

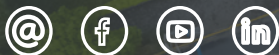
PITTSBURGH CROSS-DOCK INVESTMENT OPPORTUNITY

OFFERING MEMORANDUM

2 Sexton Road, McKees Rocks, PA 15136



Burr & Temkin
TRANSPORTATION REAL ESTATE SPECIALISTS SINCE 1983



Chuck Dombrowski
Regional Vice President
724.554.6681
chuck@burrtemkin.com

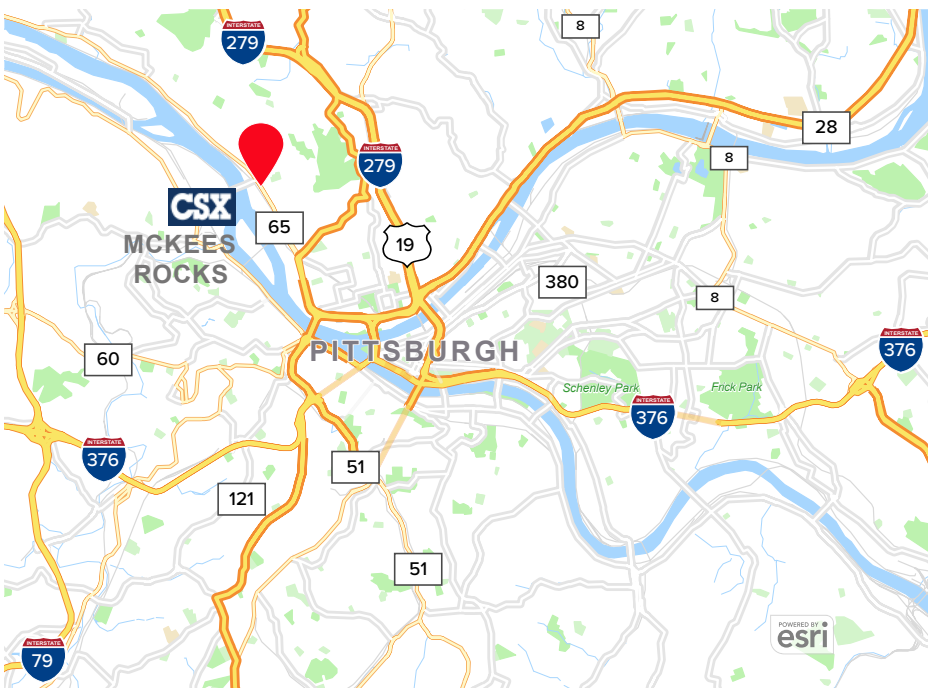
Eric McFarlin
Principal
336.996.2550
ericm@burrtemkin.com

This statement is based upon information we believe to be correct and is obtained from sources we regard as reliable, but we assume no liability for errors or omissions therein.

PITTSBURGH CROSS-DOCK FACILITY

FOR SALE - LEASED INVESTMENT

2 Sexton Road, McKees Rocks, PA 15136



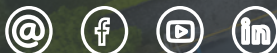
PROPERTY HIGHLIGHTS

PROPERTY TYPE	Cross-Dock Distribution Warehouse
SITE AREA	4.31± Acres
GROSS BLDG AREA	22,000± SF
DOCK AREA	12,400± SF
OFFICE AREA	3,600± SF (2 Levels)
STAND ALONE SHOP AREA	6,300± SF
LOADING DOORS	42 Dock-High
GRADE LEVEL DOORS	2
SHOP BAYS	1 Drive-Through
ADDITIONAL FEATURES	Asphalt Paving Fenced Yard Yard Lighting
ZONING	I -Industrial

LOCATION HIGHLIGHTS

This site offers convenient access to I-279 positioning operations within a 4-mile radius of downtown Pittsburgh and just 16 miles from Pittsburgh International Airport. The property sits 1± mile from CSX's 70-acre Pittsburgh Intermodal Rail Terminal in McKees Rocks, providing seamless truck-to-rail connectivity and access to over 40 North American markets.

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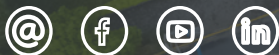
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PITTSBURGH CROSS-DOCK FACILITY

INDUSTRIAL LEASED INVESTMENT OPPORTUNITY

2 Sexton Road, McKees Rocks, PA 15136



TENANT 1

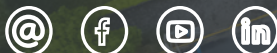
Dayton Freight Lines is a privately owned, non-union less-than-truckload carrier founded in 1981 and headquartered in Dayton, Ohio. The company operates 70 service centers across the Midwest with a fleet of more than 2,000 tractors and nearly 5,000 trailers.



LEASE SUMMARY

LEASED PREMISES	Cross-Dock Distribution Warehouse
MONTHLY RENT	\$16,150 (\$193,800)
LEASE EXPIRATION	July 15, 2027
RENEWAL OPTIONS	None
TOTAL YEARLY NOI	\$236,400

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PITTSBURGH CROSS-DOCK FACILITY

INDUSTRIAL LEASED INVESTMENT OPPORTUNITY

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TENANT 2

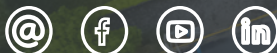
Classic Soft Trim Pittsburgh is a vehicle customization and outfitting shop with over 25 years of experience, located in McKees Rocks, Pennsylvania. The company specializes in custom leather interiors, sunroof installation, convertible tops, electronics, and lift kits for cars, trucks, and SUVs. CST Pittsburgh serves both individual customers and automotive dealers throughout the Pittsburgh region.

LEASE DETAILS

LEASED PREMISES	Maintenance Facility
MONTHLY RENT (ANNUAL)	\$3,550 (\$42,600)
LEASE EXPIRATION	March 31, 2027
RENEWAL OPTIONS	None
TOTAL YEARLY NOI	\$236,400



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