



# PAOLI COMMONS

37 INDUSTRIAL BLVD, PAOLI, PA 19301

100% BONUS DEPRECIATION OPPORTUNITY - 2026 ESTIMATED TAX SAVINGS OF \$318,308

Marcus & Millichap



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## PAOLI COMMONS

PAOLI COMMONS - 37 INDUSTRIAL BLVD

# BROKER OF RECORD

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Marcus & Millichap







# PROPERTY SUMMARY

PAOLI COMMONS - 37 INDUSTRIAL BLVD



## OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$5,250,000</b>
Cap Rate:	7.48%
Price Per Square Foot:	\$218.75
Gross Leasable Area (GLA):	24,000 SF
Occupancy:	100%
Year Built/ Renovated:	1986/2025
WALT:	4.12 Years

TENANTS	GLA	LEASE EXP.	LEASE TYPE
DUCTZ Venting Cleaning	4,000 SF	12/31/2029	NNN
SINO Biographics LLC	5,000 SF	5/31/2032	NNN
Dynamic Strength	5,000 SF	6/30/2029	NNN
Turf Maintenance	5,000 SF	4/30/2029	NNN
Encore Fire Protection Kistler Fire Alarm	5,000 SF	6/30/2028	NNN
Gordon Eadie Landscape	Land	11/30/2028	Gross
General Equip. Acceptence Corp	Side Yard	1/1/2027	Gross

## PROPERTY ATTRIBUTES

Clear Height:	16 Feet
Drive Ins:	5
Power:	3p
Renovations:	2025
AC Units:	8
Heaters:	9
Parking:	90 Spots

# PAOLI COMMONS

37 Industrial Blvd, Paoli, PA 19301

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## INVESTMENT OVERVIEW

Marcus & Millichap is pleased to exclusively offer 37 Industrial Blvd in Paoli, Pennsylvania, a fully stabilized investment opportunity in one of the region's most dynamic and supply-constrained industrial corridors. This 24,000 square foot industrial/flex building was recently renovated in 2025 and is fully leased to five well-established tenants, complemented by an additional 16,000 square feet of land leased to two Industrial Outdoor Storage (IOS) tenants. The property is strategically located with immediate access to major transportation routes, including U.S. Route 30, U.S. Route 202, and the Pennsylvania Turnpike (I-76), ensuring seamless regional connectivity. It is also just minutes from the Paoli Train Station, a key SEPTA and Amtrak hub, providing convenient commuter access and logistical flexibility.

The tenant roster reflects a diverse mix of industrial and service-based users, each with a strong operational footprint and long-term commitment to the site. Several tenants have recently executed lease renewals, reinforcing the property's appeal and functionality. The leases in place are competitively positioned within the current market, reflecting the property's high-quality infrastructure, location advantages, and tenant satisfaction. With a weighted average lease term (WALT) of 4.12 years, the asset offers durable income and long-term stability.

The IOS component adds a valuable dimension to the investment, with two tenants utilizing 16,000 square feet of land for outdoor storage—an increasingly scarce and in-demand asset class. These leases command premium rates and offer long-term value appreciation, particularly as demand for IOS continues to rise across the region. The site's layout and zoning provide flexibility for future enhancements or redevelopment, further boosting its long-term potential.

Fully occupied with staggered lease expirations and built-in rent escalations, 37 Industrial Blvd delivers immediate cash flow and sustained income growth. The combination of a strong tenant base, strategic location, and diversified income streams makes this asset a standout opportunity for investors seeking a stable, high-performing industrial property in the greater Philadelphia area.

## INVESTMENT HIGHLIGHTS

- 100 Percent Bonus Depreciation Opportunity - 2026 Estimated Tax Savings of \$318,308
- 100 Percent Leased 24,000 SF Industrial/Flex Building with Five Strong Tenants and Two IOS Tenants Occupying 16,000 SF of Land, Providing Diversified and Reliable Income Streams
- Strategically Located near U.S. Route 30, Route 202, and the Pennsylvania Turnpike (I-76), with Close Proximity to the Paoli Train Station (SEPTA & Amtrak), Offering Exceptional Regional Connectivity
- Multiple Recent Lease Renewals and a 4.12-Year Weighted Average Lease term (WALT) Reflect Tenant Satisfaction and Long-Term Occupancy Stability
- Leases are Competitively Positioned Within the Current Market, Supported by the Property's High-Quality Infrastructure and Location Advantages
- 2025 Renovations Provide Investors with a Modernized Asset with Minimal CapEx Requirements

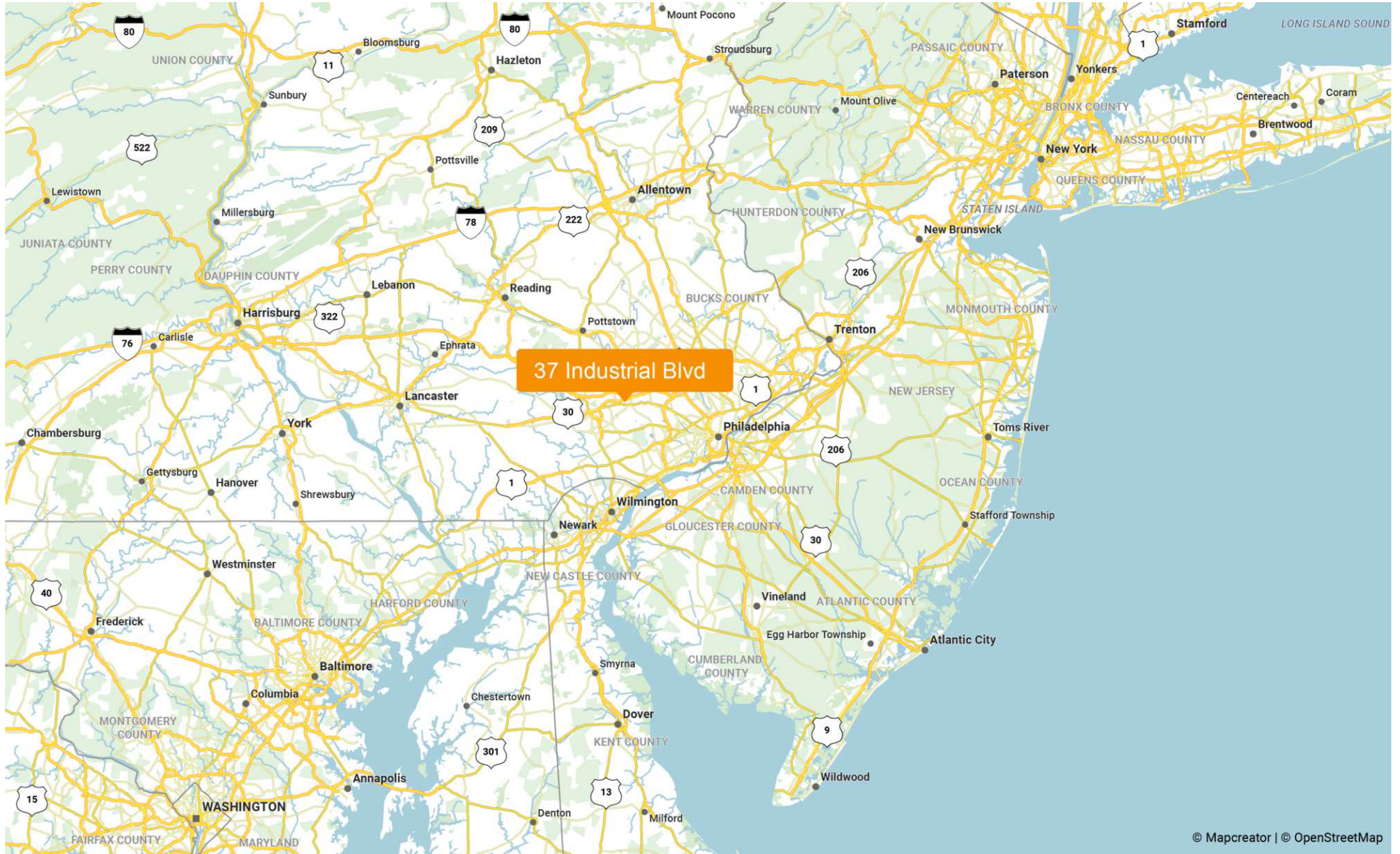






# REGIONAL MAP

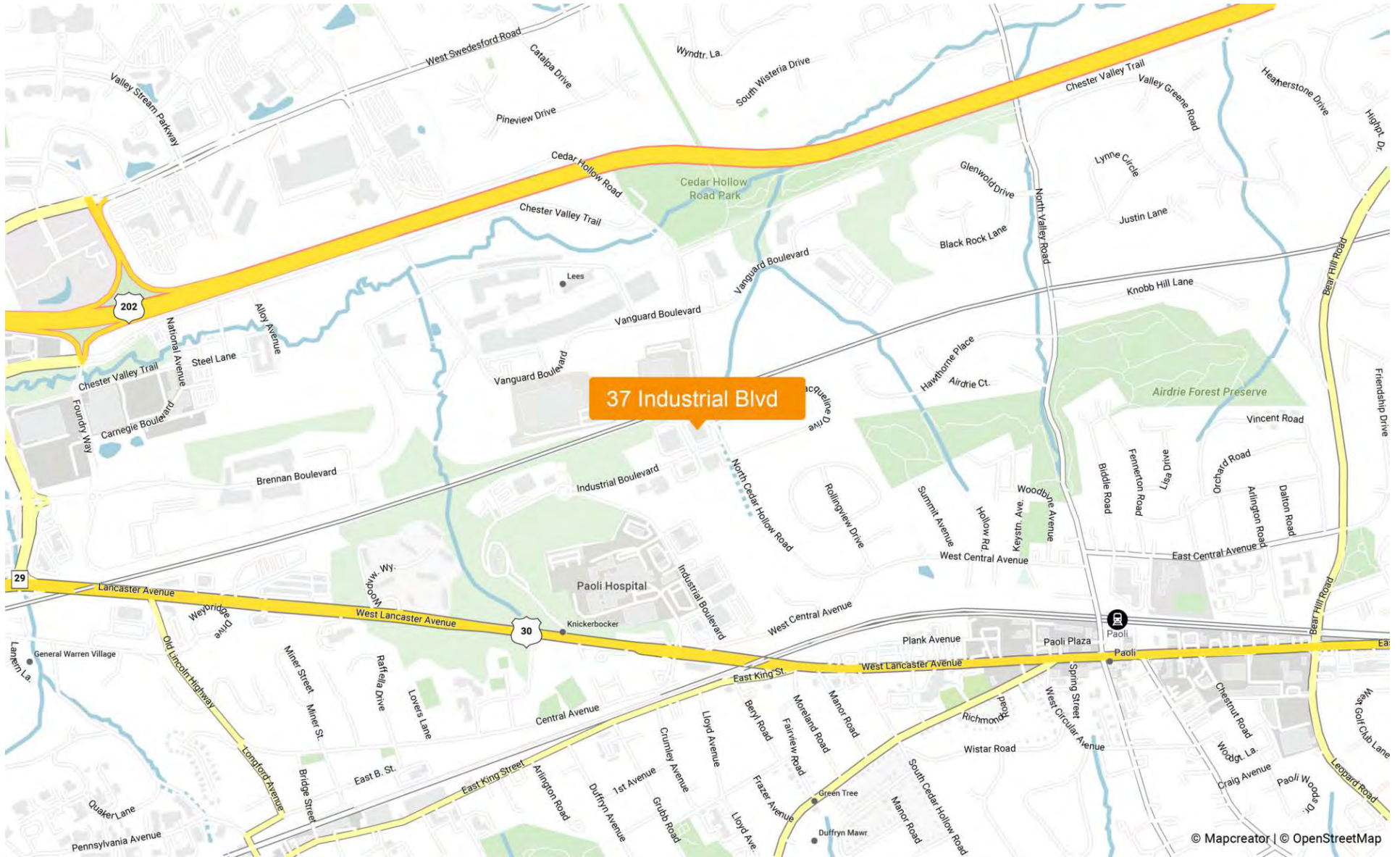
PAOLI COMMONS - 37 INDUSTRIAL BLVD





# LOCAL MAP

PAOLI COMMONS - 37 INDUSTRIAL BLVD





# RETAILER MAP

PAOLI COMMONS - 37 INDUSTRIAL BLVD





# FINANCIAL DETAILS

PAOLI COMMONS - 37 INDUSTRIAL BLVD

As of October, 2025

TENANT NAME	SUITE	SQUARE FEET	% BLDG SHARE	LEASE DATES		Annual RENT PER SQ. FT.	TOTAL RENT PER MONTH	TOTAL RENT PER YEAR	Remaining Term	CHANGES ON	CHANGES TO	LEASE TYPE	EXPENSE REIMBURSEMENTS	RENEWAL OPTIONS AND OPTION YEAR RENTAL INFORMATION
				COMM.	EXP.									
DUCTIZ Venting Cleaning	A	4,000	16.7%	1/1/25	12/31/29	\$14.57	\$4,857	\$58,284	4.18	Jan-2026	\$58,284	NNN	\$13,668	1-4 year option, negotiable
SINO Biographics LLC	B	5,000	20.8%	6/1/25	5/31/2032	\$13.95	\$5,813	\$69,750	6.59	Jul-2026	\$85,992	NNN	\$17,072	3% yearly increases
Dynamic Strength LLC	C	5,000	20.8%	7/1/24	6/30/29	\$11.50	\$4,792	\$57,504	3.67	Jul-2026	\$60,000	NNN	\$17,072	1-5 year option
Turf Maintenance	D	5,000	20.8%	5/1/25	4/30/29	\$11.50	\$4,792	\$57,500	3.51	May-2026	\$59,225	NNN	\$17,072	Paying 50% of water
Encore Fire Protection Kistler Fire Alarm	E	5,000	20.8%	7/1/24	6/30/28	\$12.65	\$5,271	\$63,250	2.67	Jul-2026	\$65,000	NNN	\$17,072	1-3 year option
Gordon Eadie Landscape and Design	Land	0	0.0%	12/1/24	11/30/28	\$0.00	\$750	\$9,000		Dec-2025	\$9,270	Gross	\$0	None, provides landscaping
General Equipment Acceptance Corp	Side Yard	0	0.0%	1/1/21	1/1/27	\$0.00	\$5,493	\$65,920		Dec-2026	\$65,920	Gross	\$0	3-1 year options
<b>Total</b>		<b>24,000</b>				<b>\$15.88</b>	<b>\$31,767</b>	<b>\$381,208</b>					<b>\$81,956</b>	
		Occupied Tenants: 7		Unoccupied Tenants: 0		Occupied GLA: 100.00%		Unoccupied GLA: 0.00%		<b>WALT 4.12 Years</b>				



## FINANCIAL DETAILS

PAOLI COMMONS - 37 INDUSTRIAL BLVD

INCOME	Current		PER SF	Year 1		PER SF
Scheduled Base Rental Income	393,039		16.38	404,424		16.85
Expense Reimbursement Income						
CAM	25,558		1.06	26,069		1.09
Insurance	5,485		0.23	5,595		0.23
Real Estate Taxes	32,401		1.35	32,401		1.35
Management Fees	19,000		0.79	19,526		0.81
Total Reimbursement Income	\$82,444	100.0%	\$3.44	\$83,591	100.0%	\$3.48
Effective Gross Revenue	\$475,010		\$19.79	\$488,141		\$20.34

OPERATING EXPENSES	Current		PER SF	Year 1		PER SF
Common Area Maintenance (CAM)						
Water	2,994		0.12	3,054		0.13
Sewer	1,801		0.08	1,837		0.08
Landscaping	9,000		0.38	9,180		0.38
HVAC Contract	1,913		0.08	1,951		0.08
Snow Removal	9,700		0.40	9,894		0.41
Back flow	150		0.01	153		0.01
Insurance	5,485		0.23	5,595		0.23
Real Estate Taxes	32,401		1.35	32,401		1.35
Management Fee	19,000	4.0%	0.79	19,526	4.0%	0.81
Total Expenses	\$82,444		\$3.44	\$83,591		\$3.48
Expenses as % of EGR	17.4%			17.1%		
Net Operating Income	\$392,566		\$16.36	\$404,551		\$16.86



# FINANCIAL DETAILS

PAOLI COMMONS - 37 INDUSTRIAL BLVD

## SUMMARY

Price	\$5,250,000	
Down Payment	\$1,837,500	35%
Number of Suites	7	
Price Per SqFt	\$218.75	
Gross Leasable Area (GLA)	24,000 SF	
Lot Size	2.60 Acres	
Year Built/Renovated	1986 / 2025	
Occupancy	100.00%	

## RETURNS

	Current	Year 1
CAP Rate	7.48%	7.71%
Cash-on-Cash	23.64%	6.97%
Debt Coverage Ratio	1.42	1.46

## FINANCING

	1st Loan
Loan Amount	\$3,412,500
Loan Type	New
Interest Rate	6.50%
Amortization	25 Years
Year Due	2035

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

## OPERATING DATA

### INCOME

		Current		Year 1
Scheduled Base Rental Income		\$393,039		\$404,424
Total Reimbursement Income	21.0%	\$82,444	20.7%	\$83,591
Potential Gross Revenue		\$475,483		\$488,014
Effective Gross Revenue		\$475,010		\$488,141
Less: Operating Expenses	17.4%	(\$82,444)	17.1%	(\$83,591)
Net Operating Income		\$392,566		\$404,551
Cash Flow		\$392,566		\$404,551
Debt Service		(\$276,497)		(\$276,497)
Net Cash Flow After Debt Service	6.32%	\$116,068	6.97%	\$128,053
Principal Reduction		\$56,344		\$56,344
Bonus Depreciation		\$318,308		
Total Return	26.71%	\$490,720	10.04%	\$184,397

### OPERATING EXPENSES

	Current	Year 1
CAM	\$25,558	\$26,069
Insurance	\$5,485	\$5,595
Real Estate Taxes	\$32,401	\$32,401
Management Fee	\$19,000	\$19,526
Total Expenses	\$82,444	\$83,591
Expenses/SF	\$3.44	\$3.48



## DUCTZ

PAOLI COMMONS- 37 INDUSTRIAL BLVD



### DUCTZ

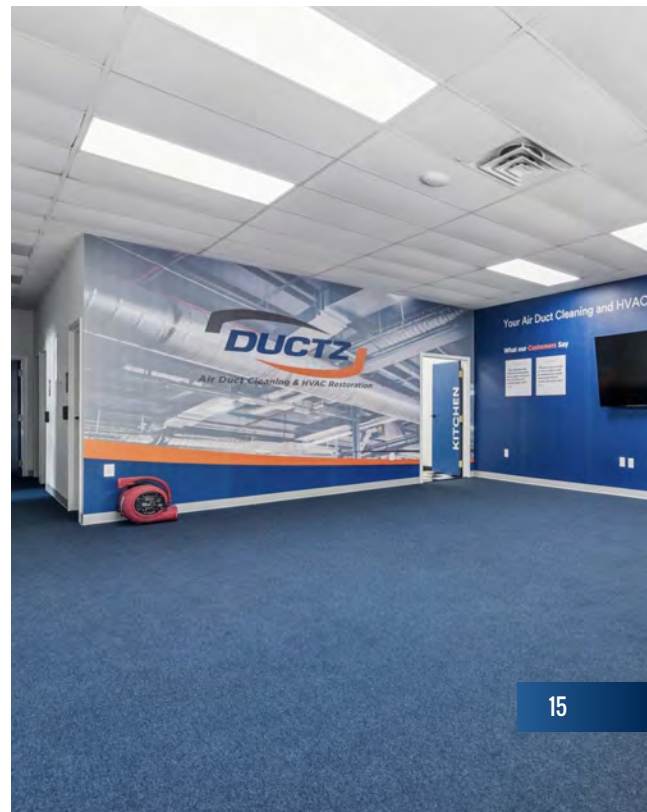
Founded:	2002
Total Revenue:	\$6.6 Million
Headquarters:	Ann Arbor, MI
Tenant Square Feet:	4,000 SF
Lease Rate:	\$14.57/ SF
Lease Expiration:	12/31/2029
Lease Type:	NNN

### TENANT OVERVIEW

DUCTZ of Delchester takes pride in delivering the best air duct cleaning services in the area. Their services work to ensure the efficiency and reliability of heating, ventilation, and cooling systems as well as the health of indoor air.

DUCTZ has state-of-the-art patented air duct cleaning methods and provides photo documentation after each service. Their team begins every air duct cleaning service in Delchester with a detailed examination of the entire HVAC system, walking each customer through the cleaning and restoration plan for their living space. DUCTZ crews perform services for healthcare facilities and follow all local codes as well as all the health and safety guidelines set forth by NADCA, ACCA and the EPA.







## SINO BIOLOGICAL

PAOLI COMMONS- 37 INDUSTRIAL BLVD

### TENANT OVERVIEW

Sino Biological is committed to providing high-quality recombinant protein and antibody reagents and to being a one-stop technical services shop for life science researchers around the world. All of our products are independently developed and produced. In addition, we offer pharmaceutical companies and biotechnology firms pre-clinical production technology services for hundreds of monoclonal antibody drug candidates. Our product quality control indicators meet rigorous requirements for clinical-use samples. It takes only a few weeks for us to produce one to 30 grams of purified monoclonal antibody from gene sequencing.

Sino Biological has concluded the acquisition of Vancouver-based Canadian biotechnology company SignalChem Biotech Inc. ("SignalChem" or "SCB"). Sino Biological has acquired 100 percent of SignalChem shares in a deal valued at \$48M USD. SignalChem is renowned for its specialized active enzymes, including the world's largest active kinase catalog, phosphatases, ubiquitin and epigenetic enzymes, and offers tailored contract research services ranging from enzyme development and compound profiling to assay development. Over the past two decades, SignalChem has established proprietary production and quality control platforms, setting industry standards for the development and production of high-quality active enzyme proteins to support scientists from basic research through drug discovery and development. The acquisition of SignalChem underlines Sino Biological's commitment to bolstering its global footprint and expanding its product offering and service capabilities.

In October 2023, Sino Biological, Inc. opened its Center for Bioprocessing (C4B) in Houston, Texas, nestled within the Levitt Green district near the Texas Medical Center. Spanning 10,000 sq ft, the C4B boasts cutting-edge laboratories equipped with state-of-the-art equipment, proprietary technology platforms, and a world-class team.

Since its opening, the C4B has executed 200+ projects, garnering 4.5 out of 5 stars on customer satisfaction. Specializing in recombinant protein and antibody production utilizing mammalian expression systems, the C4B ensures high purity and minimal endotoxin levels of the finished products.

The C4B also offers comprehensive biomolecular interaction analysis services based on bio-layer interferometry (BLI) technology. With the state-of-the-art Octet® R8 system and extensive expertise in BLI and protein science, the C4B ensures the rapid delivery of accurate results, adhering to project plans tailored to meet specific requirements.

Sino Biological, Inc. is headquartered in Beijing, China with subsidiaries in the United States, Europe, Japan, Suzhou and Taizhou, China, and branches in Shanghai and Guangzhou, China. Dozens of authorized distributors around the world provide their customers with convenient, efficient and high-quality service.



# Sino Biological

### SINO BIOLOGICAL

Founded:	2007
Total Revenue:	\$616.62 Million
Headquarters:	Beijing, China
Tenant Square Feet:	5,000 SF
Lease Rate:	\$13.95/ SF
Lease Expiration:	5/31/2032
Lease Type:	NNN





## DYNAMIC STRENGTH | MAIN LINE GYM

PAOLI COMMONS- 37 INDUSTRIAL BLVD



### DYNAMIC STRENGTH | MAIN LINE GYM

Founded:	2013
Headquarters:	Paoli, PA
Tenant Square Feet:	5,000 SF
Lease Rate:	\$11.50/ SF
Lease Expiration:	6/30/2029
Lease Type:	NNN

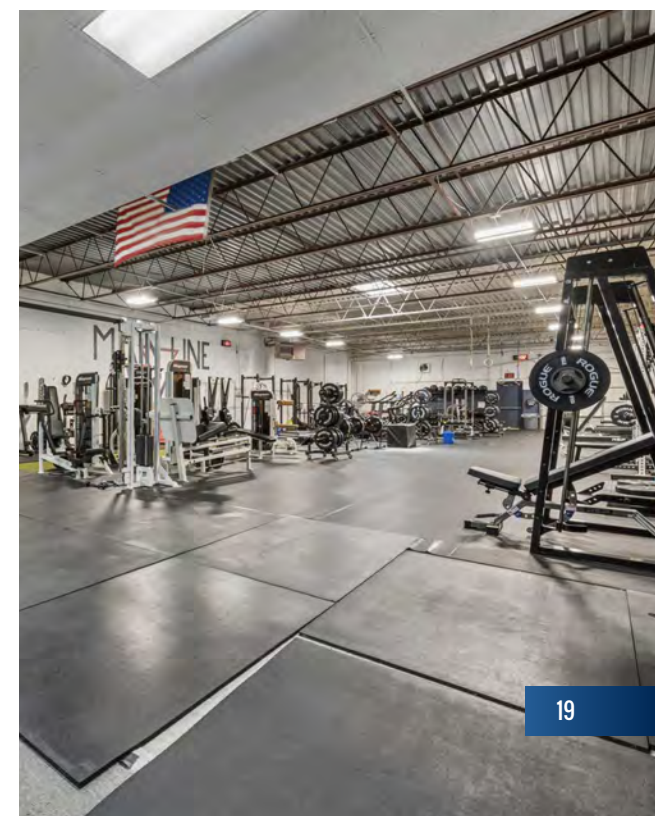
### TENANT OVERVIEW

Main Line Gym, located at 37 Industrial Boulevard, Suite C, Paoli, PA 19301, is a 24/7 private access fitness facility designed to meet the needs of busy professionals seeking flexible and efficient workout options. The gym operates on a self-service model with secure, app-based entry, providing members with uninterrupted access every day of the year. While it does not offer luxury amenities such as pools or smoothie bars, Main Line Gym distinguishes itself through its emphasis on functionality, privacy, and performance.

The facility is equipped with a wide array of high-quality training equipment, including functional fitness tools (barbells, bumper plates, pull-up bars), a full spectrum of free weights (dumbbells, kettlebells), cable machines (leg press, lat pulldown, cable crossover, adductor/abductor), and premium cardio equipment such as Concept 2 rowers, ski ergs, and air-runner manual treadmills. This focus on practical training resources ensures that members can complete effective workouts without delay or overcrowding.

Founded by Dynamic Strength LLC—formerly operating as OPEX Upper Main Line Fitness since 2014—Main Line Gym is grounded in a performance-driven philosophy. While members are free to train independently, the gym also offers personalized training programs and assessments for those seeking additional structure and accountability.







## FOREMAN TURF MAINTENANCE | THE LAWN COMPANY

PAOLI COMMONS- 37 INDUSTRIAL BLVD

### TENANT OVERVIEW

TLC - The Lawn Company, operating locally as Foreman Turf Specialties in Paoli, PA, is a well-established, professional lawn care provider with over 40 years of industry experience. Known for its high-quality service and customer satisfaction guarantees, TLC serves both residential and commercial clients throughout Chester and Delaware counties. The company offers a full suite of turf management services—including fertilization, weed control, and core aeration, supported by a five-visit seasonal program and a strong reputation for reliability. With an A+ BBB rating, a track record of over 38,000 satisfied customers across 11 states, and a price-match guarantee, TLC combines the scale of a regional franchise with the care and responsiveness of a local business. Their operational needs, including office space for administrative functions and light industrial space for equipment storage and service prep, make them an ideal tenant for mixed-use commercial properties.

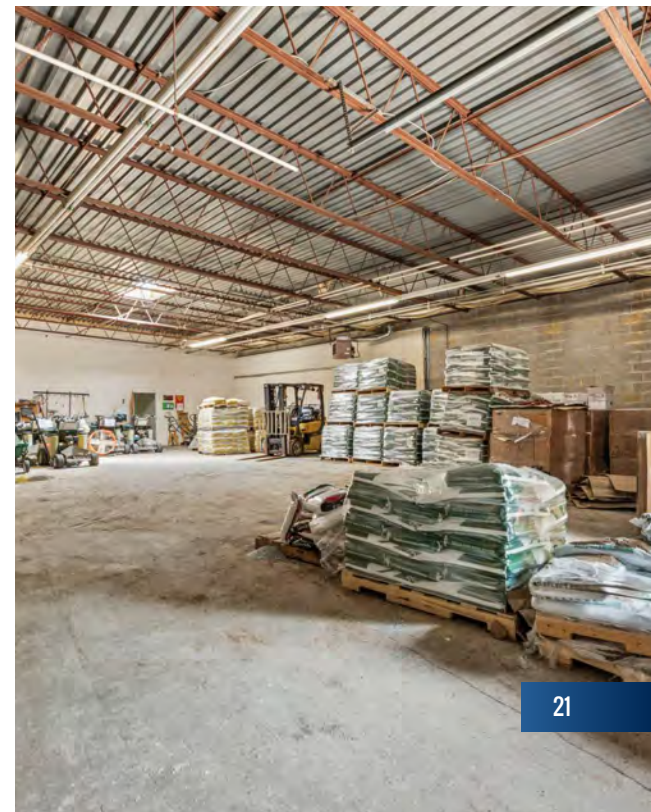


LAWN CARE PROFESSIONALS SINCE 1985

#### THE LAWN COMPANY

Founded:	1985
Total Revenue:	\$8.1 Million
Headquarters:	Paoli, PA
Tenant Square Feet:	5,000 SF
Lease Rate:	\$11.50/ SF
Lease Expiration:	4/30/2029
Lease Type:	NNN







## KISTLER FIRE ALARM

PAOLI COMMONS- 37 INDUSTRIAL BLVD

# KISTLER O'BRIEN FIRE PROTECTION

powered by  **encore**

### KISTLER O'BRIEN FIRE ALARM

Founded:	1964
Total Revenue:	\$19.6 Million
Headquarters:	Bethlehem, PA
Tenant Square Feet:	5,000 SF
Lease Rate:	\$12.65/ SF
Lease Expiration:	6/30/2028
Lease Type:	NNN

## TENANT OVERVIEW

From the basement of a rental property in Allentown to three offices and over 210 employees, the growth of Kistler O'Brien Fire Protection is one of the great Lehigh Valley success stories. Now over 90 years later, with more than 100 service vehicles on the road servicing thousands of customers across the tri-state area, Kistler O'Brien is known as a leader in the life safety industry.

All these decades after its start on 15th and Chew Street, Kistler O'Brien is widely recognized as being at the forefront of the fire protection business, but it was the organization's willingness to take the lead that led them to the success they now experience on City Line Road. George Kistler Sr. started the business by selling and servicing fire extinguishers with the help of just a few City of Allentown firefighters working with him on a part-time basis. Then in the 1960s, the organization started on a track that would catapult them to a regional powerhouse in life safety.

Over the years, Kistler O'Brien's mission has remained the same: advancing life safety in the workplace. What began with just fire extinguishers now includes full capabilities with other fire protection equipment such as fire alarm and suppression systems. Our life safety experts provide streamlined commercial fire protection services in the tri-state area.

As the trusted life safety partner in the mid-Atlantic region, Kistler O'Brien's team of over 210 employees working from three regional offices are prepared to protect the people and property of any sized business. The organization has seen tremendous growth under various leaders from George Kistler Sr. to George W. Kistler, Jr., and Eric Blasser.

The organization's growth reached new heights when it started a new chapter in late 2023 when Kistler O'Brien entered a partnership with Encore Fire Protection, strengthening the organization by aligning with dozens of other partners across the region. With Scott Guzzo as the executive vice president, Kistler O'Brien continues to thrive, grow, and be known as the go-to source for commercial fire protection in the region.







## GORDON EADIE LANDSCAPE

PAOLI COMMONS- 37 INDUSTRIAL BLVD

### TENANT OVERVIEW

Gordon Eadie Landscape & Design is a premier, full-service landscape architecture and maintenance firm based in Phoenixville, PA, serving the Main Line and surrounding Chester County communities—including Paoli—for over 40 years. Specializing in upscale residential and commercial projects, their services include design, installation, hardscaping, outdoor lighting, irrigation, seasonal maintenance, and winter snow removal. The company is known for managing every phase of a project—consultation, on-site evaluation, detailed proposal, and execution—delivering continuity and quality with a single point of contact. With certified professionals and a track record of transforming properties—such as patios, pool surrounds, courtyards, and commercial landscapes, they are positioned as a top-tier tenant in the landscape services industry. Their established reputation, regional footprint, and need for both office space and light industrial or storage bays for equipment make them an excellent match for mixed-use rental properties.

Gordon Eadie Landscape occupies space in the side yard of Paoli Commons.



### GORDAN EADIE LANDSCAPE AND DESIGN

Founded:	1980
Total Revenue:	\$5.5 Million
Headquarters:	Phoenixville, PA
Tenant Square Feet:	Land
Lease Expiration:	11/30/2028
Lease Rate:	\$750/ Month
Lease Type:	Gross



# GENERAL EQUIPMENT ACCEPTANCE CORP

PAOLI COMMONS- 37 INDUSTRIAL BLVD



## TENANT OVERVIEW

Specializing in waste and recycling handling equipment, General Equipment Acceptance Corporation (GEAC) provides commercial, industrial, and institutional organizations with custom-tailored lease and rental options. Since 1998, GEAC's team has consulted on and arranged delivery of hundreds of commercial trash compaction systems, recycling balers, and material handling systems — helping to improve our client's productivity, workflow, and safety compliance. We offer consulting services for many of our clients to identify cost-savings opportunities that typically incorporate environmentally friendly alternatives, such as composting and waste to energy solutions.

## GENERAL EQUIPMENT ACCEPTANCE CORP

Founded:	1998
Headquarters:	West Chester, PA
Tenant Square Feet:	Side Yard
Lease Expiration:	1/1/2027
Lease Rate:	\$5,493/ Month
Lease Type:	Gross







## MARKET OVERVIEW

PAOLI COMMONS- 37 INDUSTRIAL BLVD



## PAOLI, PENNSYLVANIA

Paoli is a vibrant census-designated place in Chester County, Pennsylvania, located approximately 20 miles west of Philadelphia along the historic Main Line corridor. Positioned directly on U.S. Route 30 (Lancaster Avenue) and near Route 202 and the Pennsylvania Turnpike (I-76), Paoli offers exceptional accessibility to Greater Philadelphia and surrounding suburban employment centers. Moreover, the area is served by SEPTA and Amtrak via the Paoli Station, making it a major transportation hub for commuters traveling to Philadelphia and beyond. Paoli's economy is primarily anchored by a mix of professional services, healthcare, retail, and technology, with key employers in the region including Paoli Hospital, a member of Main Line Health, as well as companies located in nearby corporate campuses such as the Great Valley Corporate Center.

The town features a walkable commercial center with shops, restaurants, and services, along with nearby landmarks like the Paoli Battlefield. Additionally, the town regularly hosts community events and farmer's markets that contribute to the town's local charm. A desirable place for families, Paoli is served by the highly ranked Tredyffrin/Easttown and Great Valley school districts. The area is also within close proximity to esteemed colleges and universities including Villanova University and West Chester University. Surrounded by preserved open space, regional parks, and the cultural richness of the Main Line, Paoli blends historic character, modern convenience, and a high quality of life.

## ECONOMIC HIGHLIGHTS

**Strategic Location & Transit Access:** Paoli lies along U.S. Route 30 and features a key SEPTA/Amtrak rail station, providing convenient access to Philadelphia and nearby employment centers.

**Regional Healthcare & Employment Center:** Anchored by Paoli Hospital and near Great Valley Corporate Center, the area supports strong professional and healthcare sectors.

**Historic Charm & Livability:** With excellent schools, a walkable town center, and proximity to parks and cultural landmarks, Paoli is a sought-after community in the Philadelphia suburbs.

# MARKET OVERVIEW

PAOLI COMMONS - 37 INDUSTRIAL BLVD

## PHILADELPHIA

Philadelphia is known for the Liberty Bell and the home of Independence Hall, where the United States Constitution and Declaration of Independence were adopted. The metropolitan area encompasses 11 counties across Pennsylvania, New Jersey, Delaware and Maryland. The Delaware River bisects the metropolis from northeast to southwest, and it serves as the border between Pennsylvania and New Jersey. The Schuylkill River passes through the heart of Philadelphia, separating West Philadelphia from Center City. The market contains approximately 6.3 million residents. Although the metro has more than 360 municipalities, few have more than 50,000 citizens. Philadelphia is the largest city, with just over 1.6 million residents.

### METRO HIGHLIGHTS



#### HIGHLY-EDUCATED WORKFORCE

Philadelphia has one of the largest concentrations of higher learning institutions in the nation, including the University of Pennsylvania, Temple University and Drexel University.



#### EXPANDING HEALTH SCIENCES SECTOR

The metropolitan area is a significant pharmaceutical, medical and bio-sciences center. Major companies include Merck, GlaxoSmithKline and Johnson & Johnson.



#### TRANSPORTATION NETWORK

Interstate 95 connects Philadelphia to both New York City and Washington, D.C., and Interstate 76 links the region to Pittsburgh and Cleveland.



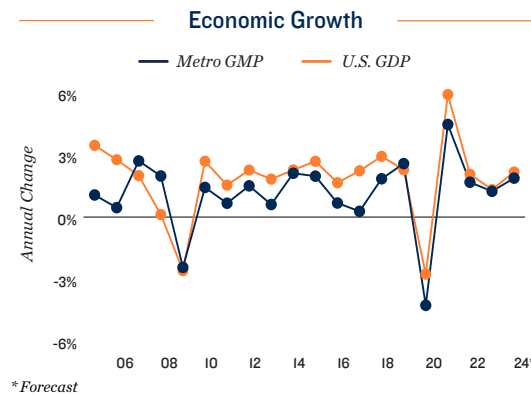


# MARKET OVERVIEW

PAOLI COMMONS - 37 INDUSTRIAL BLVD

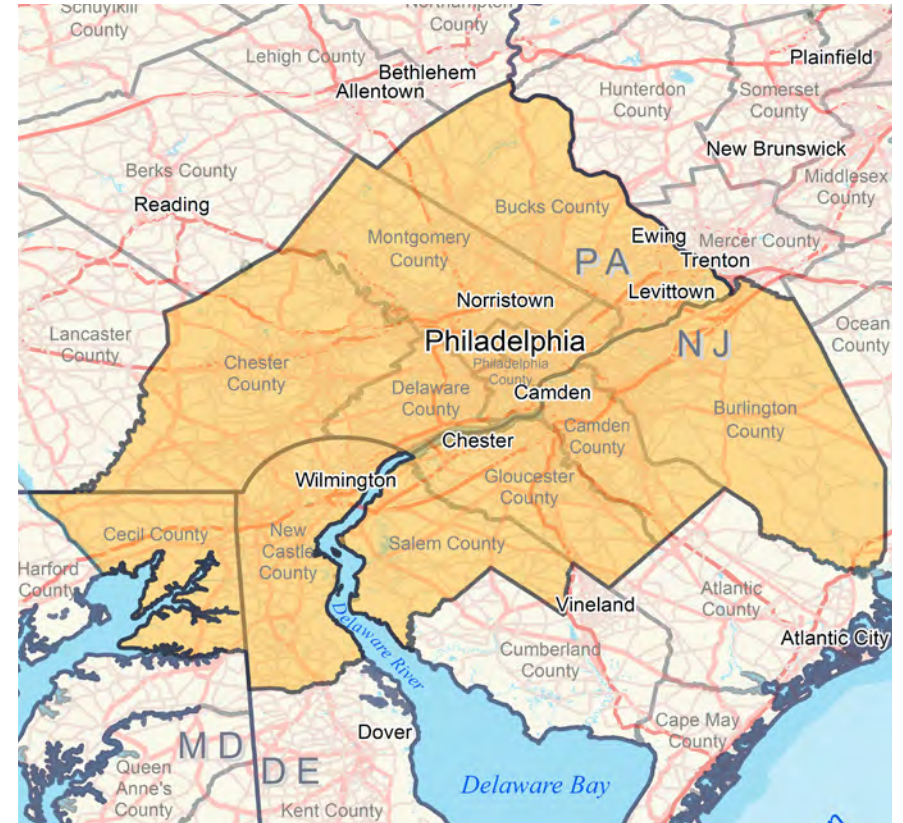
## ECONOMY

- Drivers of the region's economy include pharmaceuticals, biotechnology, financial services, education, logistics, advanced manufacturing and telecommunications.
- The Philadelphia area is home to numerous Fortune 500 companies that operate across a broad spectrum of industries, including Cencora, Comcast, Crown Holdings, Inc., UGI, Toll Brothers and Aramark.
- Philadelphia is headquarters to the Federal Reserve's Third District, which, along with the U.S. Mint, the Philadelphia Stock Exchange, and companies like Lincoln Financial Group and Vanguard, helps shape a formidable financial sector.

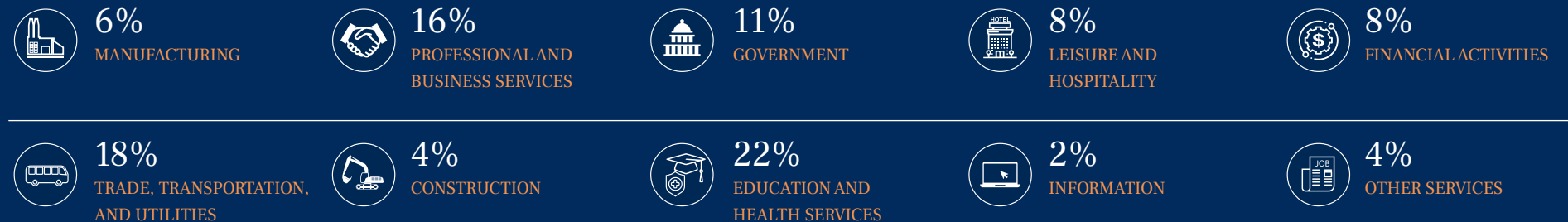


### MAJOR AREA EMPLOYERS

- University of Pennsylvania
- Jefferson Health System
- Merck & Co.
- Drexel University
- Temple University Health System
- Trinity Health Corp.
- Comcast
- Bank of America Corp.
- Children's Hospital of Philadelphia
- The Vanguard Group, Inc.



## SHARE OF 2023 TOTAL EMPLOYMENT



Note: Figures are rounded to nearest whole percentage point

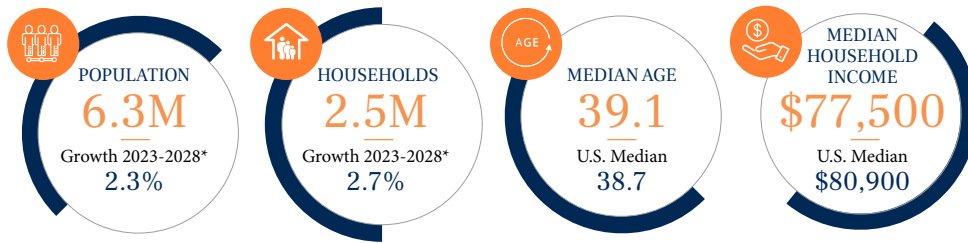


# MARKET OVERVIEW

PAOLI COMMONS - 37 INDUSTRIAL BLVD

## DEMOGRAPHICS

- The metro is expected to add roughly 63,500 households by the end of 2028, facilitating demand for housing, as well as retail services.
- Roughly 37 percent of people ages 25 and older hold a bachelor’s degree; among those residents, 15 percent have also earned a graduate or professional degree.
- Although low local housing costs have traditionally incentivized homeownership, a rising affordability gap has driven many residents to seek out rental housing.



### 2023 POPULATION BY AGE



## QUALITY OF LIFE

Philadelphia offers its residents an attractive package of economic, educational, cultural and recreational advantages. Its transformation from a manufacturing-based economy to one more reliant on information will continue to provide greater economic opportunities. In addition, the cost-of-living in Philadelphia is much less than in other major East Coast markets. Philadelphia provides both visitors and locals with a wide array of destinations. Art and science museums are plentiful, and the restaurant and nightclub scene is alive in the Center City area. The metro houses major professional sports teams, including the Eagles, 76ers, Phillies, Flyers and Union, in addition to numerous golf courses, bike paths and water-related activities.

## SPORTS

- Baseball | **MLB** | PHILADELPHIA PHILLIES
- Football | **NFL** | PHILADELPHIA EAGLES
- Basketball | **NBA** | PHILADELPHIA 76ERS
- Hockey | **NHL** | PHILADELPHIA FLYERS
- Soccer | **MLS** | PHILADELPHIA UNION

## EDUCATION

- UNIVERSITY OF PENNSYLVANIA
- DREXEL UNIVERSITY
- TEMPLE UNIVERSITY
- VILLANOVA UNIVERSITY
- SWARTHMORE COLLEGE
- THOMAS JEFFERSON UNIVERSITY
- COMMUNITY COLLEGE OF PHILADELPHIA

## ARTS & ENTERTAINMENT

- KIMMEL CENTER FOR THE PERFORMING ARTS
- PHILADELPHIA MUSEUM OF ART
- THE FRANKLIN INSTITUTE
- MORRIS ARBORETUM

\* Forecast  
Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau



# DEMOGRAPHICS

PAOLI COMMONS - 37 INDUSTRIAL BLVD

POPULATION	1 Mile	3 Miles	5 Miles
<b>2029 Projection</b>			
Total Population	5,577	38,446	88,492
<b>2024 Estimate</b>			
Total Population	5,553	37,602	86,470
<b>2020 Census</b>			
Total Population	5,347	36,758	85,290
<b>2010 Census</b>			
Total Population	5,017	31,811	76,819
<b>Daytime Population</b>			
2024 Estimate	12,093	86,191	144,869
<b>HOUSEHOLDS</b>			
<b>2029 Projection</b>			
Total Households	2,363	15,241	34,114
<b>2024 Estimate</b>			
Total Households	2,331	14,884	33,367
Average (Mean) Household Size	2.3	2.5	2.5
<b>2020 Census</b>			
Total Households	2,285	14,393	32,336
<b>2010 Census</b>			
Total Households	2,065	12,722	30,007

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2024 Estimate</b>			
\$200,000 or More	25.8%	35.5%	35.8%
\$150,000-\$199,999	14.5%	14.0%	13.4%
\$100,000-\$149,999	17.4%	17.9%	18.6%
\$75,000-\$99,999	13.8%	9.1%	8.7%
\$50,000-\$74,999	11.1%	8.6%	8.7%
\$35,000-\$49,999	6.6%	5.5%	5.2%
\$25,000-\$34,999	3.8%	3.3%	3.3%
\$15,000-\$24,999	4.7%	3.2%	3.2%
Under \$15,000	2.2%	2.9%	3.1%
Average Household Income	\$155,576	\$182,892	\$182,796
Median Household Income	\$121,449	\$157,542	\$158,443
Per Capita Income	\$65,458	\$71,282	\$69,686
<b>POPULATION PROFILE</b>			
<b>Population By Age</b>			
2024 Estimate Total Population	5,553	37,602	86,470
Under 20	19.9%	23.6%	24.1%
20 to 34 Years	19.6%	15.4%	14.6%
35 to 39 Years	6.7%	6.5%	6.2%
40 to 49 Years	11.8%	13.4%	12.9%
50 to 64 Years	20.3%	21.6%	21.1%
Age 65+	21.7%	19.5%	21.1%
Median Age	43.0	44.0	44.0
<b>Population 25+ by Education Level</b>			
2024 Estimate Population Age 25+	4,167	26,965	61,238
Elementary (0-8)	1.8%	1.1%	1.1%
Some High School (9-11)	1.6%	1.5%	1.5%
High School Graduate (12)	17.1%	10.8%	9.8%
Some College (13-15)	9.2%	8.7%	9.3%
Associate Degree Only	4.7%	3.2%	3.6%
Bachelor's Degree Only	35.6%	37.1%	37.8%
Graduate Degree	29.8%	37.6%	37.0%
<b>Travel Time to Work</b>			
Average Travel Time to Work in Minutes	29.0	29.0	28.0

# DEMOGRAPHICS

PAOLI COMMONS - 37 INDUSTRIAL BLVD



## POPULATION

In 2024, the population in your selected geography is 86,470. The population has changed by 12.56 percent since 2010. It is estimated that the population in your area will be 88,492 five years from now, which represents a change of 2.3 percent from the current year. The current population is 51.3 percent male and 48.7 percent female. The median age of the population in your area is 44.0, compared with the U.S. average, which is 39.0. The population density in your area is 1,099 people per square mile.



## HOUSEHOLDS

There are currently 33,367 households in your selected geography. The number of households has changed by 11.20 percent since 2010. It is estimated that the number of households in your area will be 34,114 five years from now, which represents a change of 2.2 percent from the current year. The average household size in your area is 2.5 people.



## INCOME

In 2024, the median household income for your selected geography is \$158,443, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 61.16 percent since 2010. It is estimated that the median household income in your area will be \$179,440 five years from now, which represents a change of 13.3 percent from the current year.

The current year per capita income in your area is \$69,686, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$182,796, compared with the U.S. average, which is \$101,307.



## EMPLOYMENT

In 2024, 44,925 people in your selected area were employed. The 2010 Census revealed that 82.5 percent of employees are in white-collar occupations in this geography, and 6.9 percent are in blue-collar occupations. In 2024, unemployment in this area was 3.0 percent. In 2010, the average time traveled to work was 28.00 minutes.



## HOUSING

The median housing value in your area was \$646,068 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 23,739.00 owner-occupied housing units and 6,272.00 renter-occupied housing units in your area.



## EDUCATION

The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 69.3 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 3.6 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

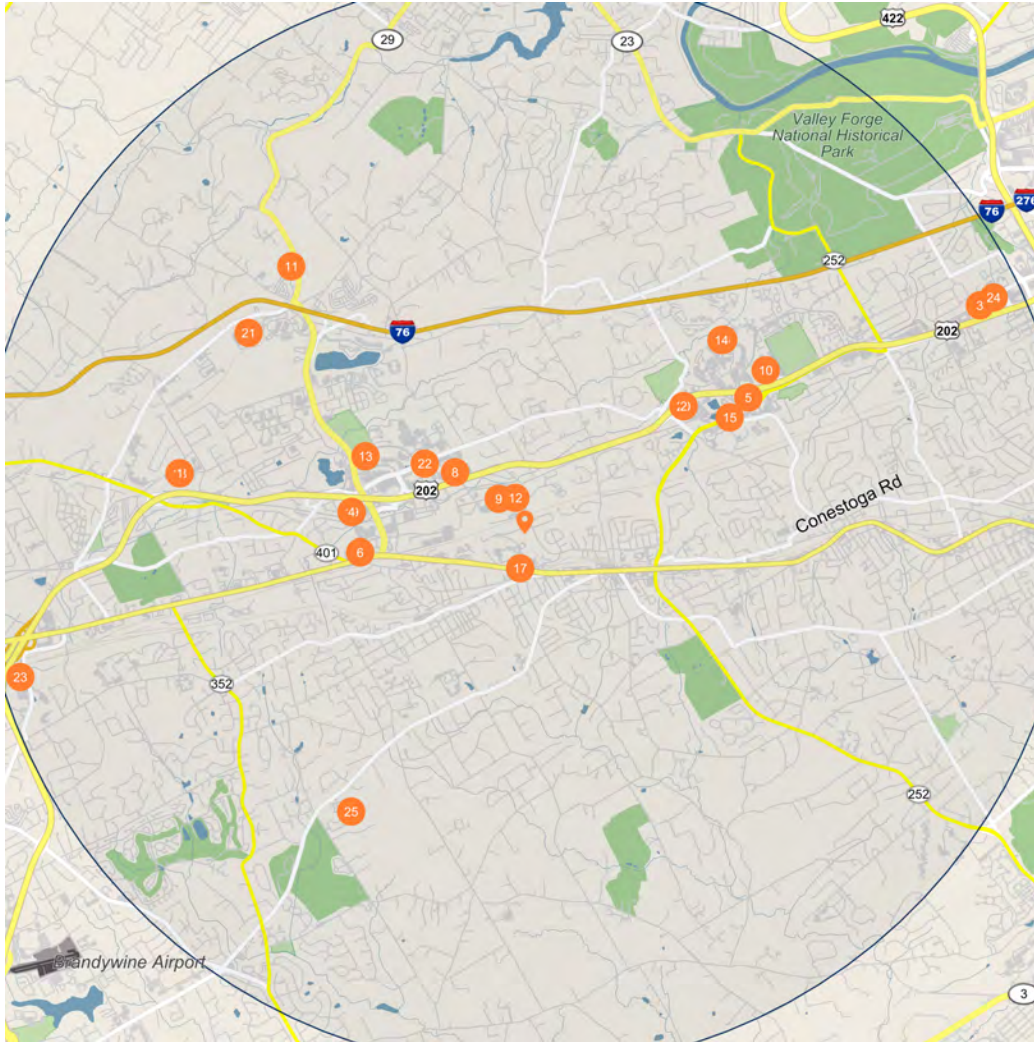
The number of area residents with an associate degree was lower than the nation's at 6.6 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 0.9 percent vs. 26.2 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 12.5 percent in the selected area compared with the 19.7 percent in the U.S.



# DEMOGRAPHICS

PAOLI COMMONS - 37 INDUSTRIAL BLVD



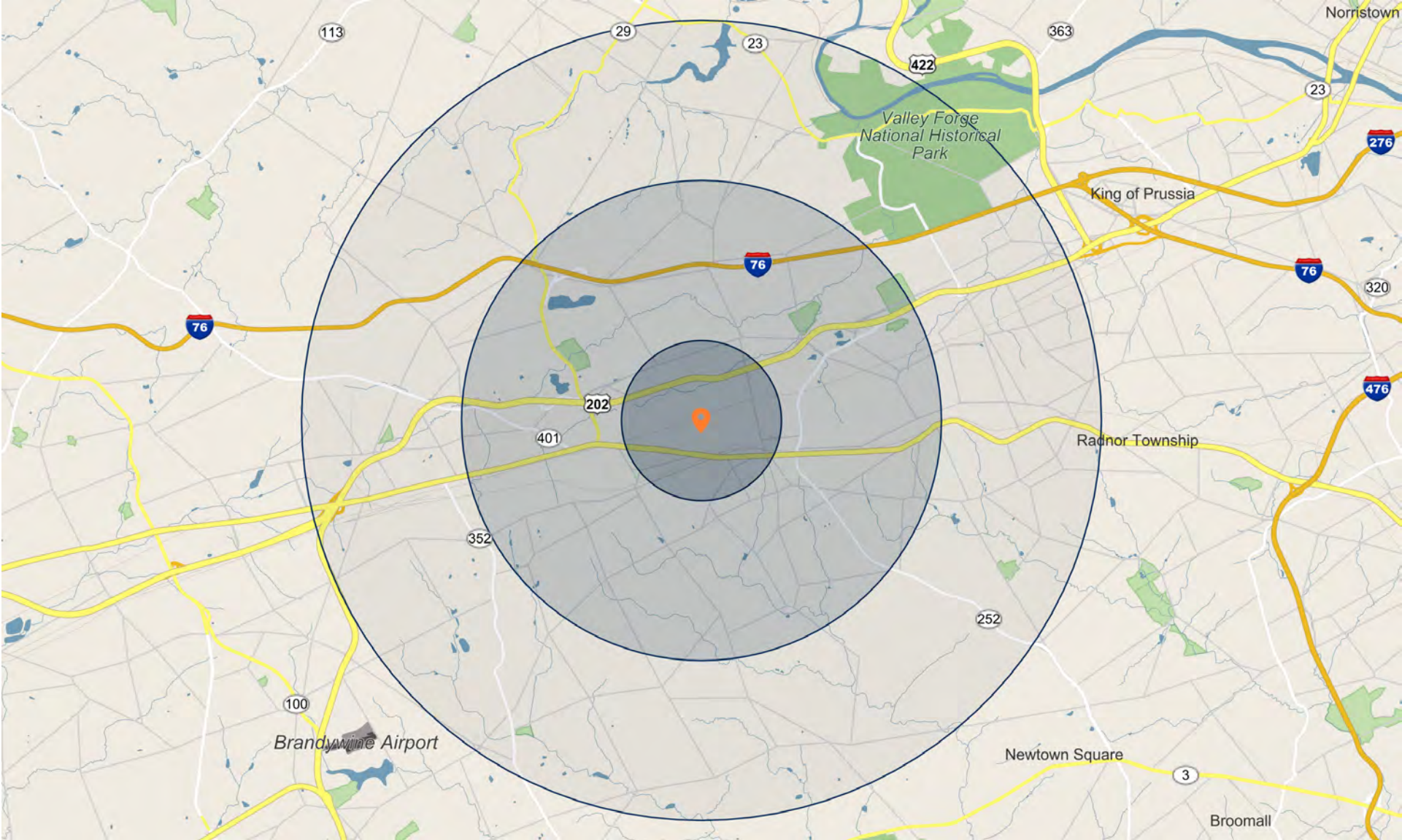
## Major Employers

## Employees

1	Saint-Gobain Ceramics Plas Inc-Corhart Refractories	3,000
2	Barrett Business Services Inc-Bbsi	2,950
3	Trident Tpi Holdings Inc	2,500
4	Ecovyst Intl Holdings Inc	2,418
5	Envestnet Financial Tech Inc	2,096
6	Vishay Intertechnology Inc-Vishay	1,457
7	Niagara Holdings Inc	1,300
8	Biotel Inr LLC	1,200
9	Vanguard Group Inc-Vanguard	1,159
10	Decisionone Corporation-Decisionone	1,145
11	Allan Myers Materials Inc	1,091
12	Wood Company	1,008
13	Lifescan Inc	1,000
14	Planco Financial Services	900
15	Mancon LLC	898
16	Novocure Inc	894
17	Main Line Hospitals Inc-Paoli Memorial Hospital	800
18	Saint-Gobain Corporation	750
19	Ecovyst Inc	702
20	Advanced Call Center Tech LLC	683
21	Potters Guarantor LP	635
22	Dollar Financial US Inc	615
23	Venerable Holdings Inc-Venerable Annuity Services	610
24	Arrow International LLC-Teleflex	600
25	Bryn Mawr Rhbltton Systems In	550

# DEMOGRAPHICS

PAOLI COMMONS - 37 INDUSTRIAL BLVD





## PAOLI COMMONS

PAOLI COMMONS - 37 INDUSTRIAL BLVD

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