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EXECUTIVE SUMMARY

1090 Joey Zorn Blvd

1090 Joey Zorn Blvd | Barnwell, SC 29812

±242,824 SF Industrial Building | 100% Occupied by Titan Services | Located in the Central Savannah River Area



Executive Summary

The Building

The Property located at 1090 Joey Zorn Blvd in Barnwell, SC 29812 is a 242,824-square-foot warehouse situated on 54.67 acres, including 4.25 acres of paved, fenced, and fully lit industrial outdoor storage yard. Built in 1998, the Property features modern tilt-up concrete construction and is fully protected by a wet sprinkler system. It is 100% heated and 70% cooled, with lighting consisting of 100% LED fixtures.

Tenant Overview

Titan 3PL, LLC (Titan Services) is a full-service third-party logistics provider offering nationwide warehousing, transportation, and distribution capabilities. The company has operated for more than a decade and is active across multiple federal systems, including the FMCSA and SAM.gov, supporting both commercial and government-sector clients. According to industry profiling services, Titan Services generates an estimated \$45 million in annual revenue and employs more than 130 people across its logistics network.

Titan Services maintains an active UEI registration in the federal procurement system and has performed government-related freight and logistics work, a meaningful indicator of operational capacity, compliance strength, and performance reliability. This government-contracting experience is especially relevant given the Property's location. The surrounding area serves users connected to or supporting the Savannah River Site (SRS)—a major U.S. Department of Energy complex which is the region's most significant industrial and research employer. Titan Services demonstrated experience handling secure, regulated, and compliance-driven logistics aligns directly with the specialized needs of contractors and suppliers serving SRS.

Investment Highlights

Asking Price	\$10,400,000
Extremely Low Price PSF	\$43
Attractive Cap Rate	8.24%
Lease Term Remaining	3.7 Years
Mark-To-Market (MTM)	22.00%

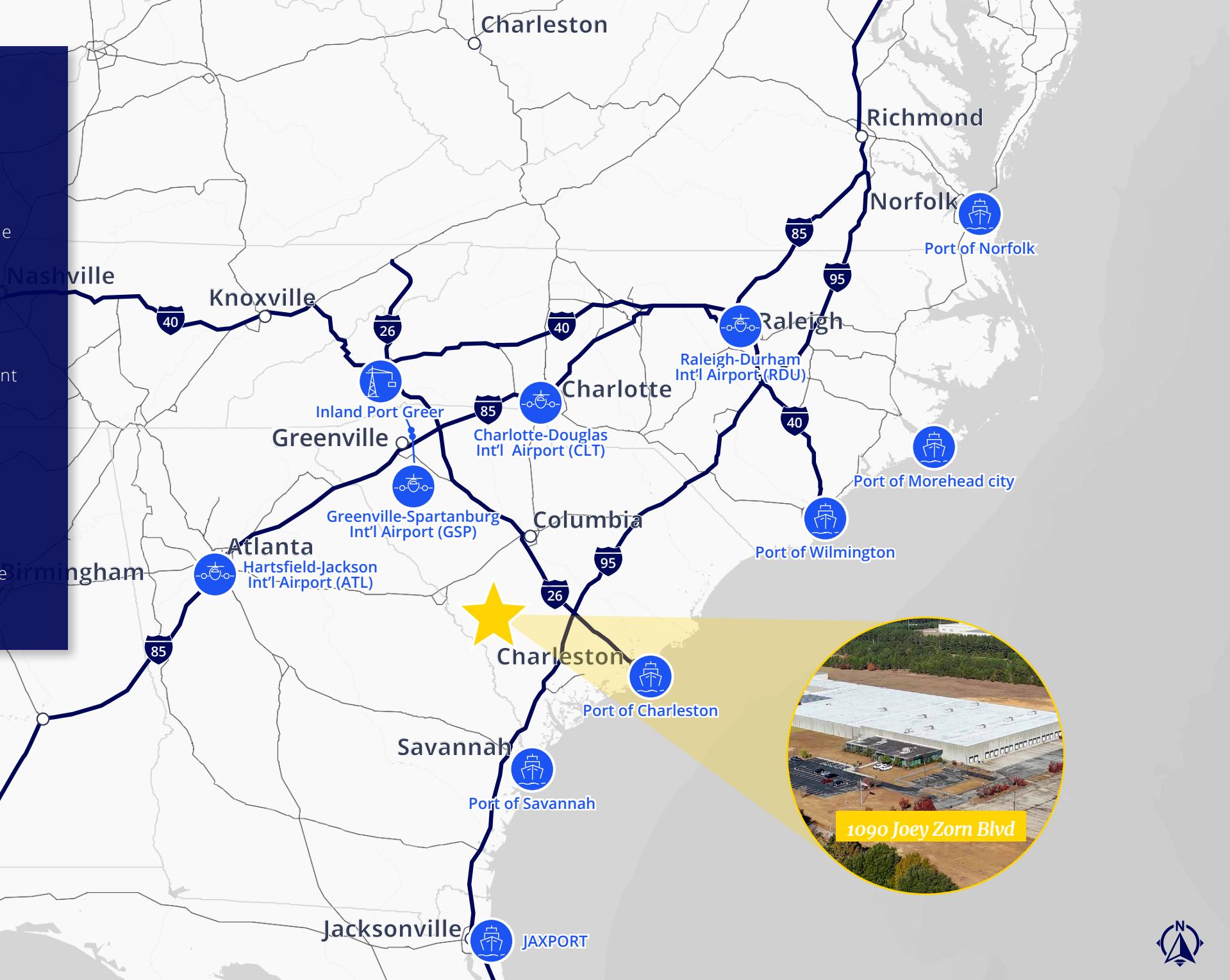
Lease Structure

Tenant	Titan 3PL, LLC (Titan Services)
Lease Term Remaining	3.7 Years
Expense Structure	NNN
Reconcile to Year 1 CF	\$857,279 / \$3.53
Annual Increases	4.00%
Renewal Option	One 3-year option at > of FMV or 104% over expiring rent

The Location

The Property is located in Barnwell County, directly adjoining the industrial/manufacturing ecosystem of the Savannah River Site (SRS) – the U.S. Department of Energy's 310-square-mile nuclear materials & research reservation that spans Barnwell, Aiken and Allendale counties. The Property's location offers highly strategic proximity to SRS contractor infrastructure and supply-chain users that are immediately adjacent to the site boundary.

Barnwell, SC offers an excellent manufacturing and industrial base with proximity to the Ports of Charleston and Savannah, as well as easy access to interstates. Barnwell County is located halfway between New York and Miami and is within a 90-minute drive to Charleston and Savannah and the Upstate and Low country of South Carolina.

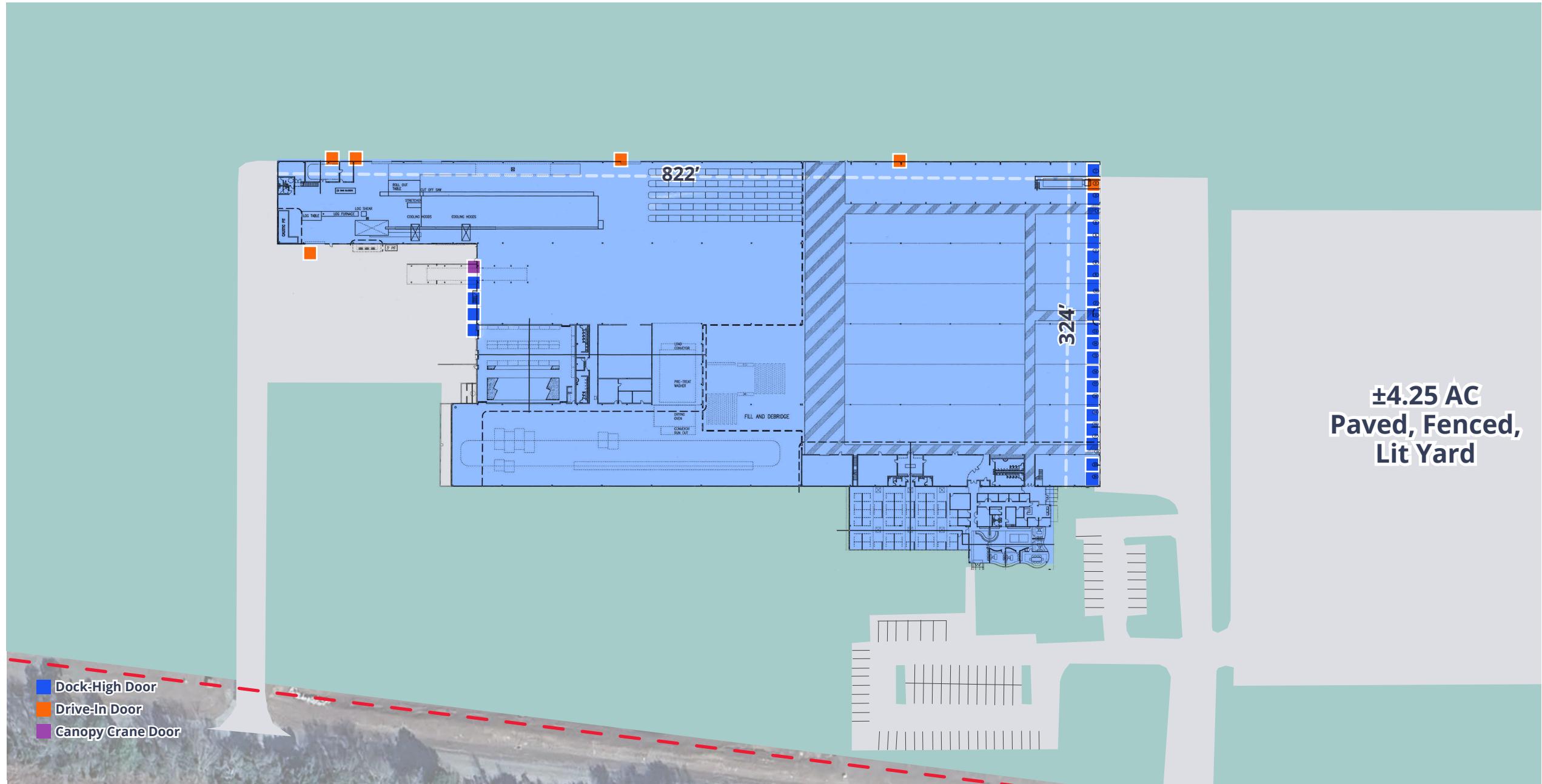


Property Specifications

ADDRESS	1090 Joey Zorn Blvd, Barnwell, SC 29812
COUNTY	Barnwell County
SUBMARKET	Central Savannah River Area
BUILDING SIZE (SF)	242,824
SITE SIZE (ACRES)	±54.67 Including a ±4.25 AC Paved, Fenced, Lit Yard
YEAR BUILT	1998
BUILDING DIMENSIONS	822' (w) x 324' (d)
CONSTRUCTION TYPE	Reinforced Concrete
CLEAR HEIGHT	21' - 24'
OFFICE SPACE (SF)	17,650
OFFICE %	7.27%
COLUMN SPACING	40' x 80'
DOCK-HIGH LOADING	25 Doors
DRIVE-IN LOADING	6 Doors
ADDITIONAL LOADING	1 Canopy Crane Door & 1 Interior Dock Well
TRUCK COURT	120'
ROOF	TPO - Installed 2011
LIGHTING	100% LED
POWER	1,500 KVA, 7,000 Amps
SPRINKLER	Wet
AUTO PARKING	80 Spaces (0.33/1,000 SF ratio)
HVAC	100 % Heated 70% Cooled



Site Plan



Exterior Photos



Interior Photos

[Click Here for Virtual Interior Tour](#)



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