

718 N. QUINCY ST

**New Roof Installed in 2025
Corporate Credit Tenant
2.50% Annual Rent Increases**



sodexo
inreach

CONVENIENCE INNOVATED

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LISTED BY
OFFERING MEMORANDUM

Exclusively Listed By

Broker of Record

Jack Hamilton

Associate Investments
Philadelphia Office
Cell: 610-401-7104
Jack.Hamilton@marcusmillichap.com
License: PA: RS376105

Kyle Malin

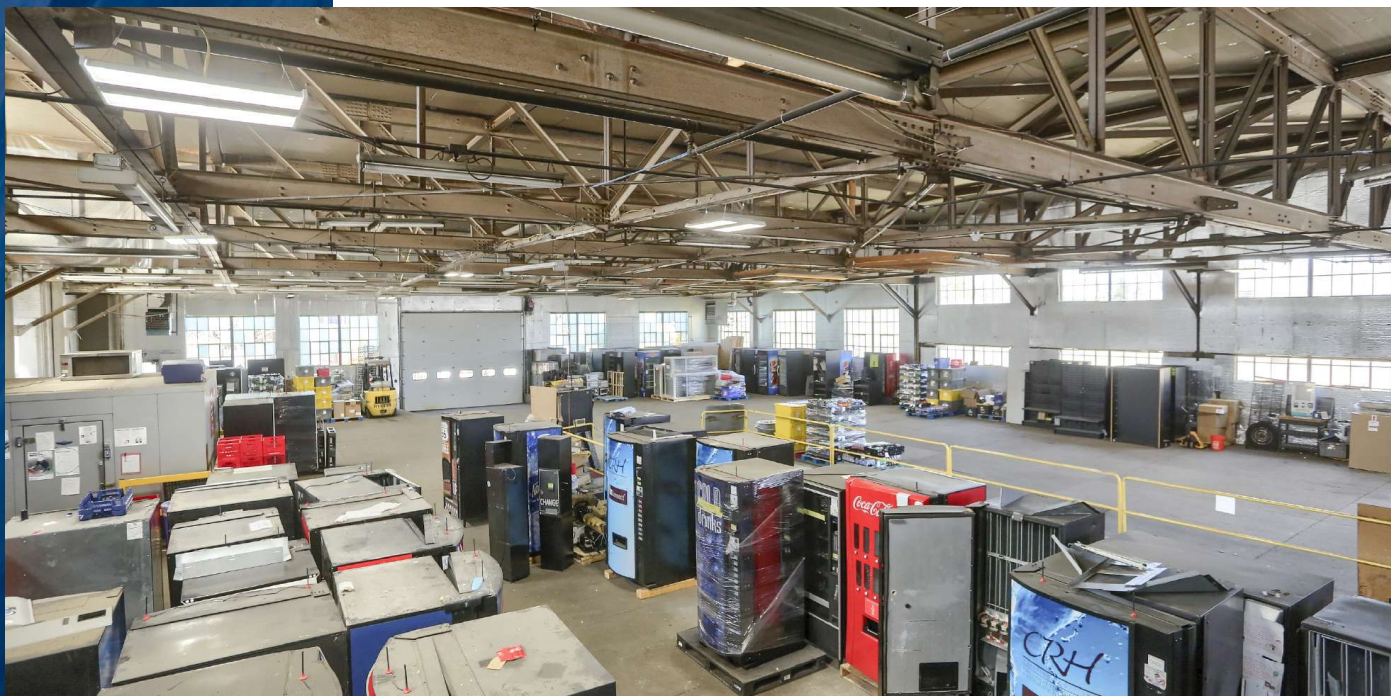
Associate Investments
Baltimore Office
Cell: 302-750-7610
Kyle.Malin@marcusmillichap.com
Licenses: PA: RSR005297, MD: 5009118,
DE: RS-0038306, WV: WVS240303606

Timothy Stephenson, Jr.

2005 Market St., Suite 1510,
Philadelphia, PA 19103
License: RMR006104
Firm License: RB062197C
Tel: 215.531.7000

Brian Higgins

Associate Director Investments
Philadelphia Office
Cell: 610-304-8529
Brian.Higgins@marcusmillichap.com
License: PA: RS335804



Financing By

Richard Williamson

Associate Director, Capital Markets
Charlotte Uptown Office
Cell: 704-589-2284
Richard.Williamson@marcusmillichap.com

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718 N. QUINCY STREET | SODEXO | INREACH | (XPAR: SW)

Executive Summary

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OFFERING SUMMARY

718 N. QUINCY STREET | SODEXO | INREACH | (XPAR: SW)



LIST PRICE
\$1,909,000



CAP RATE
9.69%



NOI
\$185,019

FINANCIAL

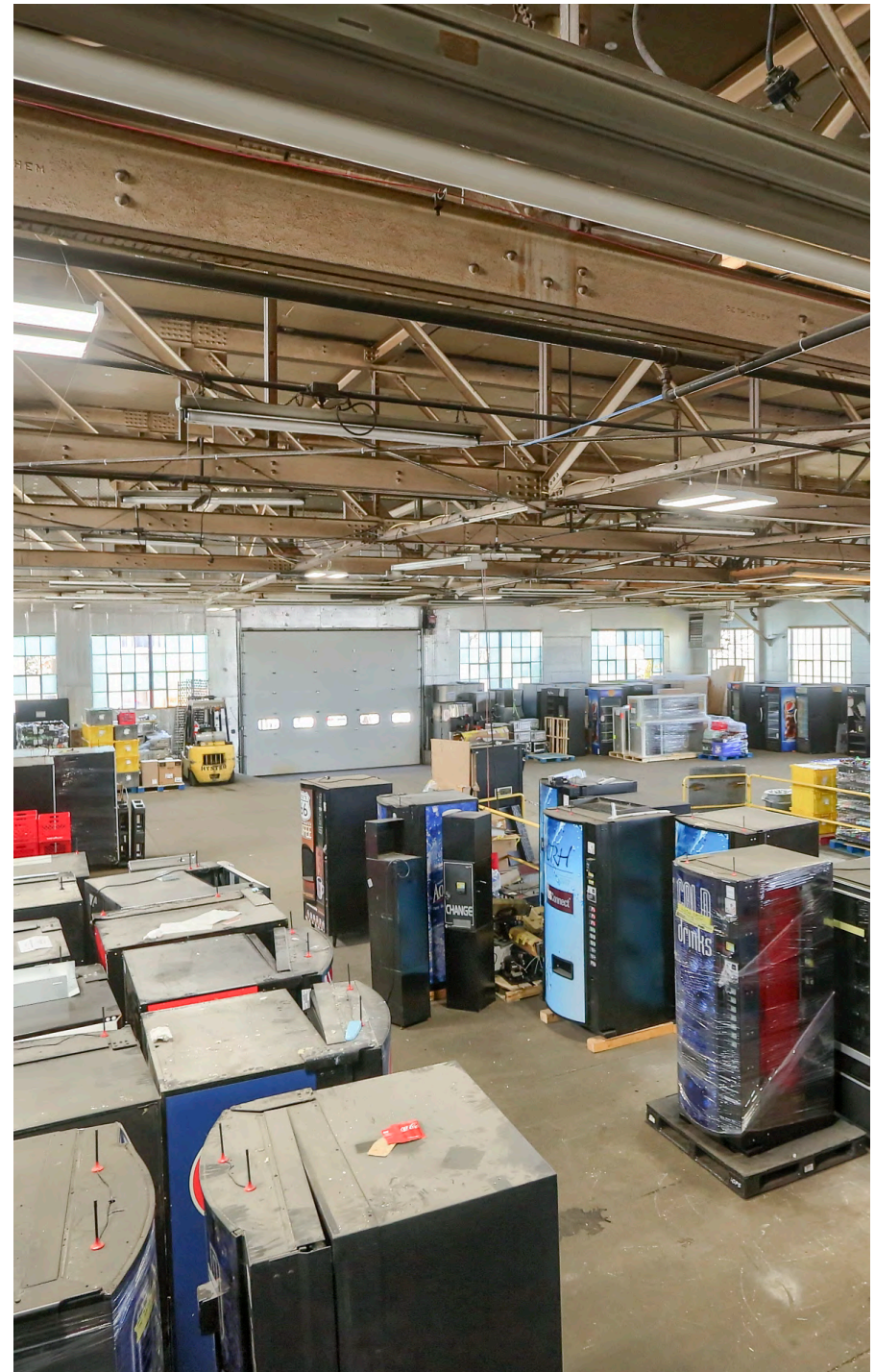
Listing Price	\$1,909,000
NOI	\$185,019
Cap Rate	9.69%
Price/SF	\$80.49

OPERATIONAL

Type of Ownership	Fee Simple
Gross Leasable Area	23,718 SF
Year Built	1932/2025
Lot Size	0.82 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 September 1, 2026	1.33 Years



PROPERTY DETAILS

718 N. QUINCY STREET | SODEXO | INREACH | (XPAR: SW)

Cash Flowing Opportunity in Allentown

Marcus & Millichap is pleased to present the investment opportunity located at 718 N. Quincy Street in Allentown, Pennsylvania. The property features a 23,718-square-foot industrial asset leased to InReach and the Sodexo. The asset operates under a single net lease structure, providing investors with a stable and passive income stream. The lease commenced occupancy on January 1, 2025, with a lease term extending through December 31, 2027. Notably, the current lease includes three renewal options alongside attractive 2.5 percent annual rent escalations. The property generates \$233,173 in gross income and \$185,019 in net operating income, representing a 9.69% cap rate based on the \$1.909 million asking price. Situated on 0.68-acres with an additional 0.14-acre corner lot, the property offers a functional industrial layout with a 15'-6" clear height, making it well suited for a variety of industrial users. The site's configuration supports efficient operations, logistics flow, and future adaptability. The property benefits from a 2025 renovation and the installation of a new Carlisle SyntTec Systems roof, contributing to both durability and curb appeal. Overall, this asset is recently upgraded and tax-stable, offering strong cash flow and low operating expenses. These features, combined with the long-term value potential and corporate tenancy, position the property as a potentially attractive, lower-risk investment opportunity in the industrial sector.



Highlights

- Corporate-Credit Single-Tenant Industrial Asset Leased to Sodexo Subsidiary InReach
- Attractive 9.69% Cap Rate with Term Lease Through December 2027 and Annual Rent Increases
- Single-Net Lease Structure Providing Passive Income with Minimal Landlord Responsibilities
- Recently Renovated In 2025 Featuring New TPO Roof and Enhanced Durability

TENANT OVERVIEW

718 N. QUINCY STREET | 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 vertical bar is positioned to the left of the logo.

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".

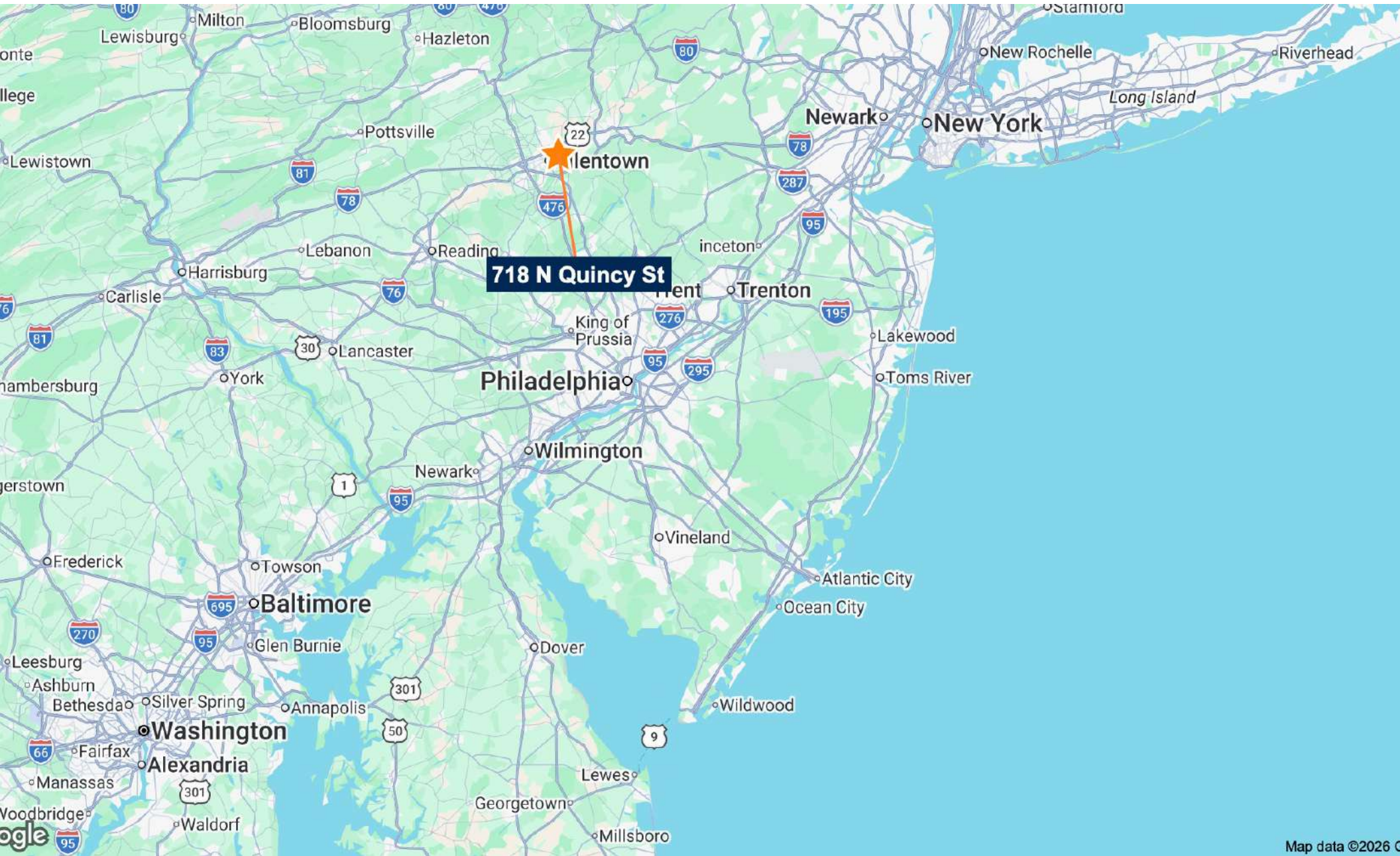
SODEXO

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

718 N. QUINCY STREET | SODEXO | INREACH | (XPAR: SW)



PARCEL MAP

718 N. QUINCY STREET | SODEXO | INREACH | (XPAR: SW)



Google

Map data ©2026 C

RETAILER MAP

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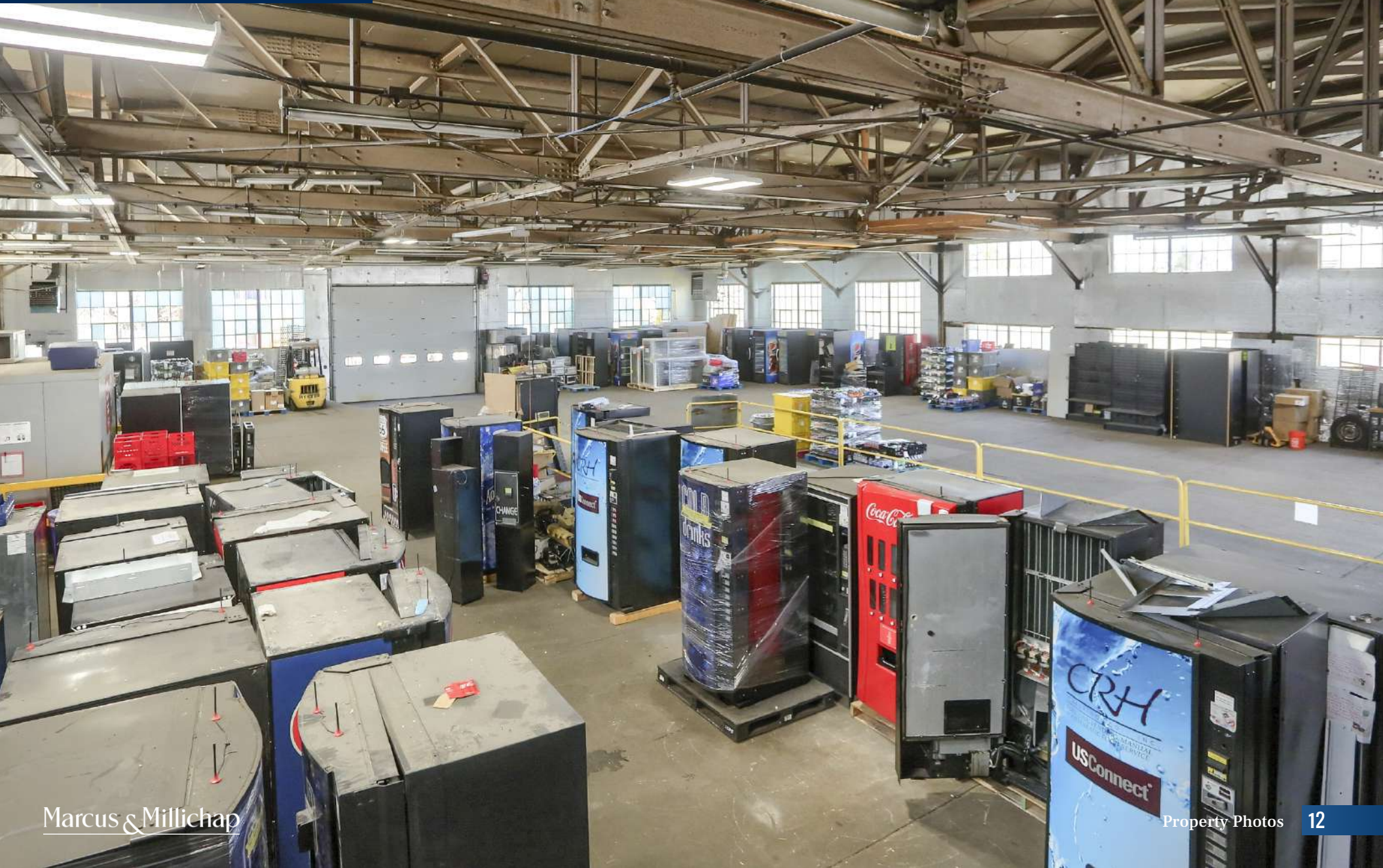


Map data ©2026 C

PROPERTY PHOTOS

718 N. QUINCY STREET | SODEXO | INREACH | (XPAR: SW)

BEVERAGE MACHINE DISTRIBUTION HUB



PROPERTY PHOTOS

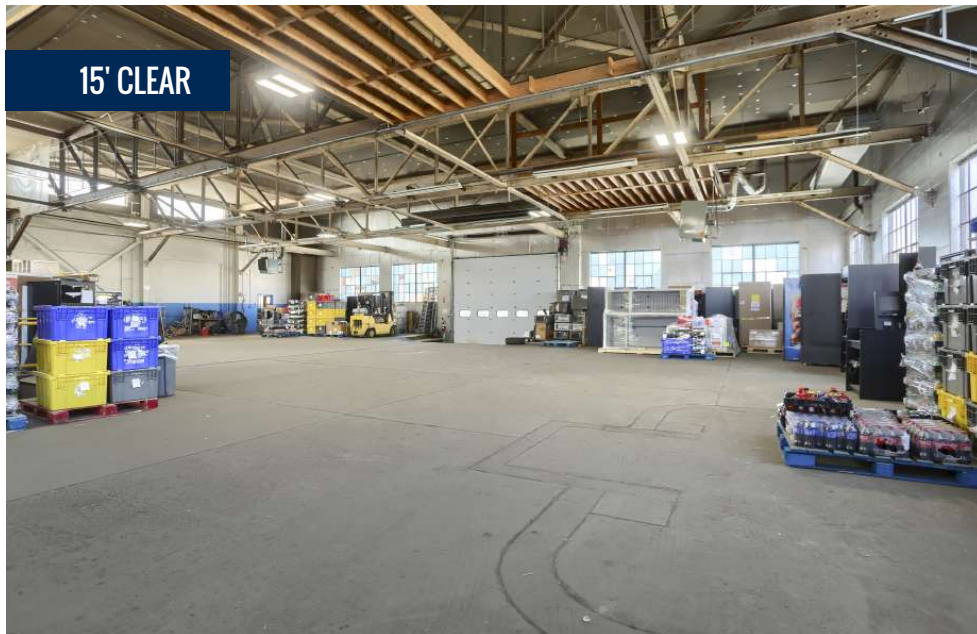
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FLOW RACK AREA



DISTRIBUTION HUB



15' CLEAR



INTERNAL DOCK

PROPERTY PHOTOS

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HEAVY STORAGE AREA



OUTGOING PREPARATION



ADMINISTRATIVE SPACE



INCLUDES 0.14 ACRE CORNER PARCEL

SEC.2

718 N. QUINCY STREET | SODEXO | INREACH | (XPAR: SW)

Financial Summary

- Property Summary
- Property Expenses

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PROPERTY SUMMARY

718 N. QUINCY STREET | SODEXO | INREACH | (XPAR: SW)

THE OFFERING

Price	\$1,909,000
Capitalization Rate	9.69%
Price/SF	\$80.49

PROPERTY DESCRIPTION

Year Built/Renovated	1932/2025
Gross Leasable Area	23,718 SF
Type of Ownership	Fee Simple
Lot Size	0.82 Acres

LEASE SUMMARY

Tenant	Sodexo InReach
Rent Increases	2.50%
Lease Type	Single Net
Lease Commencement	January 1, 2025
Lease Expiration	December 31, 2027
Renewal Options	Three, 1-Year Options
Base Term	3-Years
Lease Term Remaining as of September 1, 2026	1.33 Years
Year 1 NOI	\$185,019
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	\$178,446	\$17,275	\$8.74	2.50%	9.35%
2026	January 1, 2026	December 31, 2026	\$182,567	\$17,707	\$8.96	2.50%	9.56%
2027	January 1, 2027	December 31, 2027	\$186,790	\$18,150	\$9.18	2.50%	9.78%
Option 1	January 1, 2028	December 31, 2028	\$191,119	\$18,603	\$9.41	2.50%	10.01%
Option 2	January 1, 2029	December 31, 2029	\$195,556	\$19,068	\$9.65	2.50%	10.24%
Option 3	January 1, 2030	December 31, 2030	\$200,104	\$19,545	\$9.89	2.50%	10.48%
Year 1 Start	September 1, 2026	August 31, 2027	\$185,019	\$18,002	\$9.11	2.50%	9.69%

PROPERTY EXPENSES

718 N. QUINCY STREET | SODEXO | INREACH | (XPAR: SW)

ANNUALIZED OPERATING INFORMATION

INCOME - YEAR 1

Base Rental Income	\$216,024
Operating Expense Reimbursement	\$17,149
Gross Income	\$233,173
General Vacancy Allowance (5%)	\$11,659
Operating Expenses	\$36,495
Net Operating Income	\$185,019

OPERATING EXPENSES

Real Estate Taxes	\$17,149
Insurance	\$5,133
CAM	\$4,886
Management Fee (4%)	\$9,327
Total Expenses	\$36,495
Total Expenses/SF	\$1.54

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 Likley 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 1993 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

718 N. QUINCY STREET | SODEXO | INREACH | (XPAR: SW)

Market Overview

- Research
- Demographics

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ALLENTOWN, PA

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The investment property is in Allentown, Pennsylvania, the largest city in the Lehigh Valley region and an excellent market for industrial development thanks to the city's excellent regional connectivity and dynamic economy. Strategically positioned with immediate access to Interstate 78, U.S. Route 22, and the Pennsylvania Turnpike, Allentown is a key industrial and logistics hub in the Northeast. In addition to being located within a few hours' drive of Philadelphia and New York City, the city is also close by to Lehigh Valley International Airport, a growing regional air cargo hub that enhances distribution efficiency and supports continued expansion in logistics and e-commerce operations. The city's diverse economy is anchored by a strong base of industrial, manufacturing, and logistics employers. In particular, transportation and distribution companies such as Amazon and FedEx have established significant operations in the area, capitalizing on its strategic location and infrastructure. This concentration of employers anchors continued demand for warehouse, distribution, and flex industrial space. The workforce profile supports industrial growth, with 8.7 percent of residents holding bachelor's degrees and 24.0 holding graduate degrees, alongside an elevated share of associate degree holders, indicating a strong pipeline of technically skilled labor. Overall, Allentown's combination of strategic location, established logistics infrastructure, and accessible workforce makes it a highly attractive market for industrial investment.

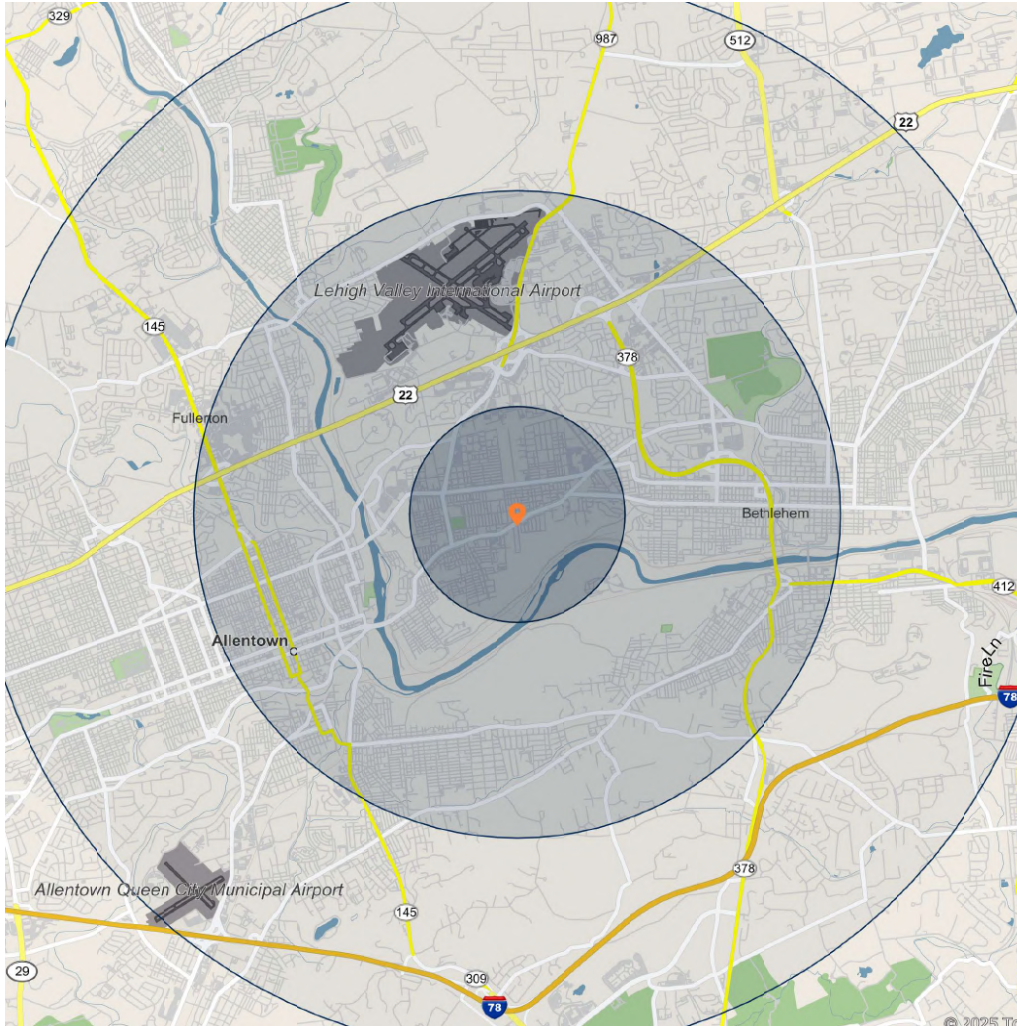
HIGHLIGHTS

- Prime Northeast Logistics Hub with Immediate Access to I-78, U.S. Route 22, and the Pennsylvania Turnpike
- Strategic Location Within a Few Hours of New York City and Philadelphia
- Strong Industrial Demand Driven by Major Employers Such as Amazon and FedEx
- Skilled Workforce Supported by High Levels of Graduate and Technical Education



DEMOGRAPHICS

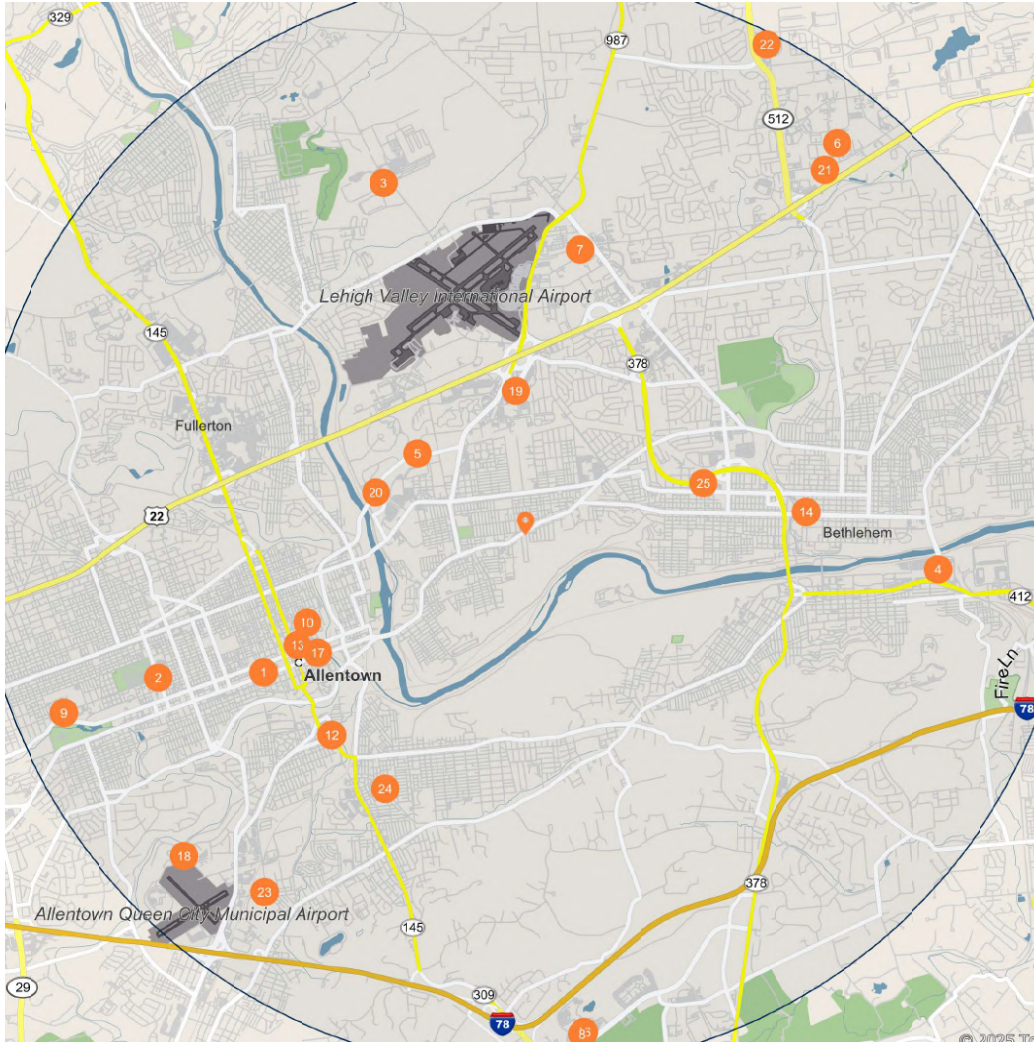
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	1 Mile	3 Miles	5 Miles
POPULATION			
2030 Projection	13,249	127,771	271,929
2025 Estimate	13,323	127,002	270,348
2020 Census	13,958	128,880	273,662
2010 Census	12,726	123,438	261,054
HOUSEHOLD INCOME			
Average	\$66,910	\$70,976	\$80,961
Median	\$49,589	\$55,459	\$63,706
Per Capita	\$27,295	\$28,654	\$32,603
HOUSEHOLDS			
2030 Projection	5,409	50,443	107,686
2025 Estimate	5,432	49,828	106,578
2020 Census	5,475	48,649	104,437
2010 Census	5,157	45,887	99,406
HOUSING			
Median Home Value	\$179,897	\$202,038	\$236,191
EMPLOYMENT			
2025 Daytime Population	18,446	144,322	286,844
2025 Unemployment	3.74%	3.63%	3.23%
Average Time Traveled (Minutes)	25	25	25
EDUCATIONAL ATTAINMENT			
High School Graduate (12)	2.59%	2.49%	2.01%
Some College (13-15)	41.35%	41.87%	40.61%
Associate Degree Only	13.25%	12.51%	11.79%
Bachelor's Degree Only	7.31%	8.34%	8.70%
Graduate Degree	22.85%	20.09%	24.04%

DEMOGRAPHICS

718 N. QUINCY STREET | SODEXO | INREACH | (XPAR: SW)



Major Employers		Employees
1	Ppl Energy Funding Corporation-	3,400
2	Lehigh Valley Hospital Inc-Lehigh Vly Physcan Rferral Svc	2,423
3	Geodis America Inc-Geodis	1,548
4	Wind Creek Bethlehem LLC-Sands Casino Resort Bethlehem	1,500
5	Agere Systems Inc-	1,500
6	Guardian Insur Annuity Co Inc-	1,492
7	FLS US Holdings Inc-	1,250
8	Conduit Global Inc-	1,200
9	Wood Company-Wood Dining Services	1,150
10	Sacred Heart Hosp Allentown-	1,000
11	Sacred Heart Healthcare System-Sacred Heart Home Care Svcs	900
12	Good Shpherd HM Long Term Care-Good Shepherd Rehab Hospital	900
13	Morning Call LLC-Upper Bucks Publishing Company	800
14	Cornerstone Financial Cons-Cornerstone Advrsors Asset MGT	772
15	Good Shpherd Rhbltation Netwrk-	750
16	Dun & Bradstreet Inc-D&B	725
17	City of Allentown-Mayors Office	700
18	Black & Decker (us) Inc-Sws Vidmarlista	678
19	A Duie Pyle Inc-A Duie Pyle	657
20	A Duie Pyle Inc-	657
21	Minteq International Inc-	650
22	Guardian Life Insur Co Amer-	647
23	Lehigh Valley Health Svcs Inc-	625
24	Ciocca Management Company Inc-Ciocca Automotive	610
25	B Braun Medical Inc-	600

FINANCING BY

718 N. QUINCY STREET | SODEXO | INREACH | (XPAR: SW)



Richard Williamson

Associate Director, Capital Markets
Charlotte Uptown Office
richard.williamson@marcusmillichap.com
704.831.4608

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.

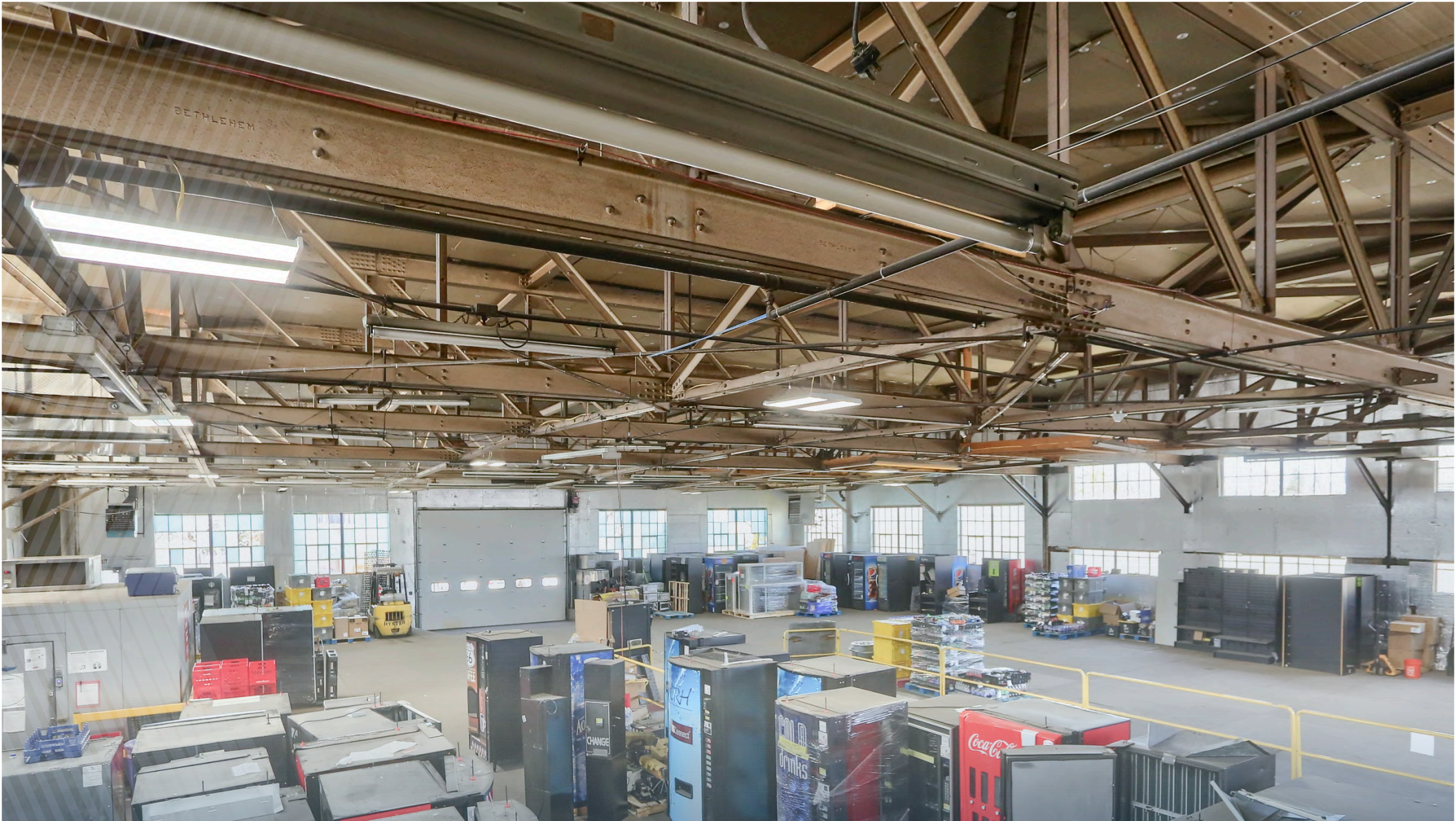
2025 Successes

Over \$11.9B
FINANCING VOLUME

1,659
TRANSACTION COUNT

Over 422
CAPITAL SOURCES

Marcus & Millichap
Capital Corporation



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Jack Hamilton
Associate Investments
Philadelphia Office
Cell: 610-401-7104
Jack.Hamilton@marcusmillichap.com
License: PA: RS376105

Kyle Malin
Associate Investments
Baltimore Office
Cell: 302-750-7610
Kyle.Malin@marcusmillichap.com
Licenses: PA: RSR005297, MD: 5009118,
DE: RS-0038306, WV: WVS240303606

Brian Higgins
Associate Director Investments
Philadelphia Office
Cell: 610-304-8529
Brian.Higgins@marcusmillichap.com
License: PA: RS335804

BROKER OF RECORD

Timothy Stephenson, Jr.
2005 Market St., Suite 1510
Philadelphia, PA 19103
License: RMR006104
Firm License: RB062197C
Tel: 215.531.7000

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