



ITW RIPPEY

ADDRESS	PRICE	TOTAL RENTABLE AREA	SITE SIZE	OCCUPANCY	YEAR BUILT
5000 Hillside Circle El Dorado Hills, CA 95762	Seller to consider best offer to price and terms	38,500 square feet	2 acres	100%	1998 / 2015 (Expanded)

THE OFFERING

Palmer Capital, Inc is pleased to present the opportunity to acquire the ITW Rippey building, a single-tenant industrial manufacturing facility in El Dorado Hills, California, part of the Sacramento MSA. The Property is 100% leased on a triple-net basis to ITW Rippey, a wholly owned subsidiary of Illinois Tool Works (S&P rated: A+). ITW Rippey is the world's leading supplier of advanced wafer and disc cleaning technologies critical to semiconductor fabrication processes.

Originally a build-to-suit for ITW Rippey, the facility serves as the sole manufacturing site for its global operations. Over 25 years of continuous occupancy, the tenant has made substantial capital improvements, including major expansions in 2015 and 2024.

Situated in the desirable El Dorado Hills Business Park along Highway 50, the location benefits from proximity to key amenities. Additionally, the anticipated growth of the semiconductor industry, further secures ITW Rippey's long-term presence at the facility.

OFFERING HIGHLIGHTS

- » **GLOBAL TENANT** - Subsidiary of Fortune 200 Illinois Tool Works (S&P A+) and the leading global supplier of advanced wafer and disc cleaning technologies for the semiconductor industry.
- » **MISSION-CRITICAL FACILITY** - Purpose-built and sole manufacturing site, expanded in 2015 to support global operations.
- » **LONG-TERM TENANT COMMITMENT** - +25 years of continuous occupancy, with major capital investments, including a 2015 expansion and manufacturing space increase in 2024.
- » **CLIENT-CERTIFIED FACILITY** - Certified to serve top semiconductor manufacturers (TSMC, Intel, Samsung, and Micron), making relocation economically and logistically restrictive.
- » **STABLE CORE INVESTMENT** - Triple-net lease structure with a high retention probability.
- » **HIGH-GROWTH INDUSTRY** - Positioned to benefit from semiconductor growth, driven by rising global and domestic demand.

