General Vacancy Allowance (5%)	\$15,877
Operating Expenses	\$47,983
Net Operating Income	\$253,687

OPERATING EXPENSES

Real Estate Taxes	\$14,712
Insurance	\$10,911
CAM	\$10,293
Management Fee (4%)	\$12,067
Total Expenses	\$47,983
Total Expenses/SF	\$0.96

NOTES TO OPERATING EXPENSES

- 1: Base Rent increases 2.5% each year on January 1
- 2: Tenant Reimbursement for Real Estate Taxes
- 3: 5% General Vacancy Allowance applied due to Single Net Lease and Location, Lenders and Investors Will Likely Apply this to their Underwriting Regardless
- 4: Real Estate Taxes / Broker Assumption of no Reassessed Real Estate Taxes Year 1 and Year 2, last reassessment in the county was in 2001 and tend to stay unchanged
- 5: Tenant Responsible for Utilities, Landlord Responsible for Repairs and Maintenance (\$0.20/SF Typical Per Year), and Insurance, 3% Expenses Cost Increase Year 1 & 2 applied
- 6: 4.00% Management Fee applied for Single Net Lease which may require more active management than a NNN Lease

SEC.3

175 PECHIN ROAD | SODEXO | INREACH | (XPAR: SW)

Market Overview

- Research
- Demographics

Marcus & Millichap

DUNBAR, PA

175 PECHIN ROAD | SODEXO | INREACH | (XPAR: SW)

The investment property is in Dunbar, Pennsylvania, a borough within Fayette County strategically positioned less than ten miles from Uniontown, the county seat. Dunbar is an attractive market for industrial investors thanks to the borough's ideal location and expanding industrial infrastructure. Notably, the borough lies along U.S. Route 119, with convenient connections to major logistics corridors such as Interstate 70 and Interstate 76. Additionally, proximity to these key transportation routes provides strong regional connectivity to markets such as Pittsburgh, Uniontown, Connellsville, and Morgantown. Dunbar also offers convenient access to Pittsburgh International Airport. The borough is home to Dunbar Township Business Park, a 94-acre development with 12 lots and significant infrastructure to support light industrial operators. Developed using state grants made available through the department of transportation, the large business park development highlights the borough's local demand for industrial expansion and reflects Dunbar's status as a significant regional hub. Overall, Dunbar offers a strategically located, cost-effective destination within reach of major economic centers, making it a highly desirable market for industrial- and manufacturing-oriented commercial investment.

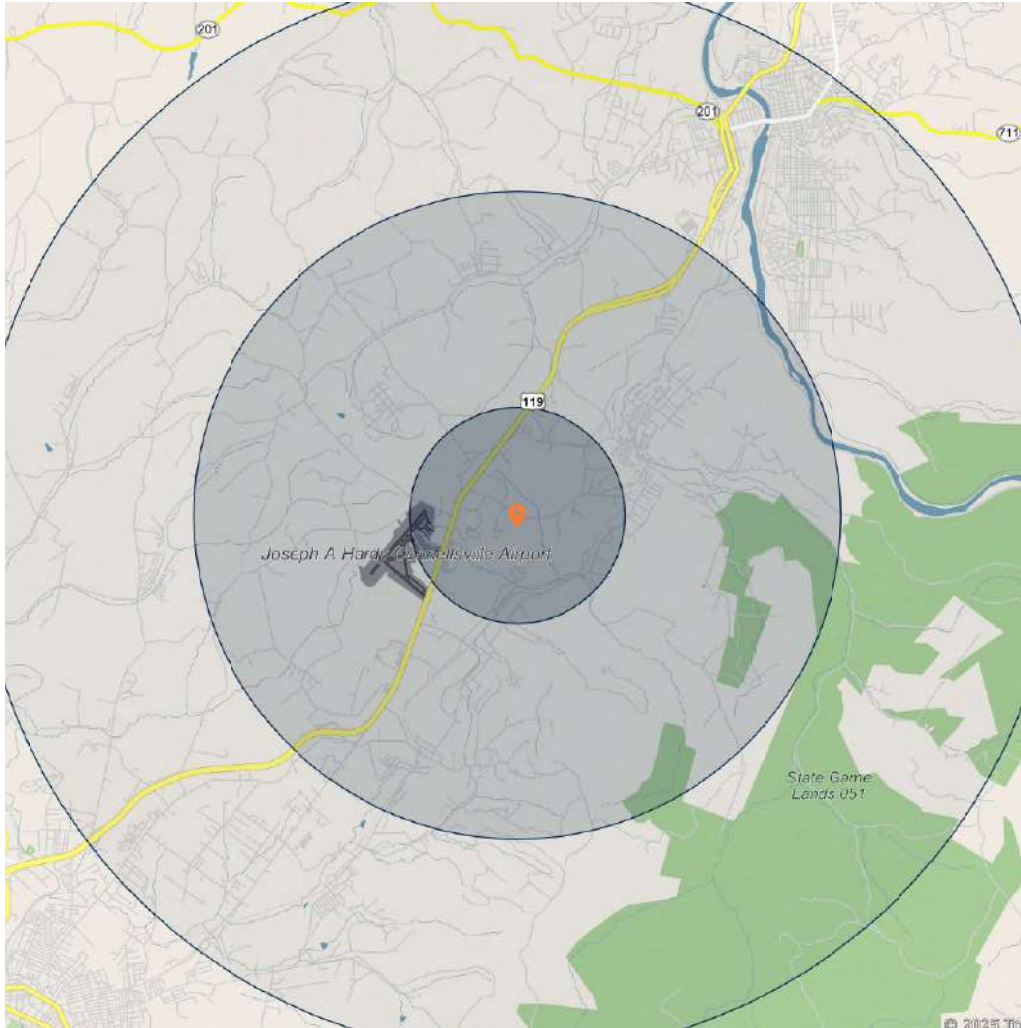
Highlights

- Strategic Location with Direct Access to U.S. Route 119, Interstates 70, and Interstate 76
- Proximity to Key Markets Including Uniontown, Connellsville, and Morgantown
- Presence of the 94-Acre Dunbar Township Business Park Designed for Light Industrial Growth and Expansion
- Cost-Effective Industrial Market Positioned as a Regional Hub for Manufacturing and Distribution



DEMOGRAPHICS

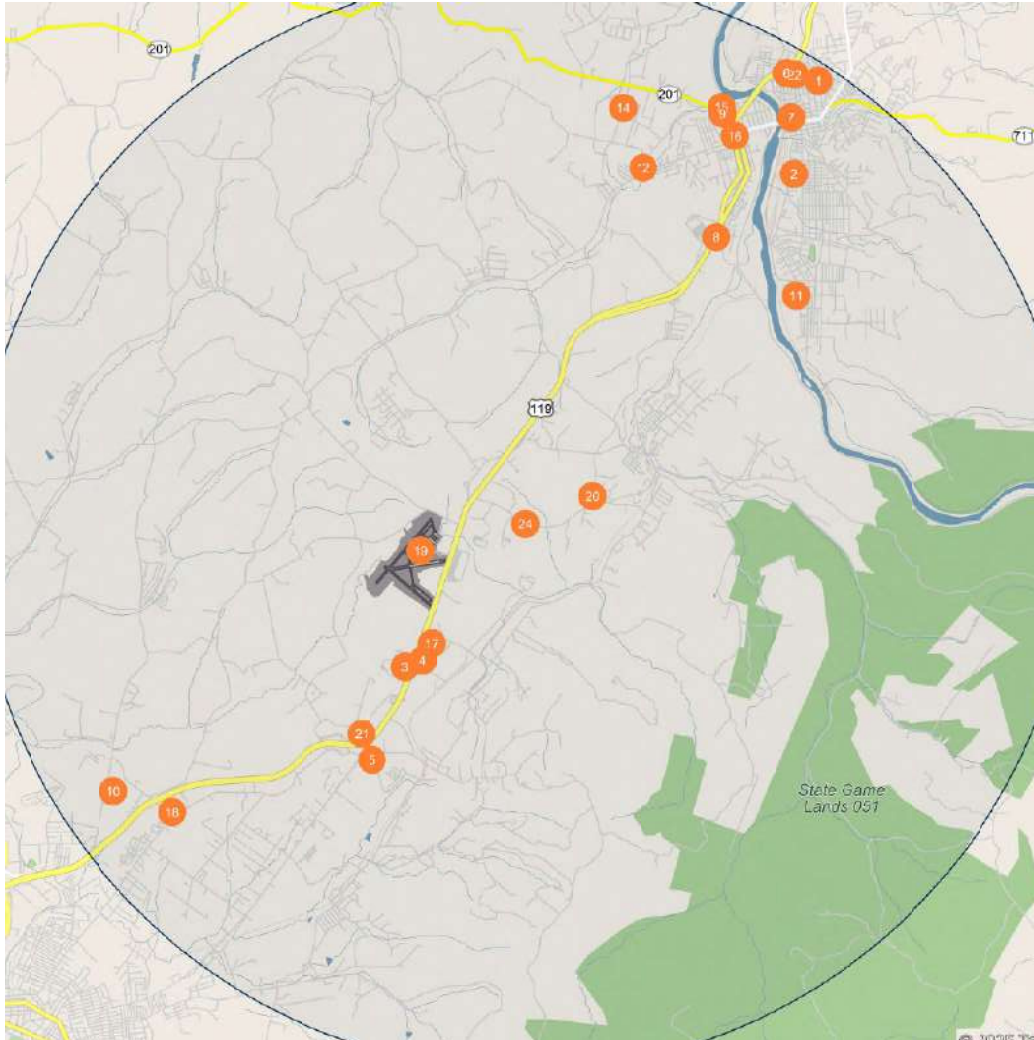
175 PECHIN ROAD | SODEXO | INREACH | (XPAR: SW)



	1 Mile	3 Miles	5 Miles
POPULATION			
2030 Projection	362	4,941	21,368
2025 Estimate	365	4,982	21,367
2020 Census	384	5,236	22,018
2010 Census	412	5,554	23,740
HOUSEHOLD INCOME			
Average	\$62,784	\$64,927	\$67,968
Median	\$50,728	\$50,954	\$51,913
Per Capita	\$27,848	\$28,762	\$30,630
HOUSEHOLDS			
2030 Projection	165	2,196	9,762
2025 Estimate	165	2,198	9,689
2020 Census	165	2,202	9,551
2010 Census	172	2,260	9,958
HOUSING			
Median Home Value	\$89,879	\$116,162	\$126,271
EMPLOYMENT			
2025 Daytime Population	224	3,632	19,133
2025 Unemployment	2.66%	1.92%	2.58%
Average Time Traveled (Minutes)	30	27	27
EDUCATIONAL ATTAINMENT			
High School Graduate (12)	2.00%	2.17%	1.63%
Some College (13-15)	60.15%	61.14%	55.25%
Associate Degree Only	6.22%	5.49%	7.65%
Bachelor's Degree Only	11.78%	9.23%	8.71%
Graduate Degree	9.65%	14.02%	17.94%

DEMOGRAPHICS

175 PECHIN ROAD | SODEXO | INREACH | (XPAR: SW)



	Major Employers	Employees
1	Highlands Hospital-HIGHLANDS HOSPITAL AND HEALTH	277
2	Pechin Enterprises Llc-Pechin Express	250
3	Pennsylvania State University-Penn State Univ-Fayette	247
4	Universal Well Services Inc-	145
5	Fayette Homecare Inc-	140
6	McDonalds Restaurants PA Inc-McDonalds	133
7	Trib Total Media LLC-Daily Courier The	126
8	Walmart Inc-Walmart	117
9	Martins Foods S Burlington LLC-Martins 6290	108
10	Fayette Resources Incorporated-	100
11	Crown Cork & Seal Usa Inc-Anchor Hocking Packaging	95
12	Connellsville Area School Dst-Connellsville Junior High West	78
13	Connellsville Area School Dst-Zachariah Connell Elementary	78
14	Connellsville Area School Dst-Dunbar Twp Elementary School	78
15	Highlands Hospital-Highlands Hosp Fmly Medicine	73
16	West Penn Foods Inc-	71
17	Laurel Machine Inc-	67
18	Pennsylvania Department Trnsp-Engineering District 12-0	66
19	Carnegie Mellon University-Driver Training & Safety Inst	65
20	Columbia Gas Pennsylvania Inc-Columbia	60
21	Advanced Acoustic Concepts LLC-AAC	60
22	Armstrong Utilities Inc-Armstrong Cable Services	57
23	Tsitouch Inc-	55
24	C R H Catering Co Inc-Crh Catering of Altoona	50

ZONING INFORMATION

175 PECHIN ROAD | SODEXO | INREACH | (XPAR: SW)

ZONING INFORMATION

M-1 Light Industrial Zoning District — Dunbar, PA

ZONING DISTRICT PURPOSE

The M-1 Light Industrial District (Fayette County Zoning Ordinance) is intended to provide areas best suited for industrial development based on location, topography, existing facilities, and relationship to other land uses. The district accommodates manufacturing, assembly, warehousing, distribution, and related industrial operations while prohibiting uses incompatible with industry and ensuring minimal adverse impacts on surrounding properties and communities.

PERMITTED & ACCESSORY USES

Principal Uses Permitted

- Manufacturing, assembly, fabrication & processing operations
- Warehousing, distribution & enclosed storage facilities
- Wholesale trade & supply operations
- Research, testing & development facilities
- Contractor's offices & service establishments
- General industrial & business service uses

Accessory Uses

- Offices incidental to principal industrial use
- Off-street parking & loading areas
- On-site utility, security & support structures

CONDITIONAL / SPECIAL EXCEPTION USES

Certain uses may be permitted by special exception under the Fayette County Zoning Ordinance, subject to review and approval by the Fayette County Zoning Hearing Board. These may include flex space, warehousing operations with outdoor storage, truck/bus terminals, junk storage or salvage operations, communications towers, and other quasi-industrial uses. All special exception uses must comply with the performance standards of Article V of the Fayette County Zoning Ordinance governing noise, vibration, air quality, glare, and environmental impacts.

This document is prepared for informational purposes only. Zoning information is based on the Fayette County Zoning Ordinance (Effective November 1, 2006, as amended) governing Dunbar, PA. Verify all details with the Fayette County Department of Planning, Zoning & Community Development prior to making any land use or investment decisions.

FINANCING BY

175 PECHIN ROAD | SODEXO | INREACH | (XPAR: SW)



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Richard Williamson joined the Charlotte Uptown office of Marcus & Millichap Capital Corporation (MMCC) in August 2024. Mr. Williamson is responsible for securing commercial debt and equity financing for an array of property types including multifamily, office and industrial, retail, senior housing and hospitality. He is well connected with national, regional and local funding sources including, but not limited to, agency lenders (e.g. Fannie Mae, Freddie Mac), commercial banks, CMBS lenders, life insurance companies, private and public funds and hard money lenders.

Mr. Williamson is a graduate of Roanoke College, where he earned degrees in Business Administration and Economics. During his time at Roanoke, Mr. Williamson was a member of the Men's Lacrosse team.

Marcus & Millichap Capital Corporation (MMCC) provides superior capital solutions tailored to your commercial real estate financing needs. Closing 1,659 transactions annually, our financing experts have their fingers on the pulse of the market. With hundreds of active capital relationships, deep knowledge across all asset classes and experience with all transaction types, MMCC has the relationships and capability to provide clients with unparalleled results. Simply put, no one can rival MMCC's financing capabilities or our dedication to client success.

2025 Successes

Over \$11.9B
FINANCING VOLUME

1,659
TRANSACTION COUNT

Over 422
CAPITAL SOURCES

Marcus & Millichap
Capital Corporation



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