

# 50 STAUFFER INDUSTRIAL PARK

Taylor, Pennsylvania



**NORTHEAST PENNSYLVANIA  
INDUSTRIAL INVESTMENT  
OPPORTUNITY**

**FULLY LEASED TO  
AN INVESTMENT  
GRADE TENANT**

**MISSION CRITICAL  
FACILITY WITH COLD  
STORAGE INFRASTRUCTURE**



# EXECUTIVE SUMMARY

Jones Lang LaSalle Americas, Inc. (“JLL”) as exclusive advisor to the Owner, is pleased to present for sale 50 Stauffer Industrial Park (the “Property”) located in Taylor, Pennsylvania. The Property is a functional 93,015 square foot, manufacturing and distribution facility on 38 acres. The Property also offers investors the opportunity to develop 2 buildings totaling 275,849 square feet on almost 18 acres of excess land. 50 Stauffer Industrial Park is situated at an irreplaceable location, within a master planned park, about 9 miles from the confluence of I-81 and I-84.

50 Stauffer Industrial Park is fully leased to DHL Supply Chain (US OTC: DPSY / Fitch A-) on behalf of Sanofi (Nasdaq: SNY / Moody’s: Aa3), a global producer of prescription medications, vaccines, and consumer healthcare products. Sanofi designed the Property in 2002, utilizing this site as a major vaccine manufacturing and distribution facility with over 90% of flu vaccines in the state of Pennsylvania originating from the Property. Sanofi’s original lease was set to expire in December 2028. Given the mission critical nature of the operation, **Sanofi executed an early extension in March 2026, and will assign the lease to DHL Supply Chain, extending the term through December 2030.**

## 50 STAUFFER INDUSTRIAL PARK

Taylor, Pennsylvania

### PROPERTY OVERVIEW

Land Area:	37.96 Acres
Building Size:	93,015 SF
Cold / Freezer Area Size:	21,500 SF (23.1%)
Year Built:	2003 / 2014
Clear Height:	27’ (81.2%)   37’ (18.8%)
Loading Ratio:	1 per 4,228 SF
Tenant:	DHL Supply Chain (On behalf of of Sanofi)
In-Place Rent / Escalations:	\$7.26 PSF / 2.75% Increases
Renewal Rent / Escalations <sup>1</sup> :	\$9.50 PSF / 3.25% Increases
Lease Expiration:	December 2030

**Footnote:** Early renewal was executed in March 2026. The renewal term commences in January 2028, following the expiration of the current lease term.



Premier In-Fill Location with Strong Logistical Connectivity



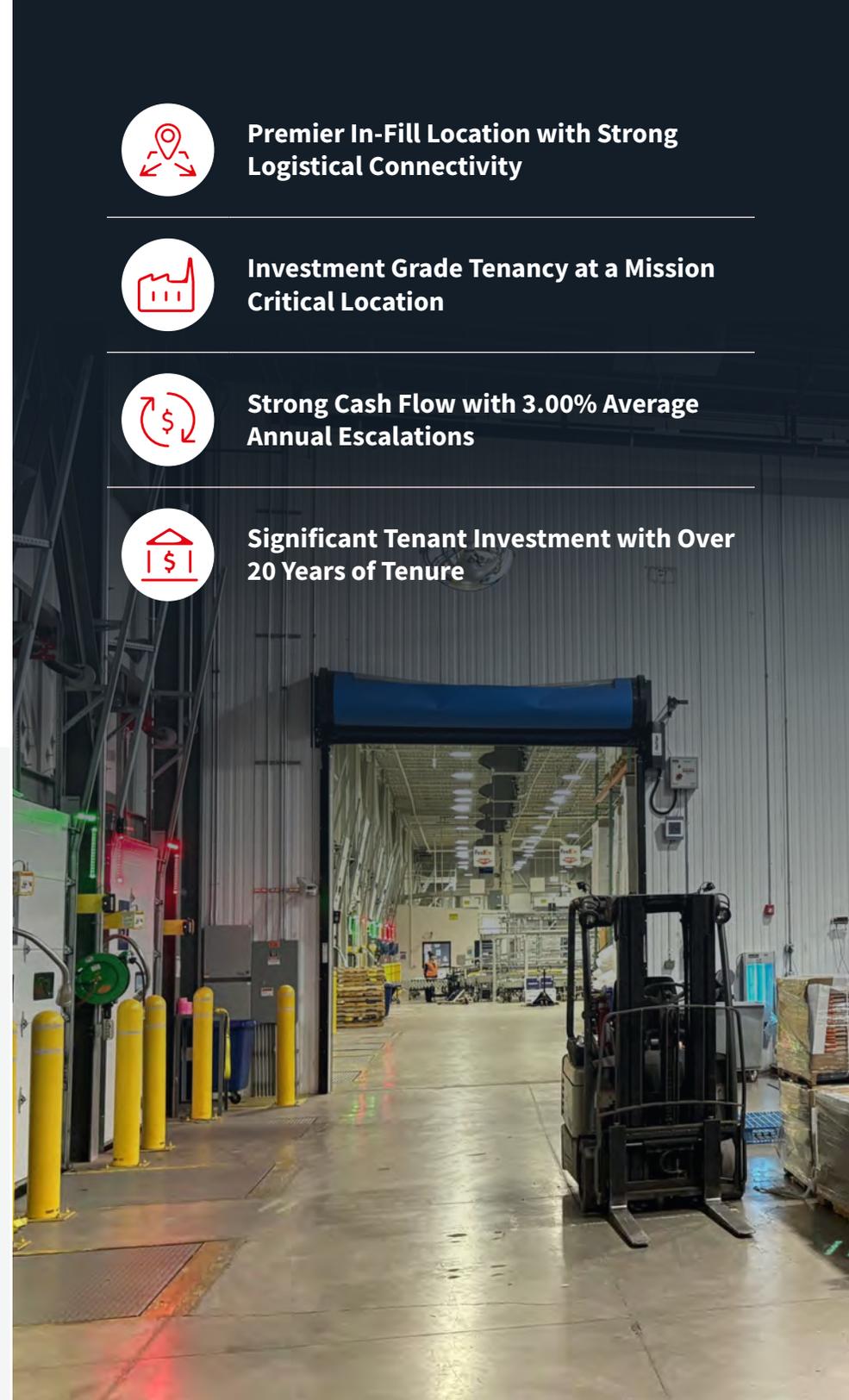
Investment Grade Tenancy at a Mission Critical Location



Strong Cash Flow with 3.00% Average Annual Escalations



Significant Tenant Investment with Over 20 Years of Tenure



# INVESTMENT HIGHLIGHTS

## IMPRESSIVE CASH FLOW WITH 3.00% AVERAGE ESCALATIONS

- Fully leased to DHL Supply Chain on behalf of Sanofi through December 2030, providing stable in-place cash flow. Sanofi recently executed an early 3-year renewal that commences in January 2028.
- In-place contractual rent escalations of 2.75% and renewal term escalations of 3.25%, provide both predictable cash flow and **39.5% contractual NOI growth during the lease term.**
- The Property was constructed as a build-to-suit for Sanofi who has occupied this facility since its' delivery in 2003. The facility was designed to be **mission critical to Sanofi's vaccine research and manufacturing network.** At the expiration of the renewal term, Sanofi will have occupied the Property for nearly 27 years.

## INVESTMENT GRADE TENANT WITH STRONG HISTORY AT THE PROPERTY

- DHL Supply Chain will be operating on behalf of Sanofi, a multinational pharmaceutical company. Sanofi develops and manufactures prescription medications, vaccines, and consumer healthcare products. They manufacture vaccines for diseases like influenza, meningitis, and polio through their Sanofi Pasteur division.
- 50 Stauffer Industrial Park operates as a vaccine manufacturing and research campus. The Property is central to Sanofi Pasteur's operations, focusing on the production and formulation of the influenza vaccine. **Over 90% of flu vaccines in the state of Pennsylvania originate from the Property.**
- Sanofi's has made significant investments at the Property in upgrading capabilities for high capacity and rapid-response vaccine manufacturing.



**Fitch A-**  
Credit Rating

**December 2030**

Lease Expiration

*(Executed Early 3-Year Renewal)*

In-Place Rent	<b>\$7.26 PSF</b>
In-Place Annual Esc.	<b>2.75%</b>
Renewal Rent (Jan-28)	<b>\$9.50 PSF</b>
Renewal Annual Esc. (Jan-28)	<b>3.25%</b>



## FUNCTIONAL DISTRIBUTION FACILITY WITH RECENT CAPITAL INVESTMENT

50 Stauffer Industrial Park was delivered in 2003 and then underwent renovations in 2014. The Property is extremely functional and includes 27' to 37' clear height, a loading ratio of 1 door per 4,429 SF, 195' truck court, ample parking, and is fully fenced. The Property was specially designed for the tenant and includes 20,500 SF of Cooler Space, 5,000 SF of Freezer Space, a fire proof storage room, and CDC approved temperature controlled testing chambers that are critical to vaccine production.



**CLEAR HEIGHT**  
27' (81.2%) | 37' (18.8%)



**COLD & FREEZER AREA**  
21,500 SF



**LOADING CAPACITY**  
1 per 4,429 SF



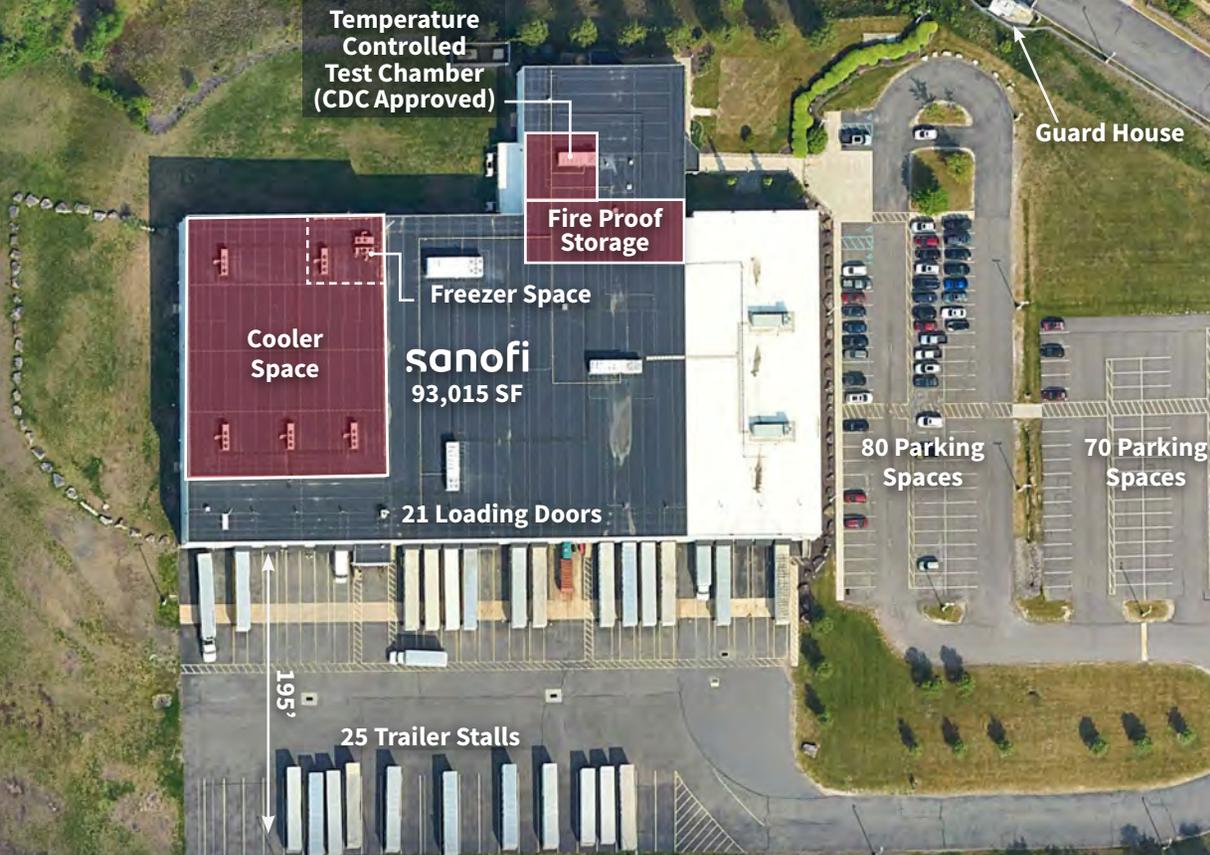
**TRAILER PARKING RATIO**  
1 per 3,721 SF



**PARKING RATIO**  
1 per 620 SF



**Power**  
2,000 AMPS



# MAJOR OWNERSHIP & CORPORATE NEIGHBORS IN NORTHEAST PA



**50 STAUFFER INDUSTRIAL PARK**  
Taylor, Pennsylvania

**OLYPHANT**

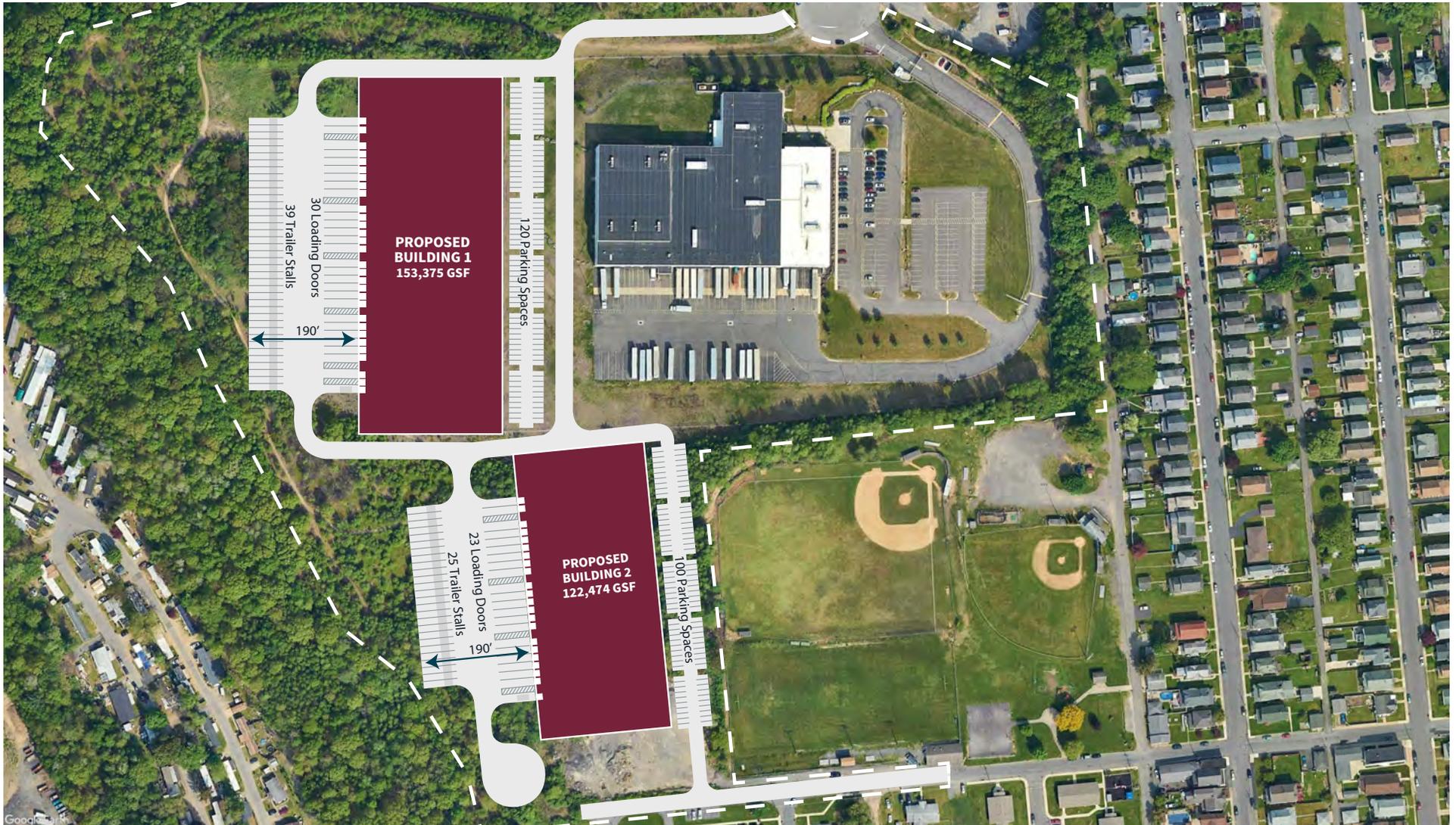
**SCRANTON**

**PITTSTON**



# CONCEPTUAL EXPANSION PLAN

The site includes 17.90 acres of excess land, that offers an investor the opportunity to develop two Class A warehouse/distribution facilities totaling 275,849 square feet. The proposed buildings, 153,375 and 122,474 square feet, will feature an ideal door per 5,159 SF loading ratio, 65 trailer stalls, 220 parking spaces, and 190' truck courts.



## ATTRACTIVE LABOR AND POPULATION DEMOGRAPHICS



**273,712**

Total Population



**140,884**

Total Workforce



**23.4%**

Blue Collar Workforce



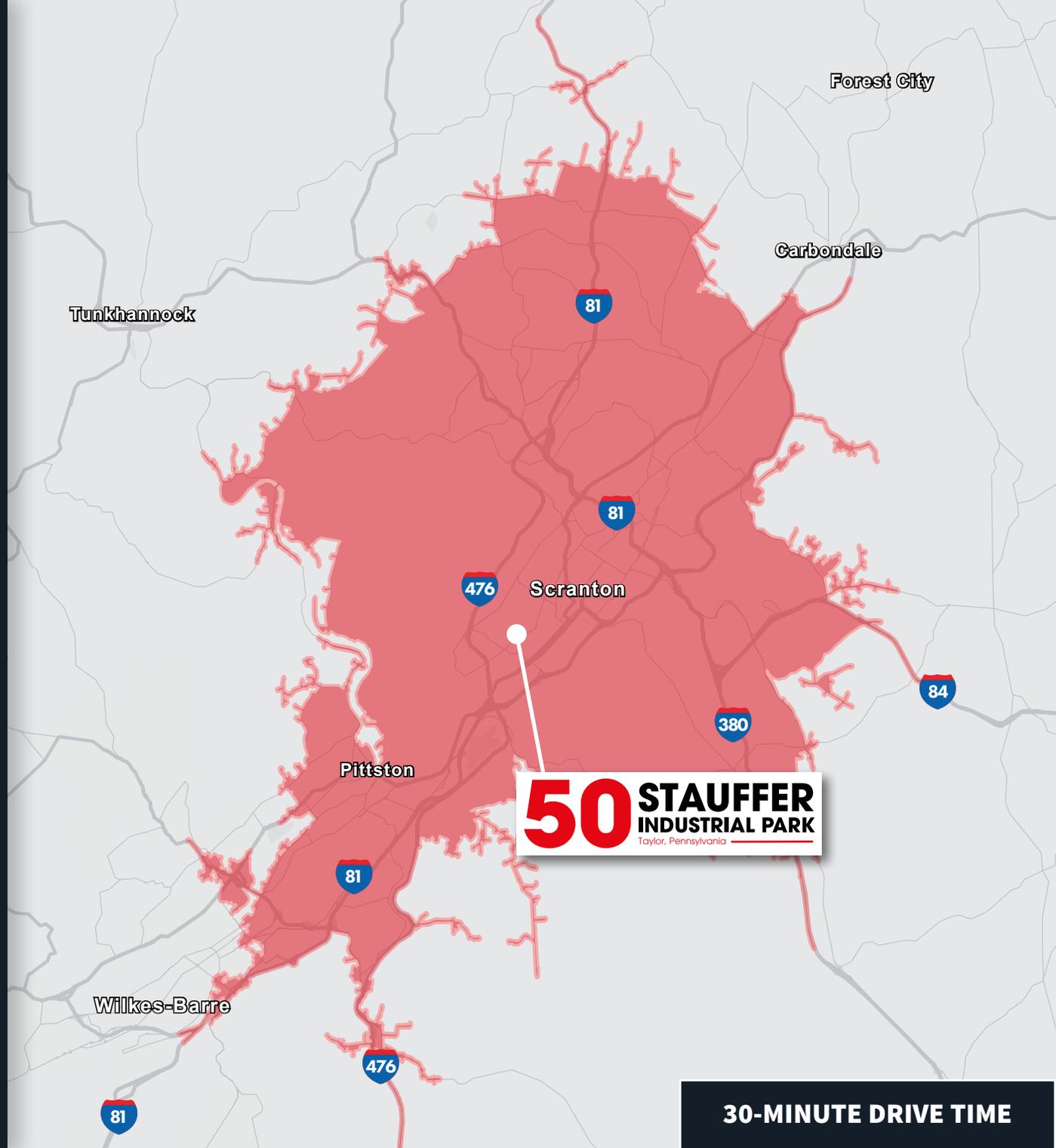
**\$80,483**

Average Household Income



**\$5.3 BILLION**

Annual Consumer Spending



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