

TWO NNN LEASED INDUSTRIAL BUILDINGS FOR SALE / LEASEBACK
Individually or together as a package

256,000 Total Sq Ft Absolute NNN Leased to



3726 Cohen Place, Lynchburg, Virginia



1485 Diebold Drive, Sumter, South Carolina

OFFERING MEMORANDUM



Presented By:
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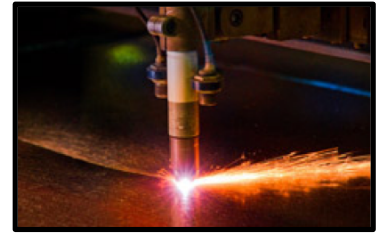
KEVIN G. JOSEPH
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256,000 Total Sq Ft Absolute NNN Leased Industrial Buildings For Sale

INVESTMENT OVERVIEW

NOI:	Lynchburg: \$552,500 (\$4.25/sq ft) Sumter: \$373,500 (\$3.25/sq ft) Combined: \$926,000 (\$3.62/SF Annual Average)
LEASE TERMS:	Please quote 10 year and 15 Year Terms
RENEWAL OPTIONS:	Five, 5-year Options To Renew
PROPERTY TYPE:	Industrial/Manufacturing
BUILDINGS:	Lynchburg: 130,000 SF built in 1987– Steel construction on 11.45 acres Sumter: 126,000 SF built in 1991 – Tilt up concrete on 16.91 acres
ZONING:	Light Industrial
USE:	Manufacturing

**PORTER'S GROUP OVERVIEW:**

Serving over 20 diverse industries for decades, **Porter's Fabrications** is proud to provide metal fabrication and machining service such as advanced CNC machining, milling, laser cutting, forming, welling, assembly and painting for low to medium volume applications such as ATM safes & enclosures, mobile generator trailers, earth moving equipment, kiosks, tanks, and more. Out of our 3 facilities in SC, NC and Texas we serve fortune 500 companies such as Raytheon, Daimler Truck, Atlas, Ingersoll Rand, Freightliner, Motorola, CommScope just to name a few. We can work with over 50 different materials, including metals, exotic and precious metals, plastic polymers, and other materials.

Over the years **Porter's Fabrications** made significant investments into state-of-the-art equipment including but not limited to 15 lasers, 53 press brakes, 12 CNC punch presses, 7 CNC machining Centers, 97 manual weld cells, 11 robotic weld cells and 3 powder coating lines. Some of our fully automated machine centers and lasers allow us to operate lights out 24/7. Our about 500 employees are highly trained and amongst the most highly motivated in the industry.

Additional information on Porter's Group can be found on their website: <http://www.portersfab.com>



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ADDITIONAL PHOTOS



Lynchburg



Sumter

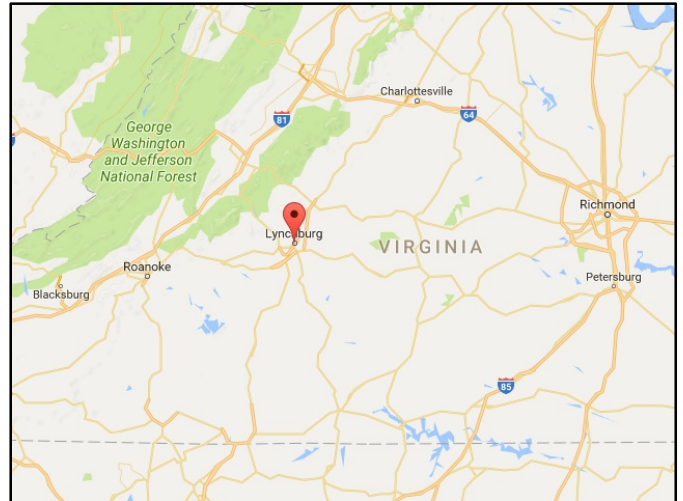


Lynchburg

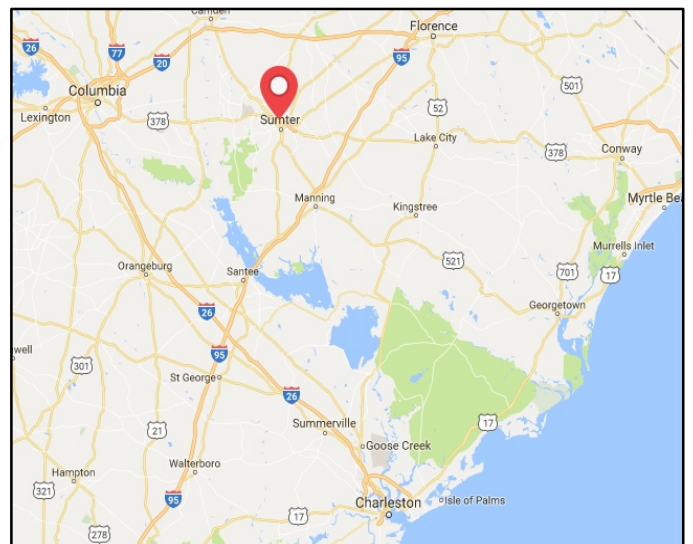
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AERIAL / LOCATION

Lynchburg



Sumter



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FINANCIAL SUMMARY

INVESTMENT OVERVIEW

Sale Price	TBD
Lease Term	Please quote on 10 and 15 year lease terms
Renewal Options	Five (5), 5-year options to renew

OFFERING PROCEDURE

Proposals Due November 28, 2017

Financial information on Porters Group can be obtained after execution of a non-disclosure agreement. Please contact Weber Wood Medinger to obtain the non-disclosure form:
bwood@wwmrealestate.com or 216-464-7100

For additional information on this investment opportunity, please contact:

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Weber Wood Medinger in compliance with all applicable fair housing and equal opportunity laws.