

# 460

# NIXON

Cheswick, Pennsylvania

**ABC**  
Supply Co. Inc.

**DUNN TIRE**

**bfg**

**s sampco**

**Trulite**  
GLASS & ALUMINUM SOLUTIONS™

Vacant



**Value-Add Industrial Investment Opportunity**

**87% Leased with 5.8 Years of Remaining Term | Committed & Diversified Tenant Roster**



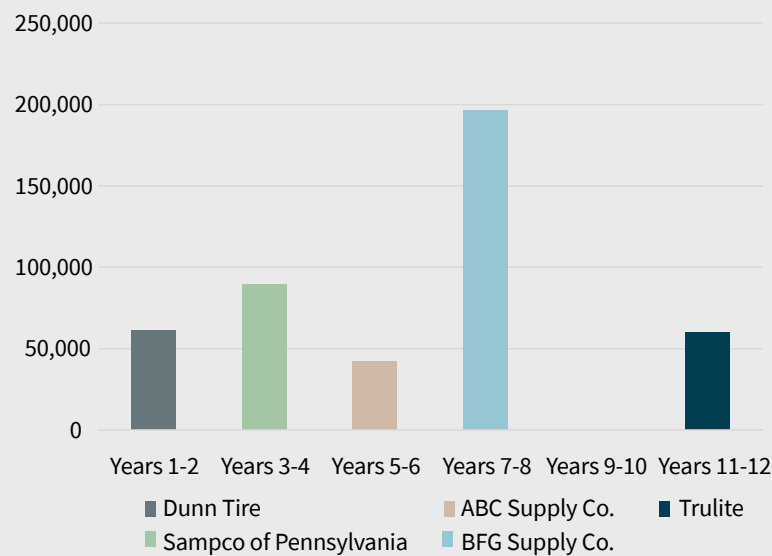
# Executive Summary

**Jones Lang LaSalle Americas, Inc.** (“JLL”), as exclusive advisor to owner, is pleased to present the opportunity to acquire **460 Nixon Road** (the “Property”) located in Cheswick, Pennsylvania. The Property is a multi-tenanted 515,411 SF, industrial facility situated on 43 acres, with access to a full interchange of I-76 (PA Turnpike), just 20 minutes northeast of downtown Pittsburgh.

460 Nixon Road was constructed in 1978. The Property is currently 87% leased to five tenants with 5.78 years of weighted average lease term and in-place rents that are over 30.4% below market. The existing vacancy, diversified tenant roster and below market rents make the Property an exceptional opportunity for an investor to add significant value within a proven industrial submarket.

The Property is located immediately off of Route 28 and is situated within 3 miles of Exit 48 of I-76 (PA Turnpike). The Property’s strategic position offers seamless and immediate access to the most vital east-west highway in Pennsylvania.

LEASE EXPIRATION SCHEDULE (RSF)



**515,411**  
Square Feet

**1978**  
Year Built

**87%**  
Occupancy

**5**  
Tenants

**9.33 Years**  
Avg. Tenant Tenure

**5.78 Years**  
Weighted Avg. Lease Term

**30.4%**  
Below Market In-Place Rents



# Tenancy Summary

Tenant	Leased Area (SF)	% of Property	ProRata Share	Occupancy	Tenure at Property	Remaining Term	Annual Escalations	In-Place Rent PSF	Market Rent PSF	% Below Market
BFG Supply Co.	196,000	38.0%	33.9%	100%	11.8	7.4	3.00%	\$3.76	\$5.50	31.6%
American Builders & Contractors Supply Co.	42,235	8.2%	8.2%	100%	3.3	4.0	3.01%	\$6.78	\$7.25	6.5%
Dunn Tire	61,160	11.9%	10.6%	100%	9.8	0.6	-	\$3.75	\$7.25	48.3%
Sampco of Pennsylvania	89,200	17.3%	16.4%	100%	12.7	3.7	1.99%	\$3.63	\$6.25	41.9%
Trulite	60,013	11.6%	11.6%	100%	0.2	10.1	2.75%	\$6.75	\$7.00	3.6%
Vacant (Suite 110)	66,803	13.0%	-	-	-	-	-	-	\$7.00	-
Vacant (IOS Space)	2.5 Acres	-	-	-	-	-	-	-	\$8,000 / mo	-
<b>TOTAL / AVERAGE</b>	<b>515,411</b>		<b>80.70%</b>	<b>87.04%</b>	<b>9.33</b>	<b>5.78</b>	<b>2.36%</b>	<b>\$4.42</b>	<b>\$6.35</b>	<b>-30.44%</b>





# Investment Highlights

## In-Place Cash Flow with Immediate Opportunity to Add Value

460 Nixon Road provides an investor with the exceptional opportunity to acquire **stable in-place cash flow with existing vacancy allowing an investor to add immediate value.**

- The Property is **87% leased** to five tenants with **5.78 years** of weighted average lease term from the in-place tenancy.
- The Property generates an NOI of \$1.81MM from the tenants in-place today with **average annual escalations of 2.36%**, providing stable and increasing cash flow.
- The tenant base stretches across a diverse range of industries, mitigating exposure to one industry, and features a **committed tenant roster with 9.33 years of average tenure.**
- The existing **vacant 66,803 SF suite and 2.5 acres of fully fenced and paved IOS area** allows a new investor the ability to add immediate value through the execution of an effective leasing strategy at market terms.
- The vacant 66,803 SF suite is the **only 28' clear block of functional warehouse space currently available** on the Route 28 Corridor outside the City of Pittsburgh. Additionally, the suite features an ideal loading ratio of 1 per 6,680 SF with the added potential of expanding the loading in the rear.



## Attractive Basis at a Substantial Discount to Replacement Cost

460 Nixon Road is being offered at a **significant discount to replacement cost** due to the product type and below market in-place rent.

- The Property is positioned in an urban in-fill area with uniquely prohibitive barriers-to-entry given the topography of the region which limits building sizes and parking capabilities and significantly drives up site work costs.
- Given the combination of land values in Pennsylvania and the growing construction costs at \$130 PSF, **replacement value across the state has soared.**
- The scarcity of well-positioned, developable industrial land in the Route 28 Corridor provides an investor with the long-term competitive advantage to capitalize on the growing rents in the Pittsburgh region.



## Below Market In-Place Rents

460 Nixon Road’s current in-place rent of \$4.42 PSF is a 30.4% discount from JLL’s market rent of \$6.35 PSF.

The market rent is supported by two recent leases at 460 Nixon Road: a 60,013 square foot lease signed in Q4 2024 at \$6.75 PSF with 2.75% annual increases, and a 42,235 square foot lease signed in 2022 at \$6.20 PSF with 3.01% annual increases. Further, a lease was recently signed at 616 Hite Road, located in very close proximity to the Property, at \$6.70 PSF with 2.00% increases.

<b>\$4.42 PSF</b> Avg. In-Place Rent	<b>\$6.35 PSF</b> Blended Market Rent	<b>30.4%</b> Below Market
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## Limited Competition in the Greater Pittsburgh Area

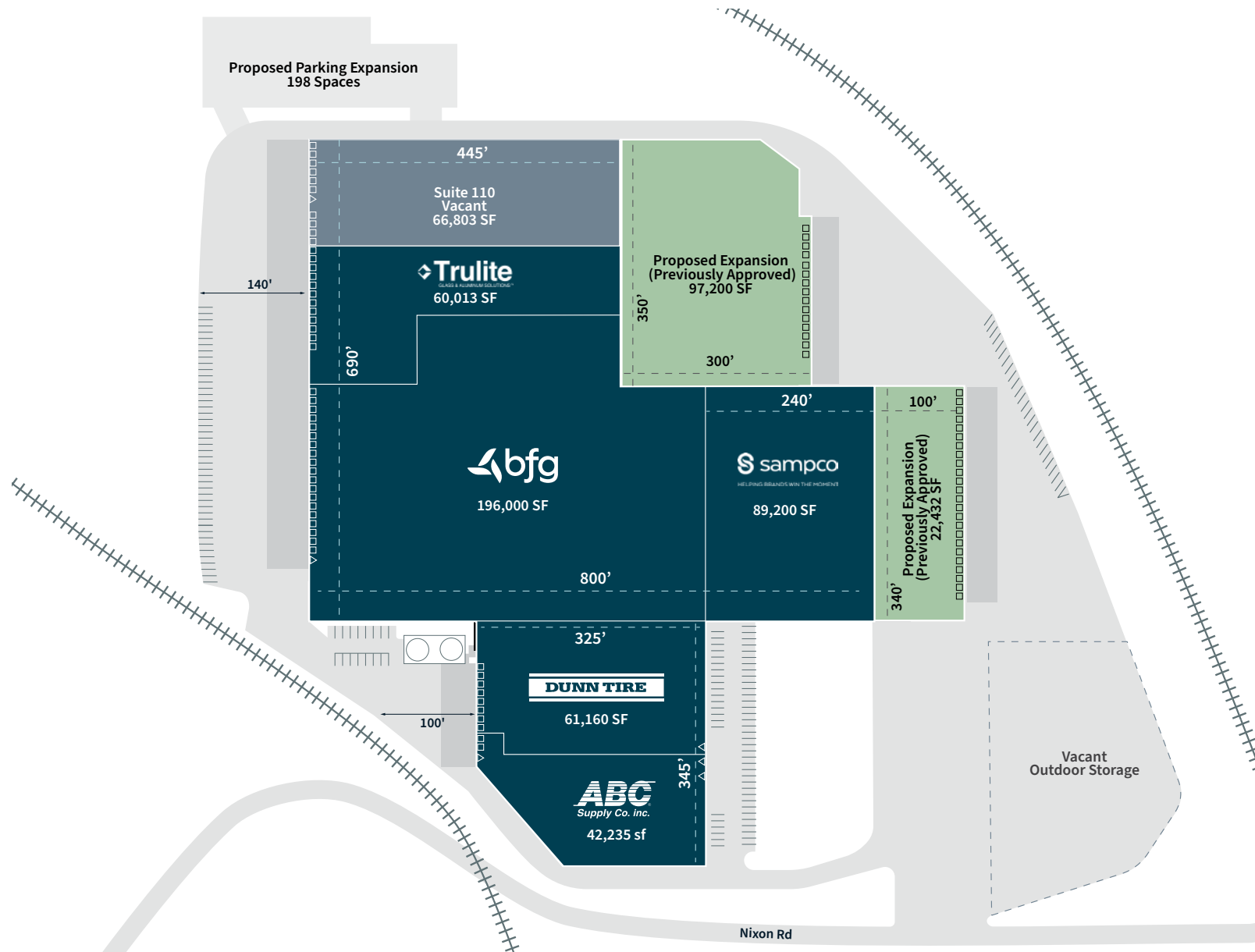
JLL analyzed a competitive property set for 460 Nixon Road. This study analyzed all Class A and B Properties across the Pittsburgh industrial market. The study concluded that there are seven competing properties in the entire Pittsburgh market. 460 Nixon offers a competitive advantage both from a functionality and economic perspective to the properties included in this study.

Property Address	City	Submarket	Landlord	Building Size	Available Space	Clear Height	Loading Ratio	Year Built
<b>460 Nixon Road</b>	Cheswick	Northeast / Route 28	Maguire Hayden	515,411	66,803	28'	6,680	1978
1967 Eastern Avenue	Verona	Parkway East	Sampson Morris Group	253,000	253,000	16' - 40'	14,882	1960
106 Center Street (Sublease)	Callery	Butler County	Callery Industrial Partners	77,900	77,900	25'	25,967	2014
100 Chapel Harbor Drive	Pittsburgh	Northeast	Chapel Harbor Ventures	169,700	77,668	22'	19,417	1972
737 Waltz Mill Road	Ruffs Dale	Westmoreland	Neyer	250,200	250,200	32'	10,008	2022
216 Finley Road	Belle Vernon	Westmoreland	Gordon One LP	714,000	94,369	16'	10,485	2001
1001 Technology Drive	Mt. Pleasant	Westmoreland	RIDC	2,810,000	300,000	20'	13,043	1978
1080 River Avenue	Pittsburgh	City of Pittsburgh	Golden East Investors	300,000	126,615	25'	12,662	2001

## Future Expansion Capability

460 Nixon Road offers an investor the rare opportunity to expand the existing facility into a 635,043 SF premier, warehouse / distribution center. The 119,632 SF conceptual expansion plan creates highly functional specifications including cross-dock capability and a new ideal loading ratio of 1 door per 6,106 SF, while not sacrificing full circulation or abundant car and trailer parking.

**The expansion plan would provide tenants the ability to occupy a highly functional industrial building in a market with extremely limited new and/or competitive product.**





## Impressive Labor & Population Demographics



**906,550**

Total  
Population



**620,355**

Total  
Workforce



**14.5%**

Blue Collar  
Workforce



**3.0%**

Unemployment  
Rate



**\$104,654**

Average Household  
Income



**\$25.0B**

Total Budget  
Expenditure

**30 Mln Drive Time**

**Pittsburgh  
Int'l Airport**



**460 NIXON**





460 NIXON

CHAPEL DOWNS

NEW  
KENSINGTON

OAKMONT

FOX CHAPEL

## Infill Location with Strong Logistical Connectivity

The combination of access to major regional infrastructure and proximity to population centers makes 460 Nixon Road a sought-after distribution location in the region. 460 Nixon Road is located **within 3-miles of Exit 48 of I-76 (PA Turnpike)** and **less than a 20-minute drive from downtown Pittsburgh**, providing immediate connectivity to the highest concentration of United States consumers within a one-day truck drive.

### KEY DISTANCES

Location	Distance
US-Route 28 Exit 12	1.1 Miles
I-76 (PA Turnpike) Exit 48	2.5 Miles
Pittsburgh, PA	15.4 Miles
Columbus, OH	199 Miles
Washington, D.C.	231 Miles
Baltimore, MD	245 Miles
Philadelphia, PA	302 Miles



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