

423,217 SF FULLY LEASED, SINGLE TENANT, INDUSTRIAL/MANUFACTURING MISSION CRITICAL HEADQUARTERS WITH 15 YEARS OF TERM



Exclusively Offered By:



101
GORDON DRIVE
EXTON, PENNSYLVANIA

Newmark Knight Frank, as exclusive agent, is pleased to present the opportunity to acquire 101 Gordon Drive (the “Property”), a fully leased, Class A, In-Fill industrial / manufacturing site comprised of an existing 240,000 SF facility and a 183,217 SF contractual build-to-suit in Exton, PA.

The Property is located in Philadelphia’s western suburb of Exton, PA, the retail and commercial epicenter of Chester County, one of the most historically rich and wealthy counties in the Philadelphia MSA. Tenants and visitors of 101 Gordon Drive benefit from a truly amenity-rich suburban environment and immediate access to I-76/PA Turnpike, the Pottstown Expressway, and other major thoroughfares.

101 Gordon Drive is highlighted as the headquarters and mission critical facility of USSC Group. The USSC Group occupies 100% of 101 Gordon Drive, with 15 years of remaining lease term. The Property represents a unique opportunity for an investor to acquire a single-tenant, triple net-leased asset with stable and long-term in-place cash flows.

Investment Highlights

- **PASSIVE, LONG-TERM CASH FLOW**
- **MISSION CRITICAL FACILITY WITH DEEPLY ROOTED CREDIT WORTH TENANT**
- **RARE IN-FILL LOCATION WITH DESIRABLE DISTRIBUTION CAPABILITIES**
- **SUPERIOR AMENITY-RICH SUBURBAN ENVIRONMENT**
- **TRANSIT-ORIENTED LOCATION**
- **SURGING CHESTER COUNTY INDUSTRIAL SUBMARKET**

Property Quick Facts

Address:	101 Gordon Drive, Exton, PA 19341 Chester County
Square Footage:	Total: 423,217 SF Existing: 240,000 SF Build-to-Suit: 183,217 SF
Number of Stories:	Existing: 2 Build-to-Suit: 1
Land Area:	36.60 Acres
Occupancy:	100%
Term:	15 Years
Tenant:	USSC Group
Parking:	524 Spaces

