Ultraform Industries

150 Peyerk Ct, Romeo, MI 48065

TDG COMMERCIAL

SALE-LEASEBACK!!!

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DISCLOSURE & CA

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INVESTMENT SUMMARY

Tenant: Ultraform Industries

Sale Type: Investment

Sale Price: Contact Broker

NOI: $840,000

Year Built: 2007

Building Size: 97,937 sqft

Lot Size: 4.60 acres

Lease Term: 10 yr Corporate Guarantee

TENANT SUMMARY:

This is a single-tenant sale–leaseback at 150 Peyerk Ct (Romeo). Buyer acquires fee-simple real estate and leases it back day-one to Ultraform Industries on a long-term NNN—delivering predictable income with minimal landlord duties.

Tenant strength. Ultraform (est. 1960) is TS-16949 certified, supplying safety-critical components to OEMs and Tier-1s. Process mix—stamping to 660-ton, four-slide, CNC wire, assemblies—plus in-house tooling/QA supports quality and program life.

Real estate. Production campus totals ~100k SF, anchored by a ±46,181-SF main building on ±2.61 acres. Fundamentals: heavy 3-phase power, high clear heights, docks/drive-ins, efficient flow, and office/QA.

Location & thesis. Minutes to M-53/Van Dyke in Macomb County's auto corridor, with dense supply chain and engineering talent. A facility on a long-term NNN with annual bumps creates low-touch, institutional income.

Investment Highlights

- **NNN Leaseback:** long base term + options; built-in annual bumps
- **Credit Tenant**: Ultraform—TS-16949, OEM/Tier-1 supplier since 1960
- **Footprint**: ~100k SF campus; main 97,937 SF on 4.61 acres
- **Specs**: heavy 3-phase power; high clear; multiple docks & drive-ins
- **Ops Ready**: efficient flow, QA/office space, room for yard/parking
- **Auto Hub**: Romeo/Macomb location within Detroit's supplier corridor
- **Owner Profile**: low-touch, durable cash flow.

Extra Info.

Tenant Snapshot – Ultraform Industries

- Founded 1960; TS-16949 certified supplier to OEMs & Tier-1s
- Capabilities: stamping to 660-ton, four-slide & vertical forming, 5-axis CNC wire, assemblies, prototyping
- Quality: 99.9% on-time delivery; preferred supplier awards
- Plant footprint: ~100k SF operating campus at 150 Peyerk Ct

Market Snapshot – Macomb County (Auto Hub)

- #1 U.S. engineering-talent concentration; ~690 auto/mobility companies
- Robust manufacturing base; $218M Innovate Mound corridor boosts connectivity
- Pro-industry climate with incentives and skilled workforce

LEASE ABSTRACT

LANDLORD / TENANT OBLIGATIONS

Tenant	Tenant Responsibility
Insurance:	Tenant Responsibility
Roof Repairs:	Tenant Responsibility
Roof Replacement:	Tenant Responsibility
Structure:	Tenant Responsibility
Parking Lot Repairs:	Tenant Responsibility
Foundation:	Tenant Responsibility
Parking Lot Replacement:	Tenant Responsibility
Striping And Sealing:	Tenant Responsibility
HVAC Repairs & Replacement:	Tenant Responsibility
CAM:	Tenant Responsibility

LEASE SUMMARY

Tenant:	Ultraform
Lease Type:	Absolute NNN
Lease Term	10 years
Lease Start Date	Upon Closing
Guarantee	Corporate

MONTHLY PAYMENT

Monthly Lease Amount	$70,000
Annual Increase	Negotiable

TENANT HIGHLIGHTS

- **New long-term NNN**: day-one cash flow; minimal landlord duties.
- **Revenue engine**: stamping anchor + CNC/four-slide—diversified, lower cycle risk.
- **Strong operations**: disciplined processes & quality systems deliver solid margins.
- **Visibility**: multi-year programs + active RFQ pipeline (no figures disclosed).
- **Scalable**: capacity runway; recent automation/ERP to absorb new awards.
- **Blue-chip ecosystem**: direct to OEMs/Tier-1s in Detroit corridor; wins on quality, value, delivery.

PARCEL OVERVIEW

Radius from Site	1 Mile	5 Mile
Consumer Spending	$5.8M	$555M

AERIAL VIEW

Radius from Site	3 Mile	5 Mile	10 Mile
Population	11,140	20,472	85,000
Average HH Income	$134,000	$95,000	$105,000
Median HH Income	$83,698	$85,908	$88,000

LOCATION OVERVIEW

ECONOMY

Detroit auto corridor. Romeo sits inside Metro Detroit's supplier web—near OEM assembly, Tier-1s, coaters, heat treaters, and logistics partners—reducing freight, enabling same-day vendor turns, and keeping programs sticky.

Manufacturing workforce. Macomb County draws from a deep pool of engineers, tool & die makers, and skilled trades via local apprenticeship/tech programs, with competitive wage levels for operators.

Industrial infrastructure. Access via M-53/Van Dyke to I-69/I-94, border crossings, and air freight; reliable 3-phase power/utilities sized for heavy manufacturing, with nearby rail and 3PL options.

Business environment. Established industrial park, cooperative local administration, permitting familiarity, and dense vendors that favor just-in-time production; abatements/incentives available (buyer to verify).

GROWTH

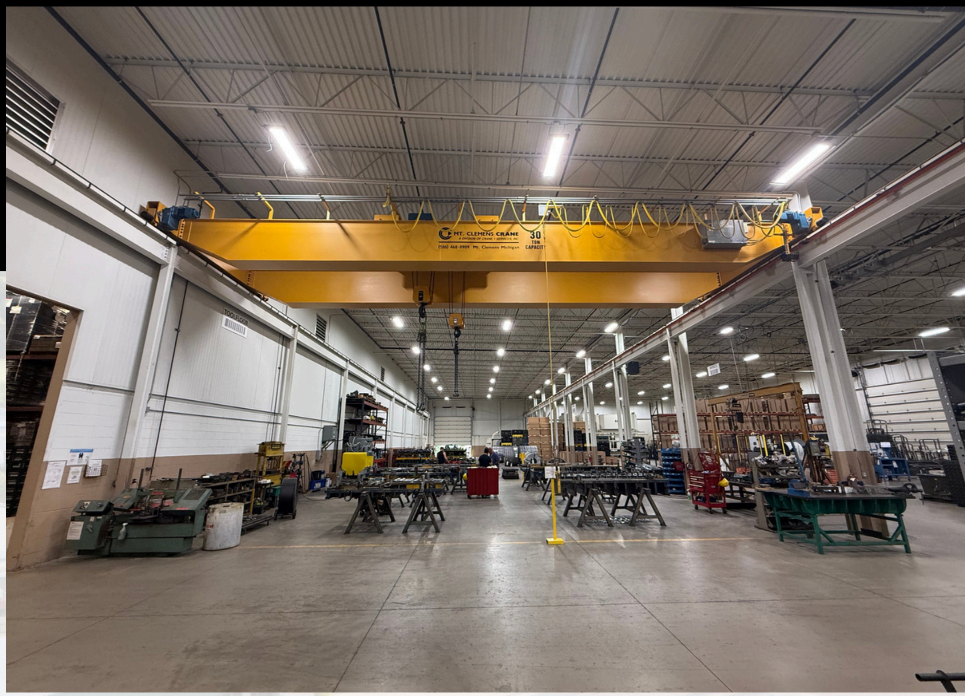
Program visibility. Life-of-part awards and an active RFQ pipeline provide forward demand clarity, diversified by platform and model year—no single program dependence.

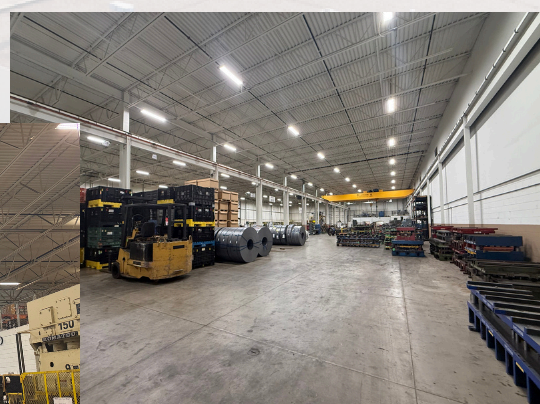
Secular tailwinds. Safety systems, lightweighting, and content-per-vehicle trends support steady demand; EV/ADAS and stricter safety regs further expand component counts.

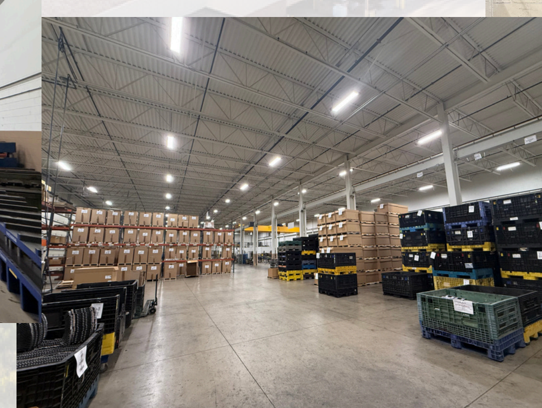
Scalable plant. Capacity runway plus automation/ERP/tooling investments allow growth without major reconfiguration; brownfield expansion and added docks appear feasible (verify).

Leaseback stability. New long-term NNN with scheduled escalations converts mission-critical occupancy into predictable, low-touch income, with extension options.

PHOTOS







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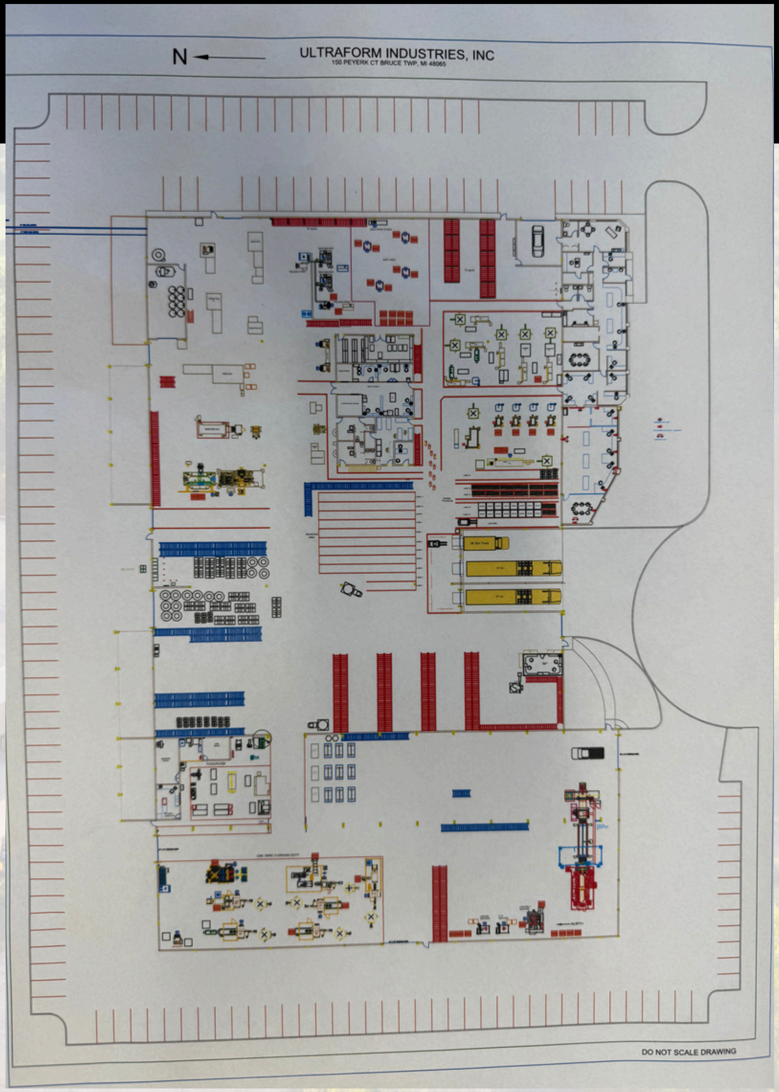
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