

BEST INDUSTRIAL SALE

**Brasler Realty
York Business Ctr.
— \$73.2 Million—**



RR Donnelley interior York, PA

York Business Center (YBC) York, PA
Size (square footage/acreage) 1,518,967 s/f
Broker(s): Sale broker - **CBRE Hines, Blunt, Cashman, Beard, Industrial Leasing -CIR - John Van Buskirk, Retail - CBRE Harrisburg**

Brasler Properties with equity partner New Boston Fund transformed over 1.5 million s/f abandoned Caterpillar plant and brownfield in York, PA into a thriving manufacturing/distribution/office/retail complex. Extraordinary ROI; bought for \$10 million in 2002, invested another \$36 million; sold for **\$73.2 million**. Occupancy at over 90% when property was sold in 2008; Achieves A market rates, averaging over \$4.00/sf NNN for primarily 20' clear former heavy manufacturing space circa 1950's and 60's in York submarket attracting world-class tenants: RR Donnelley, The Bon-Ton, Morex, BAE Systems, EGL in market with historically slow leasing velocity. **CBRE brokered sale to Equity Industrial Partners, Corp.** photo credit: Mark Bobb

BEST OWNER

**Brasler Realty & Financial Svcs.
York Business Center
— 1,518,967 s/f —**



601 Memory Lane, York, PA

Brasler transformed over **1.5 million s/f** abandoned Caterpillar plant / brownfield into a thriving manufacturing/distribution/office complex, generating 830 on-site jobs for 6 world class tenants. The renovations started in 2002 and completed in 2008, presented extraordinary challenges due to prior use requiring many remediation techniques; removal of 1,175 cubic yards of asbestos, reducing sewer outfall 38,000 gallons/day, and recycling 5,000 cubic yards of creosote wood floors into fuel used by the concrete supplier, who provided 1.2 million s/f of custom concrete. Transforming a blighted site, abandoned for 6 years, into a completely rehabbed complex commanding A market rates in a secondary location.

BEST MIXED-USE PROJECT

**Brasler Properties
York Business Center
— \$73.2 Million —**



York Business Center, York, PA

Sale broker: **CBRE Hines, Blunt, Cashman, Beard, Industrial Leasing -CIR - John Van Buskirk, Retail - CBRE Harrisburg**

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We are very proud of our "Butterfly Project", the transformation of the 1.5 million SF former York, PA Caterpillar Manufacturing company plant into the successful award winning mixed use York Business Center, hosting distribution/logistic, manufacturing, office, retail and hospitality companies. More than the awards, we are especially proud of the major and positive impact the project created in rescuing a 50 year old derelict property vacant for 5 years bringing over 800 new jobs to East York and Springettsbury Township.

We especially want to sincerely thank the following for their extraordinary commitment and expertise that was essential to the completion of this seven year project.

Michael Markovitz, Bob Katherman, Stacey MacNeal, Patrick Connell, Jon Gillman, David Langol, Lisa Sullivan, Dana Kull, Karen Furman, Joe Manko, Darryl Borrelli, Jonathon Spergel, Rod Bender, Jonathan Rinde, Mike Meloy, Bob Desmarais, Dawn Lenz, Bill Grant, Jerry Watson, Kirk Taylor, Butch Eberly, Tim Bieber, Jon Peterson, John Hollman, Harish Rao, Roger Marshall, Ed Saur, Andrew Stern, John Van Buskirk, Mike Hines, Michael Blunt, Bill Aiolo, David Bode, Kevin Hodge, Randy Campbell, Brad Wolf, Chip Fageley, Harold Silbaugh, Harold Tenney, Tony Stoner, Joe Heidler, Bill Meister, Jay Frank and Tom McKay.

And of course the Brasler Team:

Mark Bobb, Renee' Kyle, Bob, Kyle and Kirby Cartwright, Gary McMillan, Joe Herwig, Jay Halicki,
In Memorium: **Jeff Miller, Walter(Gator) Lancaster**

**YORK BUSINESS CENTER
YORK, PA**



Bob & Chris Brasler