



# Matheson Tri-Gas

**\$650,000 | 10.70% CAP**

314 Baumer Street, Johnstown, PA 15902

- ✓ Short Term Lease w No Further Options ( 2 Years)
- ✓ This Location Serves 5 Major Counties
- ✓ Below Average Rent
- ✓ Tenant Has Made Significant Site Improvements
- ✓ Site Sits Adjacent to a Rail Line

Matheson Tri-Gas, Inc. is a supplier of industrial and specialty gases, and **gas handling equipment** in the United States. The company offers **semiconductor, medical gases**, welding, atmospheric and bulk, and cylinder gases for customers using gas in their **labs, fabs, plants, and processes**



## Matheson Tri-Gas, Inc. Business Structure:

Since 2005 the company has grown in sales from **\$400 million to over \$2 billion** with an estimated **10% market share**. Matheson Tri-Gas, Inc.'s ownership is held by the Japanese holding company **Nippon Sanso Holdings Group**.



# INVESTMENT OVERVIEW

MATHESON TRI-GAS JOHNSTOWN, PA



# \$650,000

## 10.7% CAP

NOI

\$69,600

Building Area

±10,000 SF

Land Area

±1.3 AC

Year Built / Renovated

1980/2013

Lease Type

Net Lease

Occupancy

100%

✓ Rare 10% CAP offering.

✓ 2 years remaining on the lease leaves the opportunity to negotiate a new lease with below market rents.

✓ Tenant has been at this location for 20+ years showing a strong commitment to this site.

✓ Located in key industrial area of Johnstown with surrounding tenants including welding supplies, auto parts, appliances, engineering companies and machinery.

✓ The defense industry is a staple of the Johnstown economy, with the region pulling in over \$100M annually in federal government contracts.

Tenant has made numerous repairs and upgrades to this site over the life of its occupancy.

### CONTACT FOR DETAILS

**Eric Alderman**

Associate  
(214) 915-8893

ealderman@securenetlease.com

**PA Broker of Record:** Kenneth Brownell

**License #:** RBR003305

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

**SECURE**  
NET LEASE

## TENANT OVERVIEW

MATHESON TRI-GAS JOHNSTOWN, PA



# MATHESON

ask. . .The Gas Professionals™

**Lessee:** Matheson Tri-Gas, Inc.

**Matheson Tri-Gas tries and succeeds in supplying a range of industrial gases primarily to semiconductor manufacturers and other electronics makers.**

#### REVENUE

\$2 Billion

#### LOCATIONS

Over 300 Retail,  
Engineering,  
and Pipeline  
Locations

[mathesongas.com](http://mathesongas.com)

Matheson Gas, Inc. was **founded in 1927** as a specialty gas company and merged with Tri-Gas, a small regional industrial gas company, in 1999. Since 2005 the company has **grown in sales from \$400 million to over \$2 billion** with an estimated **10% market share** by executing a strategy of **vertical integration** and product line extension through **acquisitions** and key capital projects.

Vertical integration enables us to offer our customers a full line of cylinder, bulk, and on-site industrial gases along with related distribution and application equipment. In addition, we have a **wide range of offerings** from acetylene to complement our cylinder gas products. We also have food freezing equipment and dry ice in support of food processors, and world-class production facilities in Korea and the United States to **support the electronics and specialty gas business**. (Pg. 94 of the Nippon Sanso Holdings Integrated Report)

[Read more about Matheson Tri Gas, Inc., and its parent company Nippon Sanso Holdings in their annual Integrated Report of 2021 by clicking here.](#)



# TENANT OVERVIEW

MATHESON TRI-GAS JOHNSTOWN, PA



## Nippon Sanso Holdings

Nippon Sanso Holdings is the parent company to Matheson Tri Gas, Inc.

### Nippon Sanso on its expansion into the U.S. industrial gases market:

Efforts to enter the U.S. market, which began in 1980 with the establishment of Japan Oxygen, Inc., took a significant step forward in 1983 when we acquired Matheson Gas Products, Inc. a specialty gases firm head-quartered in New Jersey with 12 production facilities in the United States and Canada. With this acquisition, we gained access to Matheson Gas Products' specialty gas production technologies, as well as its U.S. sales network, reinforcing our position in the specialty gases business in Japan and overseas.

While our U.S. operations focused on specialty gases and related equipment for close to a decade thereafter, in 1992 we acquired Tri-Gas, Inc., an industrial gases manufacturer based in Irving, Texas, with operations in Texas, New Mexico and Florida. This positioned us to expand our portfolio to include oxygen, nitrogen, argon, and other general industrial gases and marked the start of our efforts to build an industrial gases supply network in the southern United States. In 1999, we merged Matheson Gas Products and Tri-Gas to create Matheson Tri-Gas, Inc., an integrated specialty and industrial gases manufacturer.

#### REVENUE

\$6.35 Billion

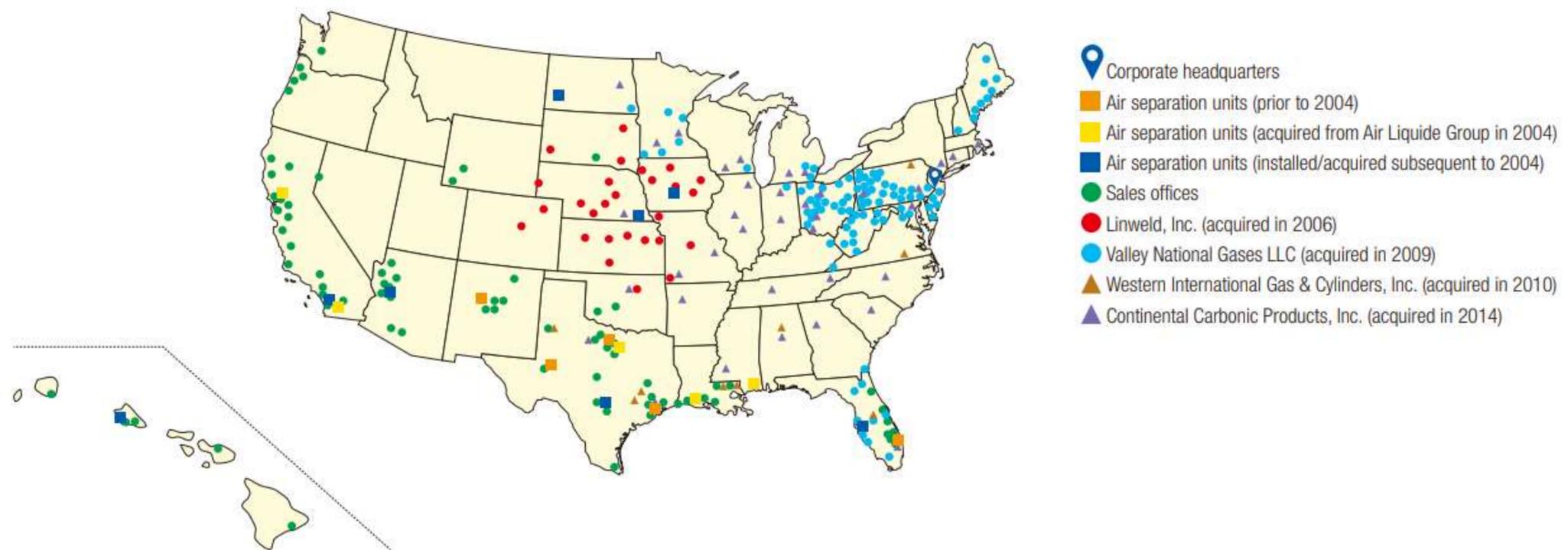
#### LOCATIONS

4 Major Hubs

- Japan
- Europe
- Asia/Oceania
- United States

[Nippon Sanso Holdings Website](#)

### An Expanded Presence in the United States



## IN THE NEWS

MATHESON TRI-GAS JOHNSTOWN, PA

# Medical Gases and Equipment Market to See Huge Growth by 2030

JANUARY 25, 2021 (MEDGADGET)

A recent study by Fact.MR states that the medical gases and equipment market is anticipated to grow at over 8% CAGR during the forecast period between 2020 and 2030.

Rising cases of chronic ailments such as diabetes, cancer, asthma, cardiovascular and respiratory diseases, and communicable diseases have been **creating scope for expansion**. According to the **Centers for Disease Control** and Prevention, one out of two adults in the U.S. suffer from chronic diseases.

The global medical gases and equipment market is exhibiting steady growth with the surge in demand from hospitals, home care settings, pharmaceutical companies, and other healthcare facilities.

Data obtained from same source revealed that 86% of national expenditure, accounting for **US\$ 2.7 trillion**, were incurred on the treatment of mental health conditions and chronic ailments in the U.S. These facts and figures indicate the surge in incidence of chronic ailments, which is expected to fuel the **demand for medical gases** and equipment in the coming years.

Though the outbreak of COVID-19 pandemic has impacted production process across **manufacturing** units in the first half of this year, the market is forecast **to recover soon** owing to the rush of patients across healthcare facilities.

"The therapeutic application of medical gases and equipment has risen significantly over the past decade. Due to having diverse **advantages such as effective to treat burn, strokes, providing hypoxia therapy in children, and others**, the demand for therapeutic medical gases is projected **to rise in the coming years**," said a Fact.MR analyst.

EXPLORE ARTICLE



# Matheson Tri-Gas expands in Warren with Lee & Associates-arranged lease - NJBIZ

LINDA LINDNER, AUGUST 9, 2019 (NJBIZ)

Lee & Associates announced Friday it brokered a 35,313-square-foot, long-term lease agreement on behalf of Matheson Tri-Gas in Warren.

Bridgewater-based KRE Group currently owns the property and is planning **renovations** to be completed by the end of the year. The **improvements** will include a complete remodel of the building's lobby and cafeteria, the addition of a **75-person common conference** facility as well as a new fitness center.

Matheson Tri-Gas will occupy the entire top floor.

The landlord is also expanding **on-site parking**.

The location at **3 Mountainview Road** sits alongside Route 78, and was most recently occupied in its entirety by Chubb Corp.

Brian Lynch and Peter Rasmusson from Lee & Associates New Jersey represented the tenant. Newmark Knight Frank's Jamie Drummond, Andrew Perrotti and Dan Reider represented KRE Group.

"We are **thrilled to commence** our re-tenanting efforts of 3 Mountainview with Matheson Tri-Gas' lease of the entire top floor," said Justin Gingeleskie, director of leasing for **KRE Group**.

EXPLORE ARTICLE



# LEASE OVERVIEW

**MATHESON TRI-GAS JOHNSTOWN, PA**

Initial Lease Term	10 Years, Plus (1) 5-Year Option to Renew
Rent Commencement	August 1st 2008
Lease Expiration	August 31st, 2023
Lease Type	NNN
Rent Increases	CPI Increase
Annual Rent YRS 1-5	\$69,600
Annual Rent YRS 6-10	\$69,600
Option 1	\$69,600

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



SARGENT'S STADIUM AT THE POINT



CONEMAUGH RIVER

271

56



THE MOUND



DOLLAR GENERAL



SHEETZ

Hertz



DALE OXYGEN, INC.

FERNDALE ELEMENTARY SCHOOL (382 STUDENTS)

**MATHESON**  
The Gas Professionals

**SUBJECT PROPERTY**  
314 BAUMER ST.



CIL ENGINEERING

POPLAR STREET

AutoZone



JOHNSTOWN EXPRESSWAY  
±22,899 VPD

MENNER BOULEVARD  
±11,801 VPD



FAMILY DOLLAR

BANGLY Hardware



JOHNSTOWN VETERINARY ASSOCIATES

JOHNSTOWN MIDDLE SCHOOL (607 STUDENTS)



GARDEN TERRACE SENIOR APARTMENTS (100 UNITS)



CONEMAUGH MEMORIAL MEDICAL CENTER - FAMILY MEDICAL CENTER (537 BEDS)

BISHOP MCCORT HIGH SCHOOL (376 STUDENTS)

FAMILY DOLLAR

DOLLAR GENERAL



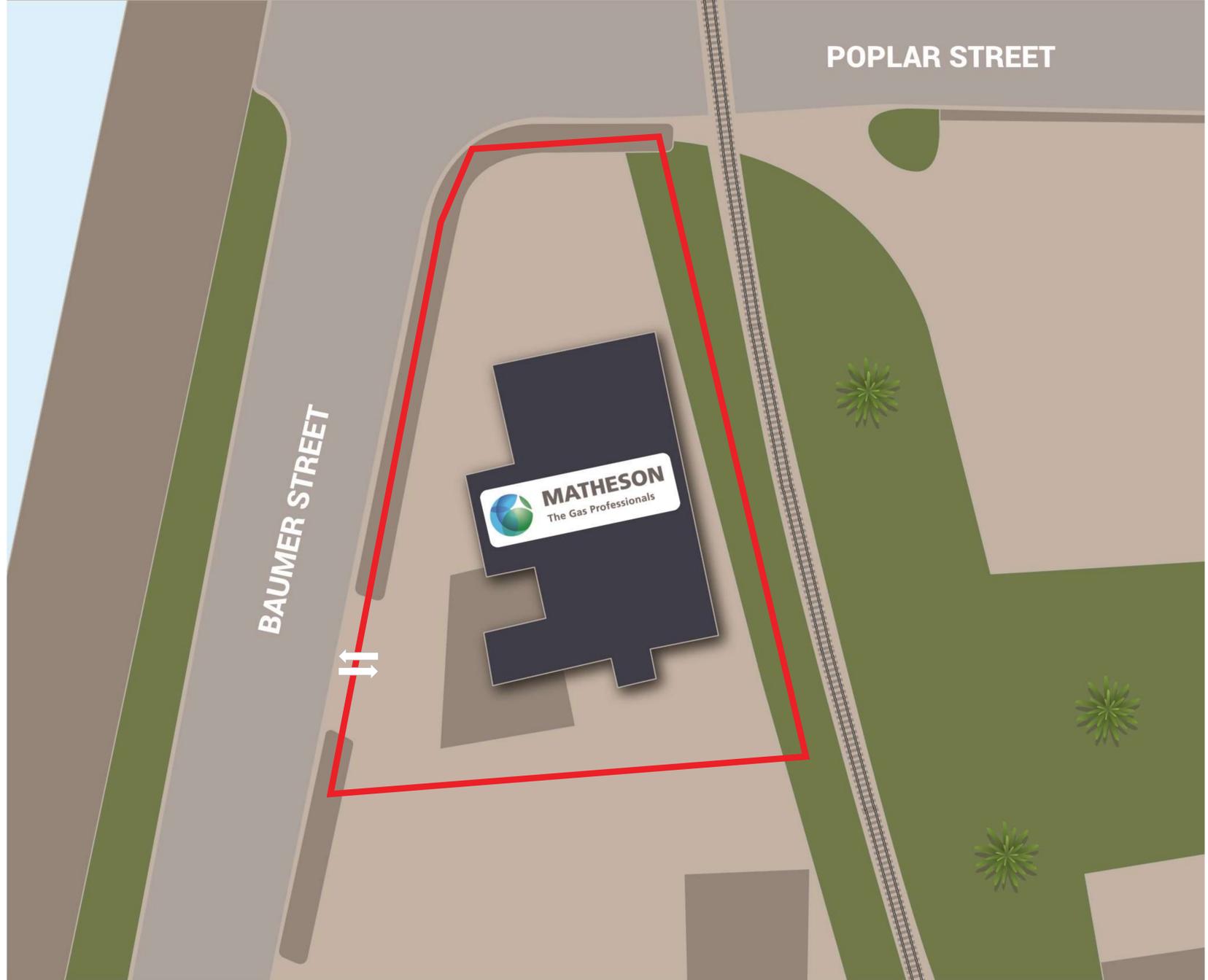
GREATER JOHNSTOWN SENIOR HIGH SCHOOL (1,035 STUDENTS)



# SITE OVERVIEW

**MATHESON TRI-GAS** JOHNSTOWN, PA

	Year Built		1980/2013
	Building Area		±10,000 SF
	Land Area		±1.3 AC



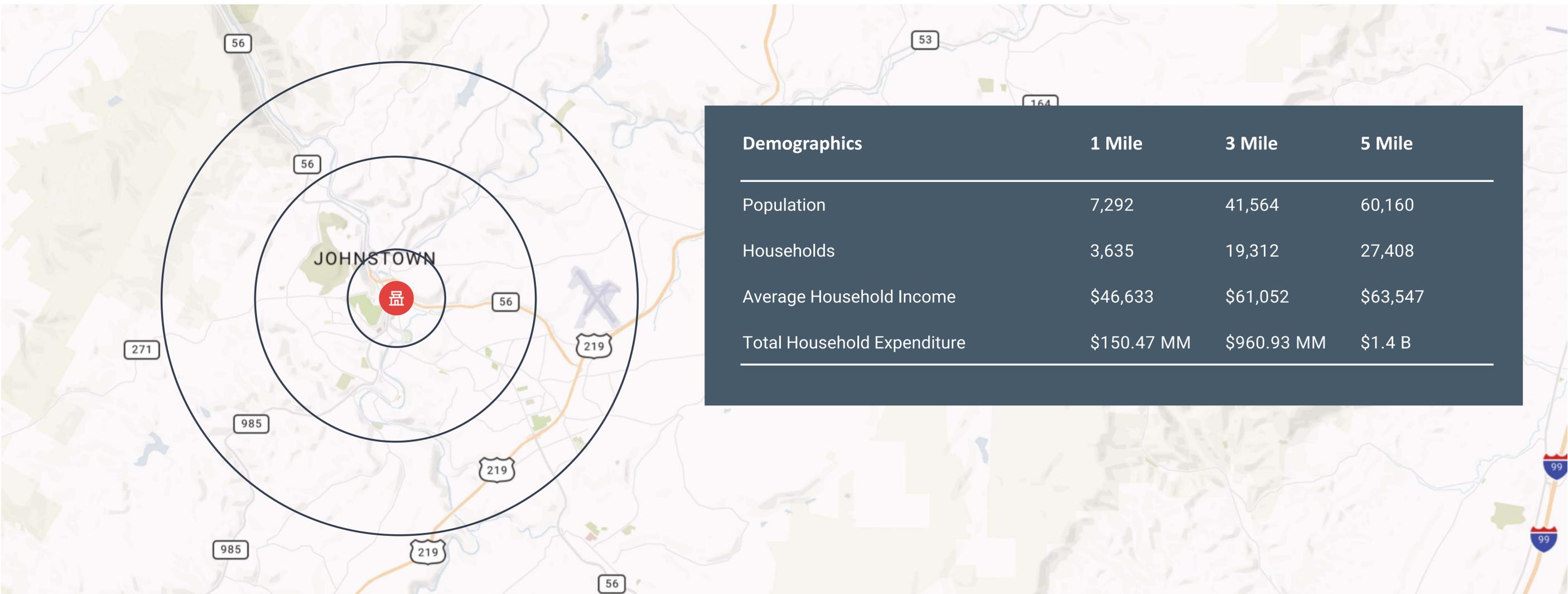
## NEIGHBORING RETAILERS

- Dollar General
- NAPA Auto Parts
- Sheetz
- Family Dollar
- AutoZone Auto Parts
- Rite Aid
- McDonald's
- United States Postal Service
- Ford
- Subway



# LOCATION OVERVIEW

MATHESON TRI-GAS JOHNSTOWN, PA



## ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Aramark (215,000)
2. Comcast (159,000)
3. Keystone Foods (110,000)
4. Universal Health Services (87,000)
5. Genesis HealthCare (68,700)
6. Alcoa (60,000)
7. University of Pittsburgh Medical Center (53,171)
8. Rite Aid (53,100)
9. The PNC Financial Services Group (50,683)
10. Allied Universal (50,152)
11. Healthcare Services Group (48,900)
12. Select Medical (47,596)
13. PPG Industries (47,300)
14. Kraft Heinz (41,000)
15. Penske Truck Leasing (36,000)

# LOCATION OVERVIEW

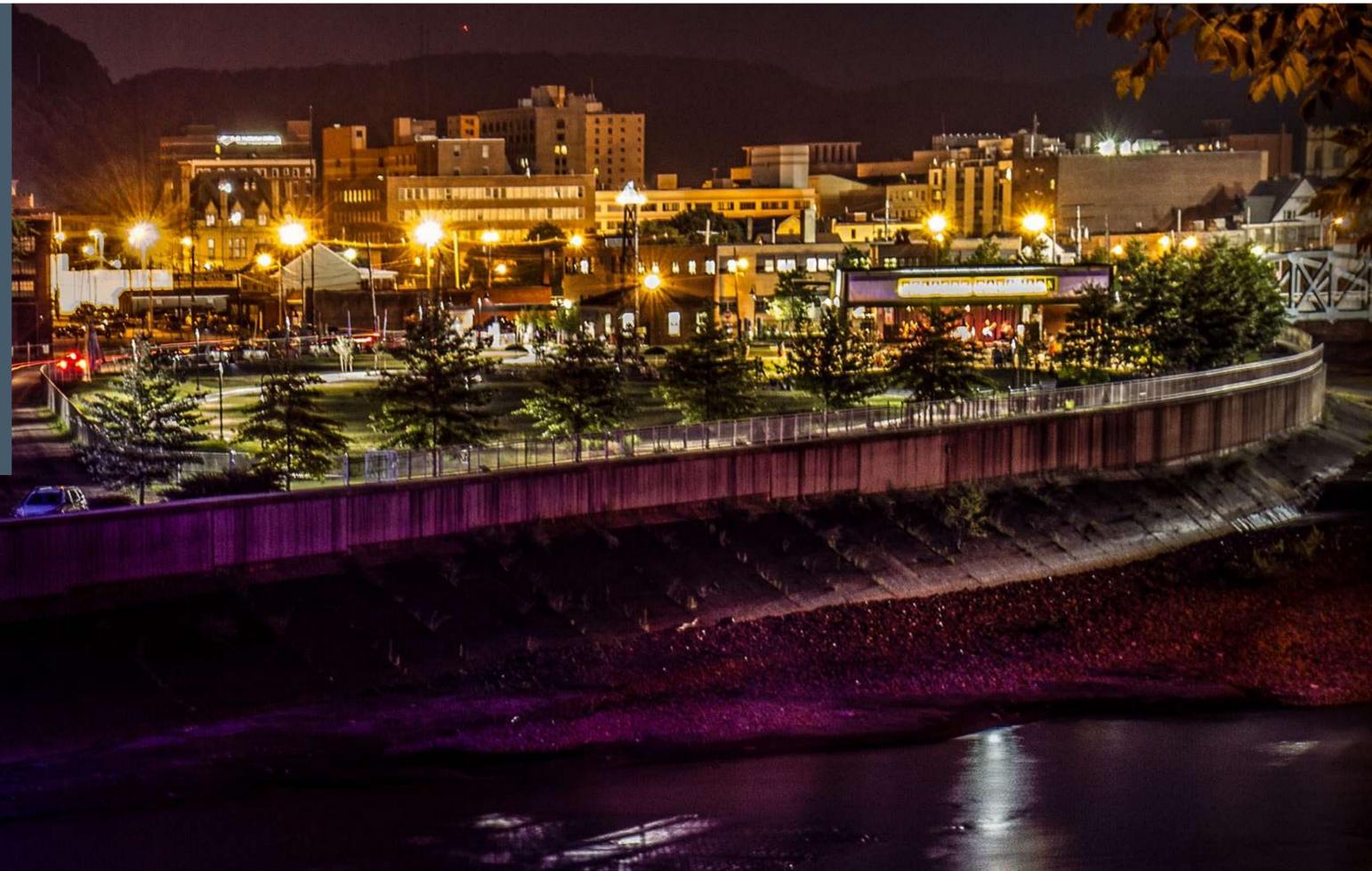
MATHESON TRI-GAS JOHNSTOWN, PA

## Johnstown

Pennsylvania

 19,569  
Population

 \$24,561  
Median Household Income



In 2018, Johnstown was ranked among "The Best Small Places for Business and Careers" in the U.S. by Forbes

2018

Johnstown is home to the John Murtha Johnstown-Cambria County Airport

HOME

**Johnstown is a city in Cambria County, located in the Laurel Mountains, 43 miles west-southwest of Altoona and 67 miles east of Pittsburgh.**

Johnstown has been known as a regional medical, educational, cultural and communications center.

**The Johnstown economy has transitioned from its roots in coal and steel and is now largely focused around healthcare and high-tech defense**

The Johnstown economy has transitioned from its roots in coal and steel and is now largely focused around healthcare and high-tech defense.

The defense industry is a staple of the city's economy, with the region pulling in well over \$100M annually in federal government contracts. The city is home to the University of Pittsburgh at Johnstown, which is the first and largest regional campus of the University of Pittsburgh with approximately 3,000 students enrolled. Tourist attractions include the Johnstown Flood Museum, The Heritage Discovery Center, The Johnstown Area Heritage Association and its very own Central Park. Additionally, the city boasts a symphony orchestra, a nationally recognized Folk Fest and a gallery of the Southern Alleghenies Museum of Art.

## IN THE NEWS

MATHESON TRI-GAS JOHNSTOWN, PA

## Johnstown telehealth facility plans to open in 2022 after pandemic delay; renovations needed to Cambria-Rowe site early next year | Local News | tribdem.com

David Hurst, December 10, 2021 (the tribune democrat)

And after a pandemic-related setback of more than a year, the company hopes to have approximately 80 nurses, medical assistants and personal support counselors inside the revamped former Cambria-Rowe Business College by fall to begin handling real-time visits with patients, One Health Solutions President Apryle Horbal said.

The company is optimistic that **growth will develop** from there. A sister company of Pittsburgh-based Telehealth Suite, the Johnstown location will operate under the **One Health Solutions** name and will serve people recovering from substance use issues, Horbal said.

A Pittsburgh company planning to open a virtual medical center in 2022 is already starting to fill top jobs for the Johnstown facility.

"Just like a lot of other people, COVID-19 threw a wrench into our plans, but we're glad to be getting **moving again and are confident** we'll be able to help a lot of people," said Horbal, a Johnstown native.

Through Indeed.com, the company was already seeking a qualified nursing manager at **\$35 to \$51 an hour**.

That manager would work with **fellow administrators** and oversee a medical staff who would be sought at a later date.

EXPLORE ARTICLE



## Senator Casey visits Johnstown to reveal transportation grant

COURTNEY MURPHY, NOVEMBER 19, 2021 (WTAJ)

This RAISE grant represents "Rebuilding American Infrastructure and Sustainability and Equity." This grant will pay a portion of the "Iron-to-Arts Corridor Project." That project is meant to upgrade and revitalize the city's transportation centers.

The grant will cover almost half of the **\$53 million project**. The rest of the **\$29 million** will be covered by the state, local, philanthropic, and Amtrak funding. Senator Casey was among the **dozens of people** within the press conference at the Johnstown train station. Casey made a few remarks, followed by Pennsylvania Secretary of Transportation Yassmin Gramian and Amtrak Assistant Vice President for **Stations and Facilities George Holz**.

Pennsylvania Senator Bob Casey visited Johnstown Friday afternoon to reveal the \$24.5 million grant from the U.S. Department of Transportation RAISE grant to help with the city's Vision Together 2025 campaign.

The Iron to Arts Corridor project was launched **four years ago** to help with the city's revitalization strategy. This project aims to connect the city's **three downtown transit systems**. That will benefit most visitors, residents, and commuters.

The project's four components include the Johnstown Train Station, Inclined Plane, Intermodal Bus Transportation Center, and Connectivity and Walkability **among the hubs**. Many of the upgrades are mostly building upgrades and better assistance. Senator Casey says that this new grant will help with the tourism and **economic growth of the city**.

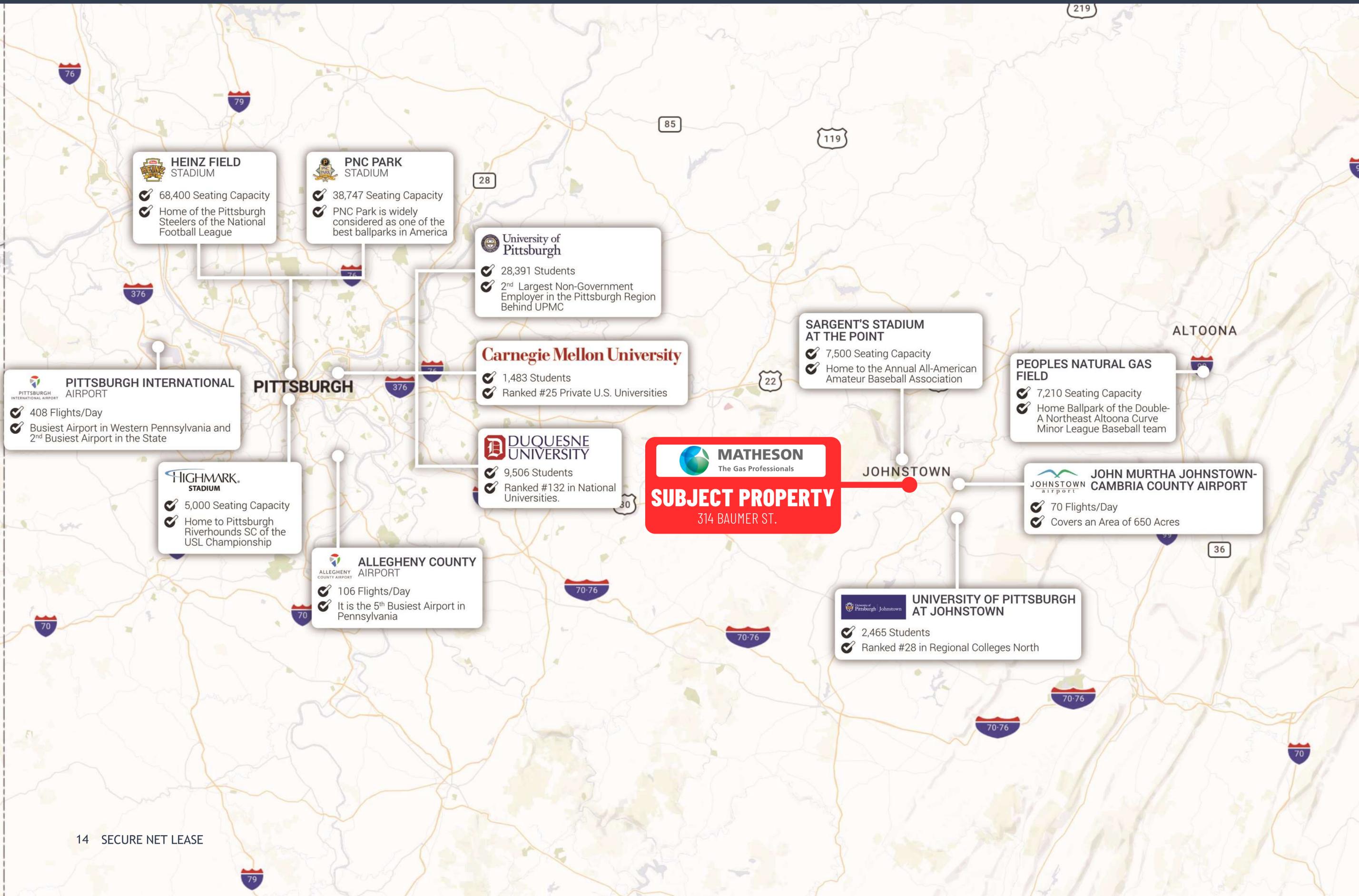
"It allows the people of this city and even beyond but especially the people in Johnstown to be able to be the **beneficiaries of an investment**. Which will have very **positive impacts** on transportation and ultimately upon tourism and economic growth," Senator Casey said. "So, it's a good day for Johnstown, but it's also a **good day** for Pennsylvania."

EXPLORE ARTICLE



# METRO NAME

MATHESON TRI-GAS JOHNSTOWN, PA



CALL FOR ADDITIONAL INFORMATION

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Dallas, TX 75231  
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## Los Angeles

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El Segundo, CA 90245  
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