PICKERING CREEK INDUSTRIAL PARK

151-161 Philips Road | 230-240 Welsh Pool Road | 254 Welsh Pool Road

For more information about Pickering Creek Industrial Park contact Bill Wilson, 610.225.0910 or Phil Earley, CCIM, 610.225.0900 to receive the full offering memorandum.

LIEBERMAN EARLEY & COMPANY

The Meadows · 485 Devon Park Drive · Suite 110 · Wayne, PA, 19087

Pickering Creek Industrial Park
Executive Summary

OFFERING

Lieberman Earley & Company is pleased to offer qualified investors the opportunity to acquire a three building light industrial portfolio totaling 74,058 square feet in the Pickering Creek Industrial Park. This portfolio is located in Exton, Chester County, which is one of the fastest growing highest household income counties in the nation.

The portfolio is currently 86% leased to six well established companies. Three tenants have occupied Pickering Creek Industrial Park for over 20 years while the other three have an average occupancy of seven years.

Steady absorption of light industrial product in Chester County over the past five years has driven vacancy down 200 basis points to 5% and average asking rents up 13% to $7.60/SF NNN.

International companies such as Netzsch, Morphotek and Federal Mogul have called Pickering Creek Industrial Park home due to easy access to significant transportation infrastructure including the Pennsylvania Turnpike, Routes 202, 100 and 30. In addition, Pickering Creek is serviced by SEPTA bus line 204 with access to the Exton Square Mall onward to the R-5 Paoli train station. Four quality hotels are within one mile of Pickering Creek Industrial Park, as well as numerous restaurants, banks, pharmacies and convenience stores such as Wawa. Childcare as well as adult daycare facilities are located nearby.

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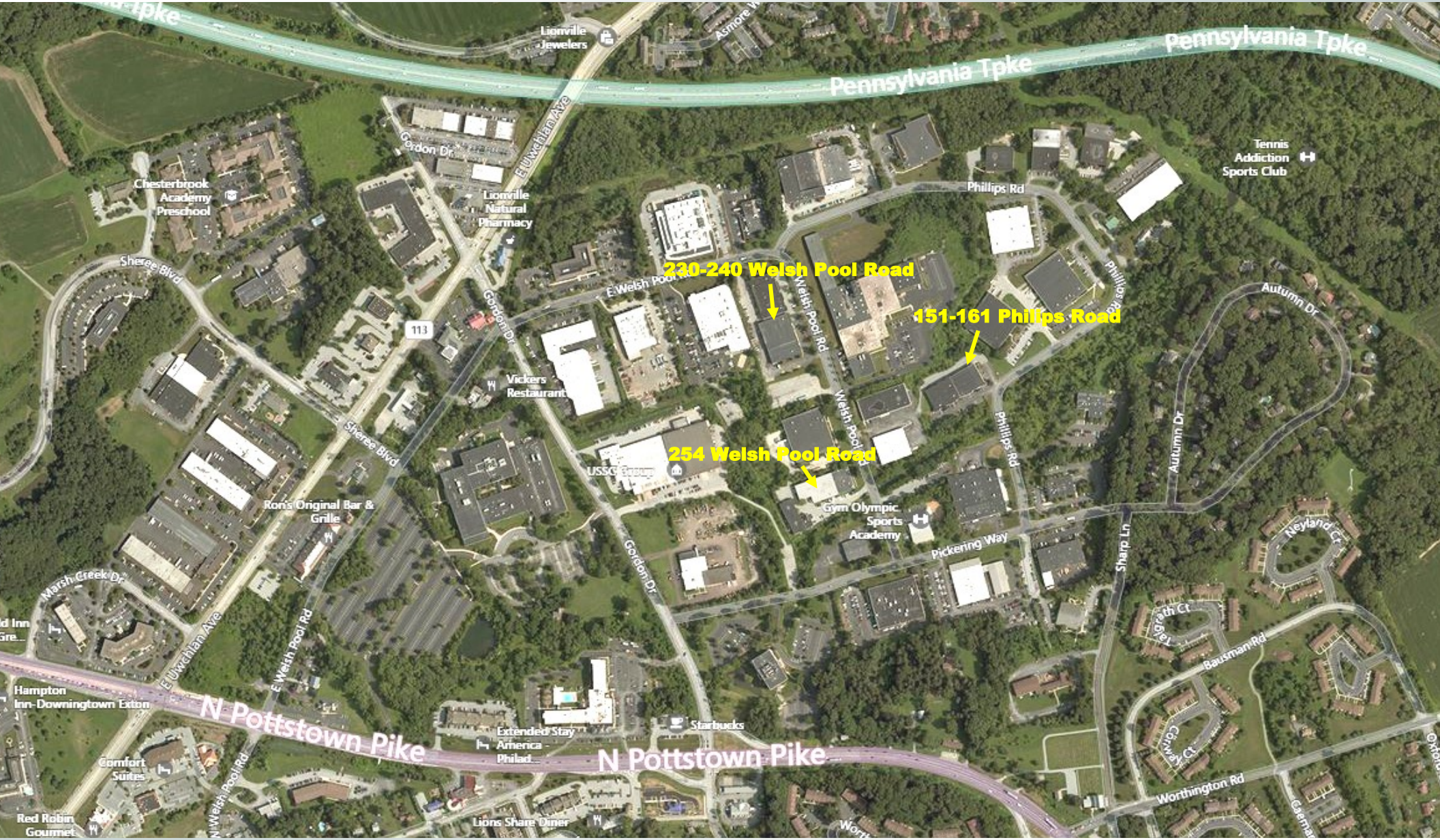
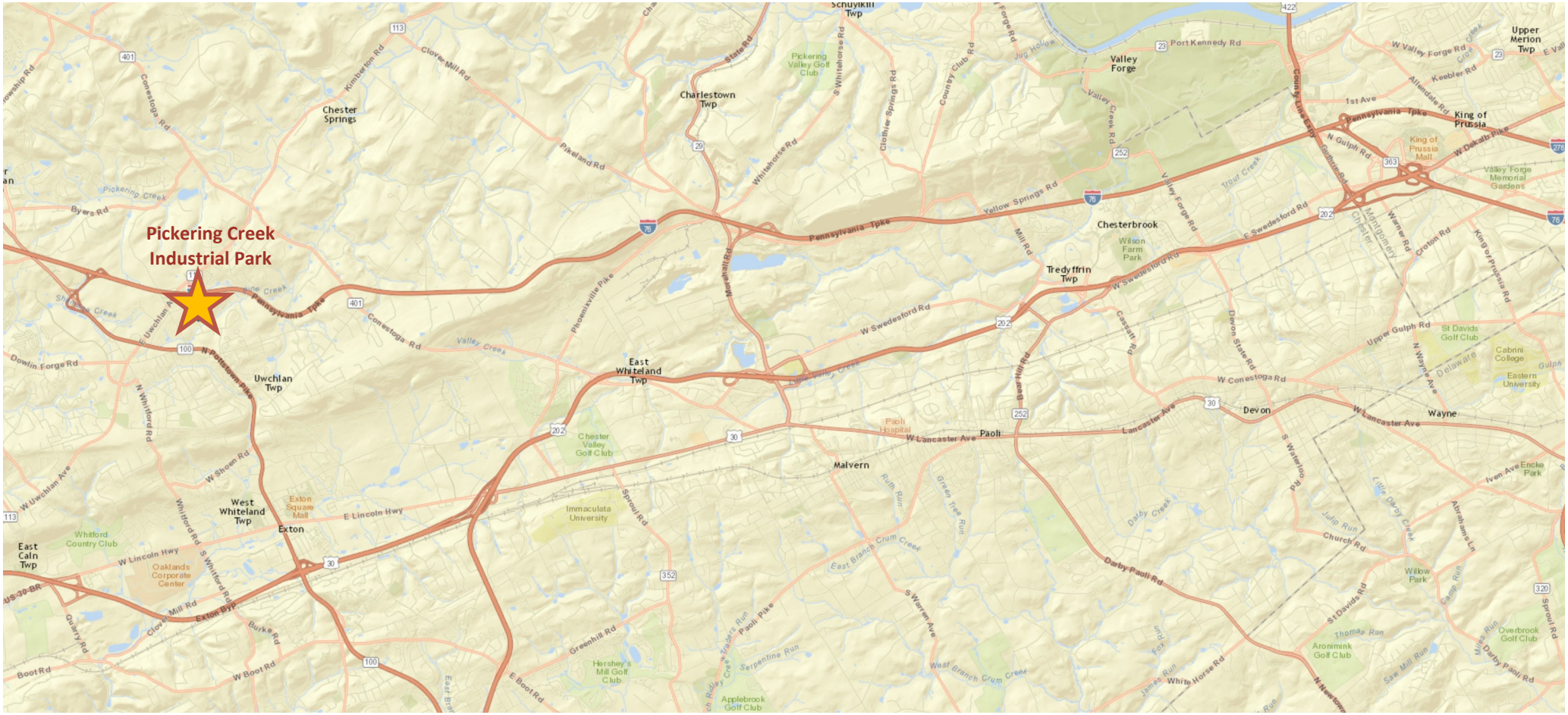
PORTFOLIO SUMMARY

YEARS BUILT	1975 - 1978, Renovated 1990-1998
PORTFOLIO SIZE	74,058 SF in 3 Buildings
OCCUPANCY	86%
KEY TENANTS	Studio EEC, Metal Finishing Systems, Industrial Plastic Fabrication and Smith Instrument
NUMBER OF TENANTS	6
2016 Budget NOI	$415,997
2017 PROFORMA NOI	$497,187

Aerial Map of The Pickering Creek Industrial Park, Exton, PA



Area Map


Pickering Creek
Industrial Park
Chester Springs
Charlestown Twp
Valley Forge
Upper Merion Twp
King of Prussia
Chesterbrook
Tredyffrin Twp
East Whiteland Twp
Uwchlan Twp
Paoli
Malvern
Devon
Wayne
West Whiteland Twp
Exton
East Caln Twp
Pennsylvania Tpke
W Swedesford Rd
W Lancaster Ave
Conestoga Rd
Valley Creek
Pickering Creek
Immaculata University
Chester Valley Golf Club
Paoli Hospital
Wilson Farm Park
King of Prussia Mall
Valley Forge Memorial Gardens
St Davids Golf Club
Cabrini College
Eastern University
Whitford Country Club
Oaklands Corporate Center
Exton Square Mall
Hershey's Mill Golf Club
Applebrook Golf Club
Overbrook Golf Club
Aronimink Golf Club
Willow Park
Encke Park
Darby Paoli Rd
Lancaster Ave
Yellow Springs Rd
Phoenixville Pike
Morehall Rd
Pikeland Rd
Whitehorse Rd
Clover Mill Rd
Kimberton Rd
Conestoga Rd
Byers Rd
Dowlin Forge Rd
N Pottstown Pike
E Uwchlan Ave
W Uwchlan Ave
W Shoen Rd
W Lincoln Hwy
E Lincoln Hwy
Exton Byp
Mill Rd
Boot Rd
W Boot Rd
E Boot Rd
Greenhill Rd
Sproul Rd
Paoli Pike
Darby Paoli Rd
Church Rd
St Davids Rd
Upper Gulph Rd
Devon State Rd
Cassatt Rd
Bear Hill Rd
Mill Rd
Valley Forge Rd
Port Kennedy Rd
Pennsylvania Tpke
N Gulph Rd
W Valley Forge Rd
Keebler Rd
Allendale Rd
1st Ave
W Dekalb Pike
Croton Rd
King of Prussia Rd
Warner Rd
N Wayne Ave
Delaware
Gulph
Iven Ave
Abrahams Ln
Sproul Rd
Darby Paoli Rd
Overbrook Golf Club
Saw Mill Run
Thomas Run
Aronimink Golf Club
St Davids Rd
Willow Park
Little Darby Creek
Julip Run
Church Rd
Darby Creek
Green Tree Run
Ruth Run
East Branch Crum Creek
West Branch Crum Creek
Serpentine Run
Trout Creek
Valley Creek Rd
Country Club Rd
Clothier Springs Rd
S Whitehorse Rd
State Rd
Pickering Valley Golf Club
Schuylkill Twp
Jug Hollow
Little Valley Creek
Morehall Rd
Phoenixville Pike
Conestoga Rd
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Sproul Rd
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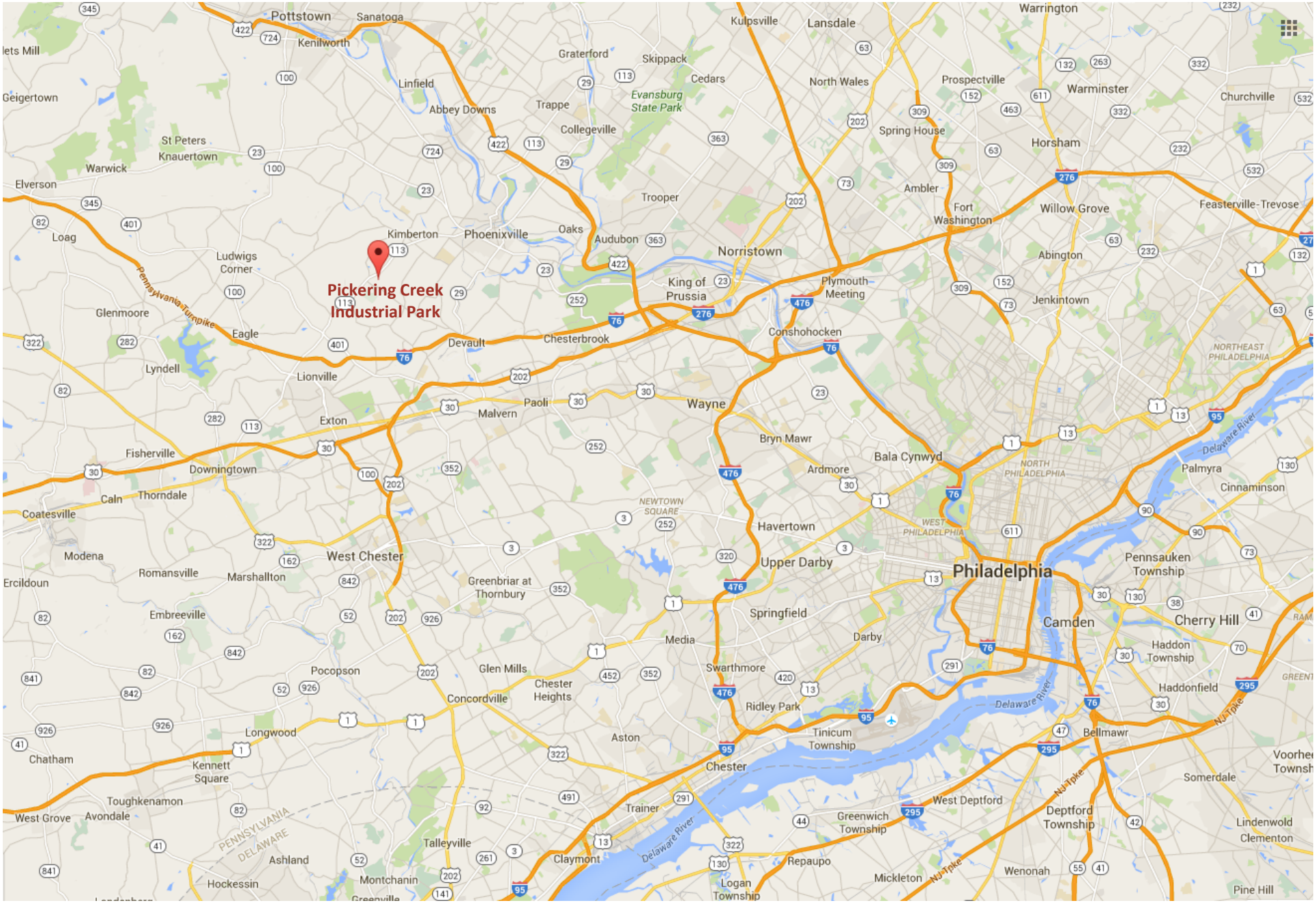
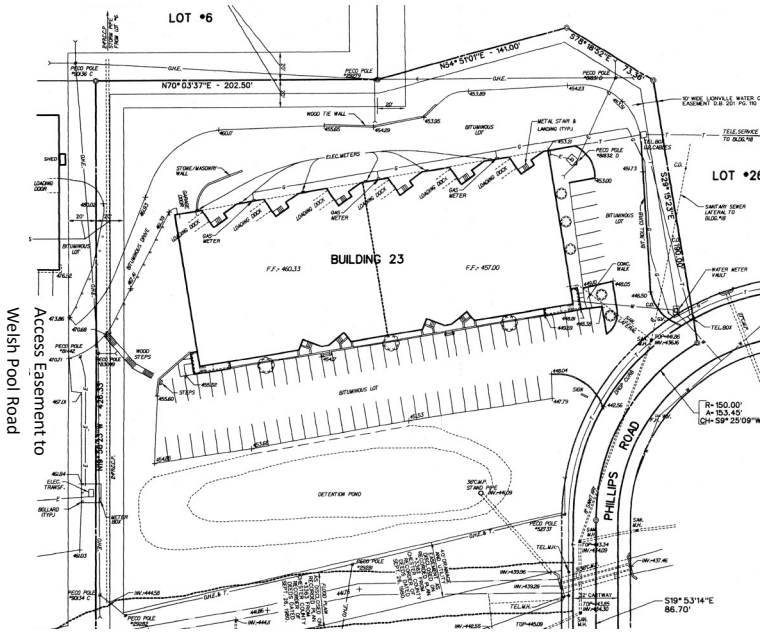
Map of Greater Philadelphia



Pickering Creek Industrial Park
151-161 Philips Road
Property Specifications

Address	151-161 Philips Road, Exton, PA 19341
Chester Country Parcel	33-005-0020.0500
Ownership	Fee Simple
Municipality	Uwchlan Township
# of Tenants	4
Square Feet	30,065
Occupancy	100%
Floors	1
Parking Spaces	73
Construction Type	Steel Frame/ Masonry
Year Built	1978; Renovated 1990
Clear Height	18’
Sprinkler System	None
Floor System	5” Reinforced Concrete
Loading	6 Loading Docks
Column Spacing	45’ x 35’
Utilities	Gas & Electric: PECO Water: Aqua, Sewer: Uwchlan Township
Electric	280 volts 3 phase
Roof	West side 1999 and East side 2002 Mechanically fastened EPDM
Lot Area	3.8 Acres

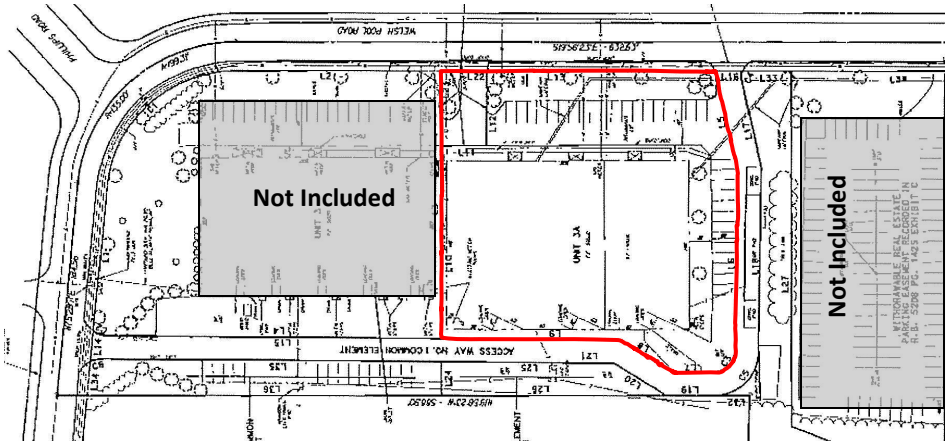


Pickering Creek Industiral Park
151-161 Philips Road
Floor Plan

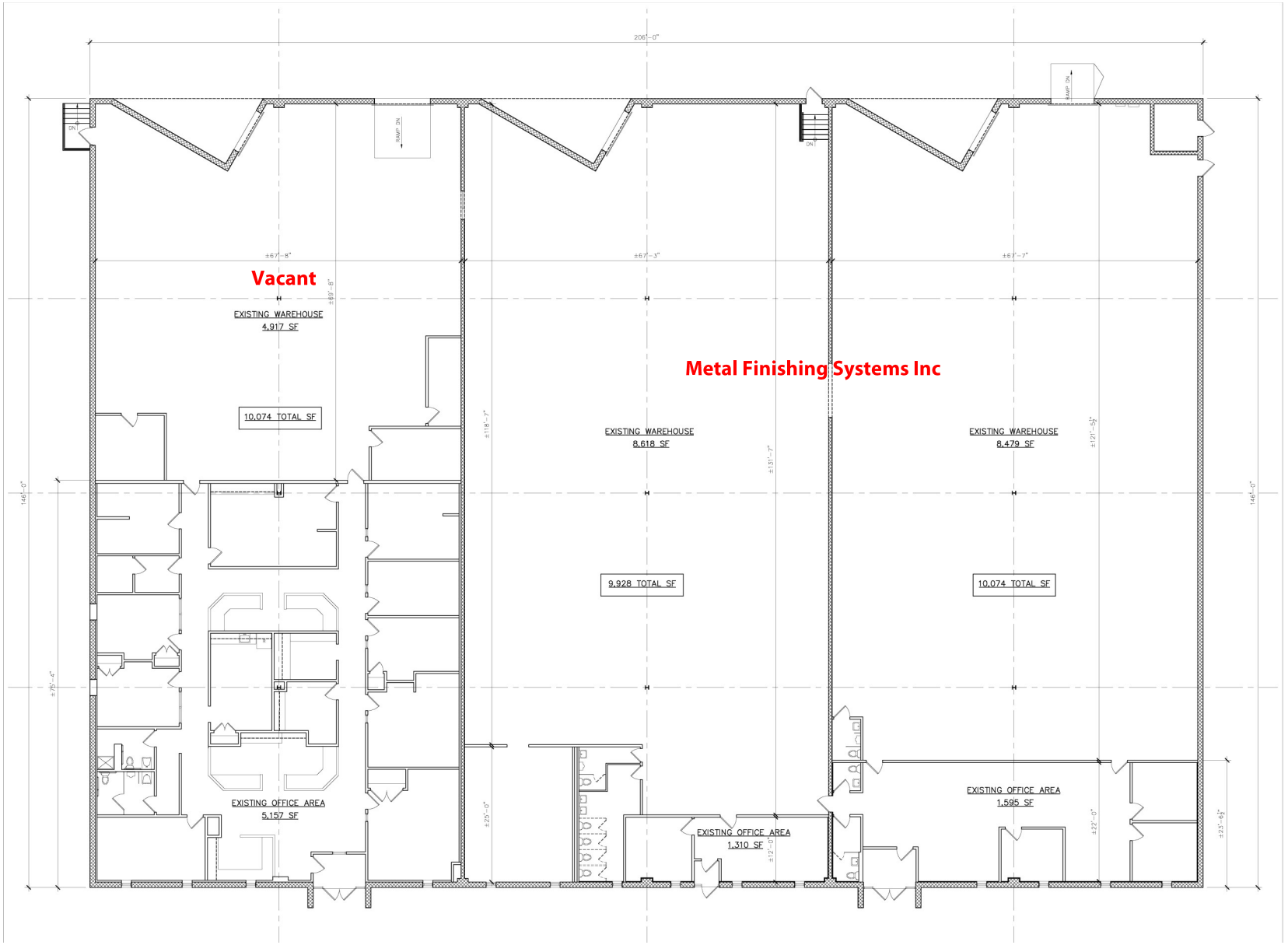
FLOOR PLAN
1/8" 1'-0"

Pickering Creek Industrial Park
230-240 Welsh Pool Road
Property Specifications

Address	230-240 Welsh Pool Road, Exton, PA 19341
Chester Country Parcel	33-005-003.09C0
Ownership	Land Condominium
Municipality	Uwchlan Township
# of Tenants	1
Square Feet	30,000
Occupancy	67%
Floors	1
Parking Spaces	32
Construction Type	Steel Frame/ Masonry
Year Built	1975; Renovated 1997
Clear Height	18’
Sprinkler System	None
Floor System	5” Reinforced Concrete
Loading	3 Loading Docks, 1 Drive-in Door
Column Spacing	36’ x 34’
Utilities	Gas & Electric: PECO, Water: Aqua, Sewer: Uwchlan Township
Electric	480 volts 3 phase
Roof	2008 mechanically fastened EPDM Warranty Jun 2023
Lot Area	1.31 Acres

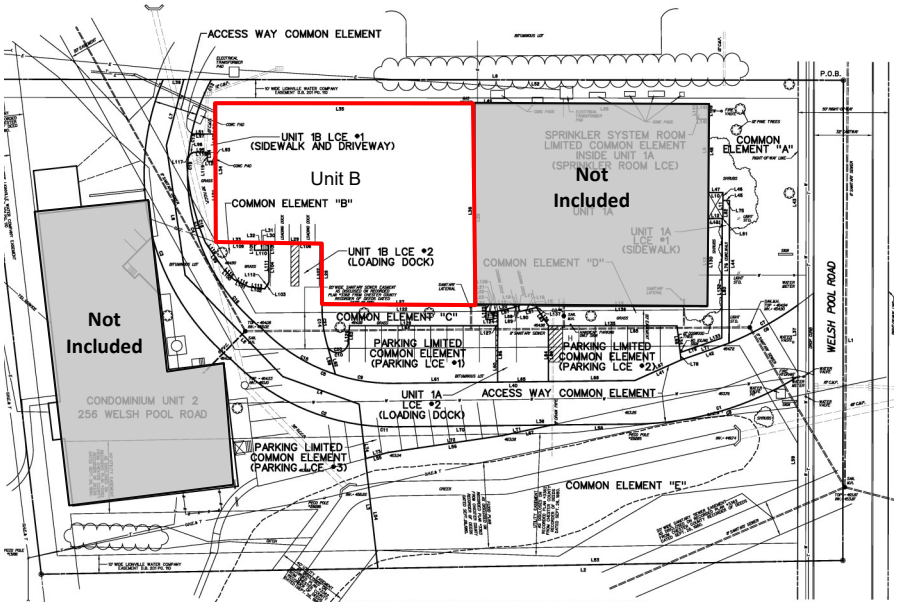


Pickering Creek Industrial Park
230-240 Welsh Pool Road
Floor Plan

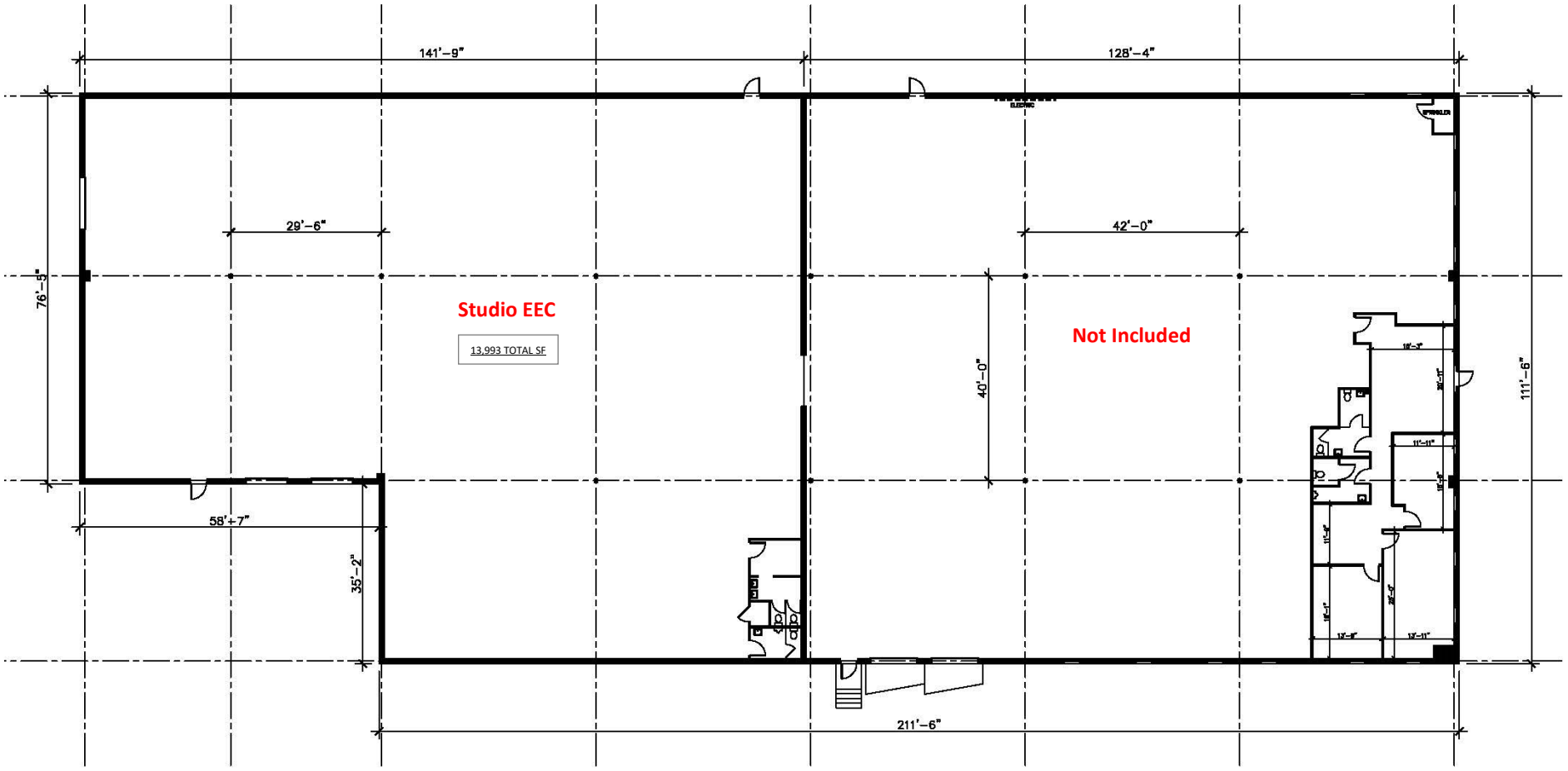


Pickering Creek Industrial Park
254 Welsh Pool Road, Unit B
Property Specifications

Address	254 Welsh Pool Road, Unit B, Exton, PA 19341
Chester Country Parcel	33-005-003.06B0
Ownership	Condominium Unit
Municipality	Uwchlan Township
# of Tenants	1
Square Feet	13,993
Occupancy	100%
Floors	1
Parking Spaces	11
Construction Type	Steel Frame/ Masonry
Year Built	1975; Renovated 1998
Clear Height	18’
Sprinkler System	Wet
Floor System	5” Reinforced Concrete
Loading	2 Loading Docks, 1 Drive-in Door
Column Spacing	42 x 40’
Utilities	Gas & Electric: PECO, Water: Aqua, Sewer: Uwchlan Township
Electric	600 amps 480 volt 3 phase
Roof	Front 2008 with 15 yr. warranty and rear 2004 Mechanically fastened EPDM
Lot Area	13,993 SF



Pickering Creek Industrial Park
254 Welsh Pool Road, Unit B
Floor Plan



Pickering Creek Industrial Park

Chester County Light Industrial Market Data

Availability	Survey	5– year Avg
Rent Per SF	$7.56	$6.88
Vacancy Rate	5.1 %	6.1 %
Vacant SF	1,812,767	2,141,304
Availability Rate	7.9%	9.4%
Available SF	2,817,947	3,316,403
Sublet SF	111,542	107,596

Inventory	Survey	5– year Avg
Existing Building	979	970
Existing SF	35,718,704	35,207,731
12 Mo. Const. Starts	60,100	182,817
Under Construction	0	154,726
12 Mo. Deliveries	338,238	215,078

Demand	Survey	5– year Avg
12 Mo. Absorption SF	540,019	296,653
12 Mo Leasing SF	1,126,251	1,199,975

Sales	Survey	5– year Avg
Sales Price Per SF	$83	$73
Sales Volume (Mii)	$95	$80
Cap Rate	5.8%	7.3%

All Information attained from CoStar.

Pickering Creek Industrial Park
Asking Rent

CHESTER COUNTY INDUSTRIAL MARKET

Asking Rent Per SF

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