

1002 N. ELLIS STREET | GROESBECK, TX

CBRE

FIBRIX *FIBER MANUFACTURING FACILITY NET LEASE*



205,640 SF | \$1,235,691 NOI | ~10.5 YEARS REMAINING | NNN LEASE

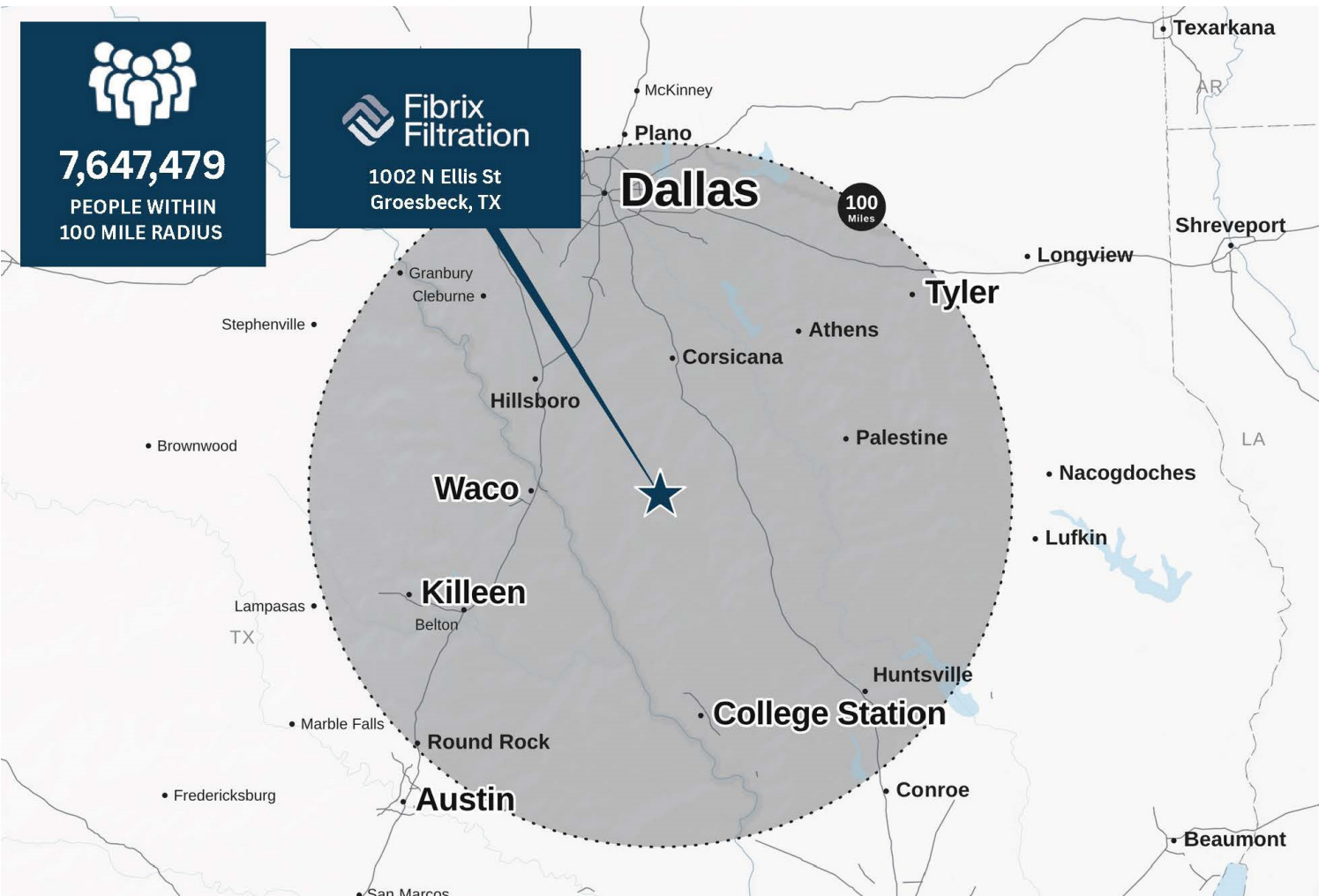
Investment Summary

CBRE, Inc., on behalf of ownership as its exclusive advisor, is pleased to offer for sale the fee-simple interest in the Fibrix, LLC manufacturing facility located in Groesbeck, Texas. The Property is 100% net leased through February 28, 2037 to Fibrix, LLC, the only North American manufacturer of high-loft and pleat filtration media. Fibrix is a wholly owned subsidiary of VPC Group, a vertically integrated Canadian foam and fiber manufacturer with 12 locations across North America. Fibrix serves over 1,500 customers including Fortune 500 buyers across filtration, furniture, bedding, automotive, and industrial markets.

The Groesbeck facility is uniquely positioned as the sole domestic source of high-loft and pleat filtration media, with specialized nonwoven production lines, curing equipment, and a trained workforce that would be difficult and expensive to replicate elsewhere. The Airborne Act of 2024 mandated MERV-13 minimum HVAC filter standards for commercial and institutional buildings, placing Fibrix at the center of a multi-year demand cycle that is only beginning to take hold.

The Property has been occupied by Fibrix since 1970 and comprises two buildings totaling 205,640 SF across 13.2 acres, with 44.8 foot clear heights and 9 dock doors. As of today, Fibrix has 10.5 years remaining on its lease. The lease includes 5 x 5-year renewal options and escalations of the lesser of 2% or 1.25x CPI.

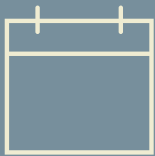
The Tenant’s 55+ years of continuous occupancy and irreplaceable manufacturing infrastructure provide a highly compelling acquisition basis.



Investment Highlights



**Only North American
Producer of High-Loft &
Pleat Filtration Media**



**Over 10 Years of
Term Remaining**



**55+ Years of
Continuous Occupancy**



**Diversified End Markets,
Filtration, Furniture, Bedding,
Automotive, and Industrial**



**1,500+ Customers Including
Fortune 500**



**Central Texas Location,
within the Texas Triangle
Serving DFW, Houston, and
San Antonio**