



# Caliber Collision

NEW CONSTRUCTION BUILD-TO-SUIT  
15-YEAR ABSOLUTE NNN LEASE STRUCTURE

BOILING SPRINGS, SC (GREENVILLE-SPARTANBURG MSA)



**CP PARTNERS**  
COMMERCIAL REAL ESTATE

In Association with Scott Reid & ParaSell, Inc. | A Licensed South Carolina Broker #23763



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COMMERCIAL REAL ESTATE

## Listing Team

**TREVOR MORSE**  
tmorse@cppcre.com  
PH: 415.274.2714  
CA DRE# 01996197

**JUSTIN STARK**  
jstark@cppcre.com  
PH: 415.274.2706  
CA DRE# 01856228

**SCOTT REID**  
**PARASELL, INC.**  
scott@parasellinc.com  
PH: 949.942.6585  
SC #113618

In Association with ParaSell, Inc.  
PH: 949.942.6585  
A Licensed South Carolina Broker  
# 23763

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# Caliber Collision

2527 BOILING SPRINGS RD, BOILING SPRINGS, SC 

**\$6,042,000**

PRICE

**6.00%**

CAP RATE

NOI	\$362,500
LEASE TYPE	Absolute NNN
LEASE TERM	07/08/24-07/31/39
OPTIONS	Two, 5-Year
BUILDING SIZE	16,100 SF
LAND AREA	1.94 AC
YEAR BUILT	2024



**Long-term Absolute NNN lease with a corporate guaranty and scheduled rental escalations**

For sale is a new construction, build-to-suit property that features a corporate lease with the nation's largest collision repair provider. This offering combines strong tenant credit, long-term income durability, and strong market fundamentals in one of South Carolina's most dynamic growth corridors.

## The Offering

- A new 15-year corporate-guaranteed lease to the nation's largest collision repair provider.
- Absolute NNN lease structure – zero landlord maintenance, repair, or expense obligations.
- There are two, 5-year extension options; 10% rental increases every 5 years during the primary term and in each option period.
- Corporate Guaranty: Wand NewCo 3, Inc.
- Boiling Springs' only Caliber Collision location; this is the northernmost Caliber in South Carolina when following the I-26 and SC Highway 9 corridors.

## Prime Location on a Busy Thoroughfare

- Boiling Springs Road is a major arterial connecting directly to Interstate 85, one of the Southeast's key logistics corridors which runs from Atlanta, GA, to Charlotte, NC. Interstate 85 essentially connects six major metro areas: Atlanta, Greenville, Spartanburg, Charlotte, Greensboro, and Raleigh-Durham.
- High traffic counts and strong street visibility amid a commercial corridor that includes many daily needs, national retailers.
- Boiling Springs has undergone strong population growth (12.7% year-over-year growth from 2022-2023), and is seeing an increase in a younger workforce/resident base. Average household incomes exceed \$102K within a 1-mile radius of the subject property.

## High-Growth Southeastern Market

- The Spartanburg MSA is considered one of the fastest growing metros in the U.S.
- BMW's largest manufacturing plant in the world is located in Spartanburg; BMW has invested over \$10 billion to build this facility, which creates over \$20 billion in annual economic impact.
- Greer Inland Port provides direct rail connectivity to the Port of Charleston, one of the busiest deep-water ports in the U.S.
- Robust job creation in this region continues to drive housing and retail expansion.



CURRENT		
<b>Price</b>		<b>\$6,042,000</b>
<b>Capitalization Rate</b>		<b>6.00%</b>
Building Size (SF)		16,100
Lot Size (AC)		1.94
<b>Stabilized Income</b>	<b>\$/SF</b>	
Scheduled Rent	\$22.52	\$362,500
<b>Less</b>	<b>\$/SF</b>	
CAM	NNN	\$0.00
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
<b>Total Operating Expenses</b>	<b>NNN</b>	<b>\$0.00</b>
<b>Net Operating Income</b>		<b>\$362,500</b>



Tenant Info		Lease Terms		Rent Summary				
Tenant Name	Sq. Ft.	Term Years		Current Rent	Monthly Rent	Yearly Rent	Monthly Rent/ft	Yearly Rent/ft
Caliber Collision	16,100	07/08/24	07/31/29	\$362,500	\$30,208	\$362,500	\$1.88	\$22.52
		08/01/29	07/31/34		\$33,229	\$398,750	\$2.06	\$24.77
		08/01/34	07/31/39		\$36,552	\$438,625	\$2.27	\$27.24
		Option 1	08/01/39	07/31/44	\$40,207	\$482,488	\$2.50	\$29.97
		Option 2	08/01/44	07/31/49	\$44,228	\$530,736	\$2.75	\$32.96
<b>TOTALS:</b>		<b>16,100</b>		<b>\$362,500</b>	<b>\$30,208</b>	<b>\$362,500</b>	<b>\$1.88</b>	<b>\$22.52</b>

## Premises & Term

<b>TENANT</b>	Caliber Bodyworks of South Carolina LLC
<b>GUARANTOR</b>	Wand Newco 3, Inc.
<b>LEASE TYPE</b>	Absolute NNN
<b>LEASE EXPIRATION</b>	July 31, 2039
<b>OPTIONS</b>	Two, 5-Year

## Expenses

**TAXES:** Tenant reimburses Landlord for payment of property taxes

**INSURANCE:** Tenant shall carry and maintain (i) commercial general liability insurance, and (ii) property insurance. Landlord shall be named as additional insured

**UTILITIES:** Tenant pays for all utilities directly

**REPAIRS & MAINTENANCE:** Tenant is responsible for keeping and maintaining the Premises in good repair and condition, including the roof, structure, and parking lot

## Additional Lease Provisions

**ESTOPPEL:** Tenant shall deliver to Landlord an estoppel certificate within 20 days of written request by Landlord

**FINANCIAL STATEMENTS:** Within 120 days following written request, Tenant and Guarantor shall deliver to Landlord the most recent audited financial statements for Tenant and Guarantor



## Disclaimer

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

**LEGEND**

Property  
Boundary

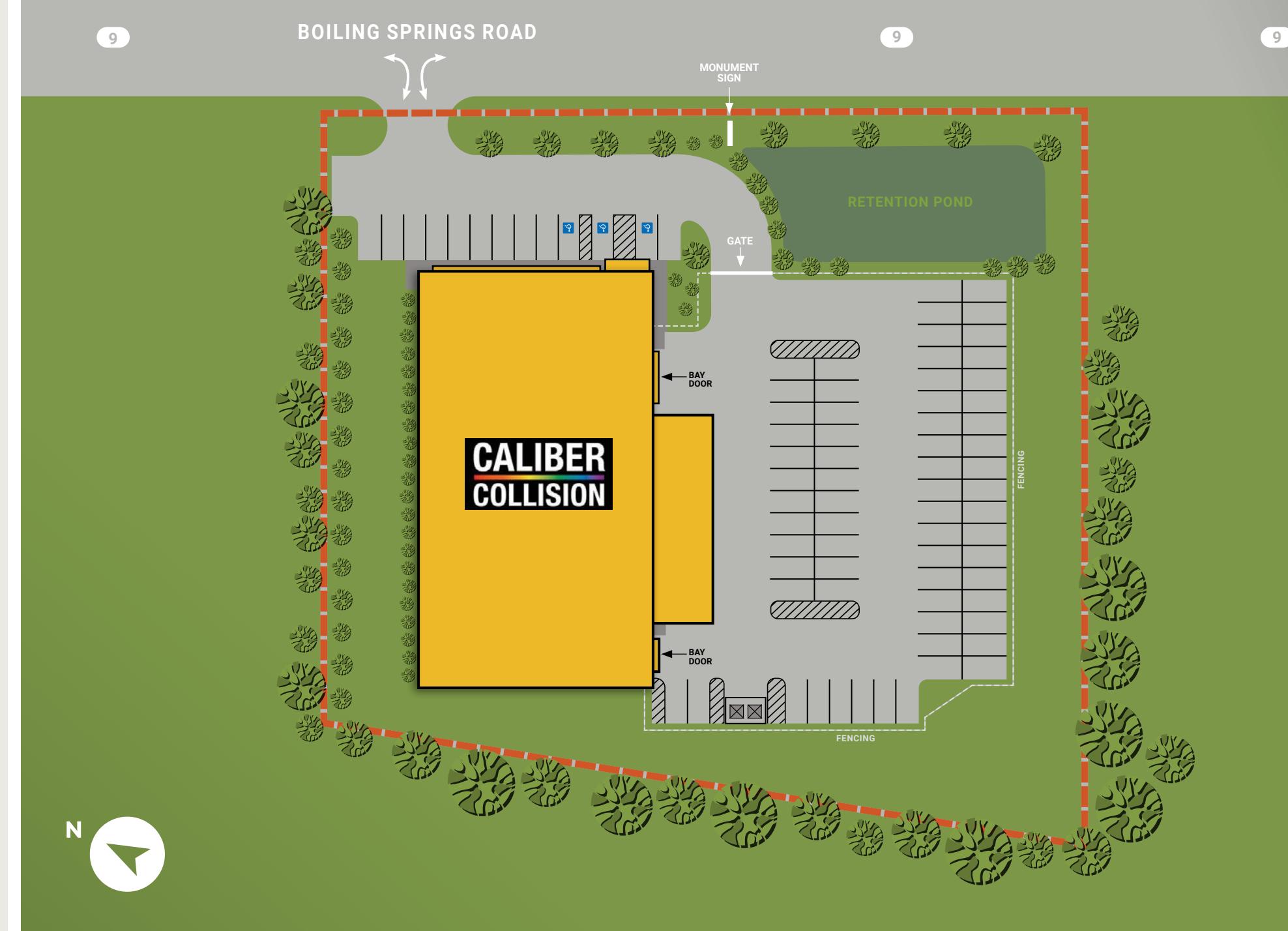
**16,100**  
Rentable SF

**1.94**  
Acres

**79**  
Parking Spaces



Egress





## About Caliber Collision

- Founded in 1997, the Caliber portfolio of brands has grown to 1,800+ centers nationwide and features a full range of complementary automotive services
- Services include Caliber Collision, the nation's largest auto collision repair provider across 41 states; Caliber Auto Care (for mechanical repair and quick oil change services); and Caliber Auto Glass (for repair and replacement)
- The company has over 27,000 teammates committed to getting customers back on the road safely
- Caliber is consistently ranked among the highest customer satisfaction scores in the industry and backs all repair work with a written, lifetime warranty available at any of its repair centers
- Honored with the 2024 NABC President's Award for leadership in the collision repair industry, having refurbished over 600 vehicles for NABC Recycled Rides and hosted 25+ first responder training events

**CALIBER**  
**COLLISION**

[Tenant Website](#)

## Recent IPO Filing

- Caliber Holdings Inc., the nation's largest collision repair company, has confidentially filed for an IPO to raise capital for debt repayment and expansion.
- The move highlights industry consolidation, giving Caliber greater scale and resources while increasing competition for smaller independent shops.

[News Article](#)





Located in  
a thriving  
Spartanburg  
submarket

**26,857**

VEHICLES PER DAY  
ALONG BOILING  
SPRINGS RD, SC 9

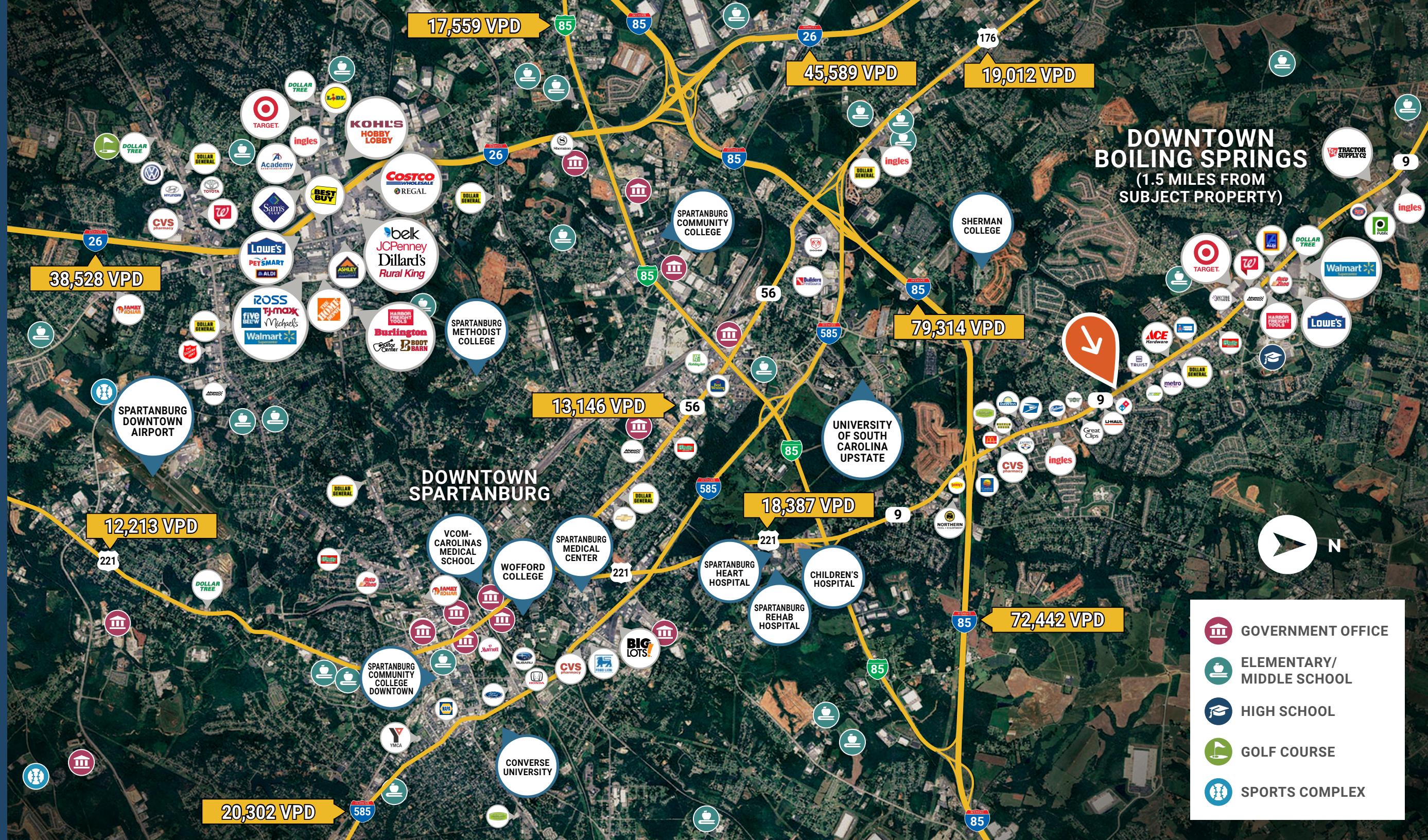
**1.5 miles**

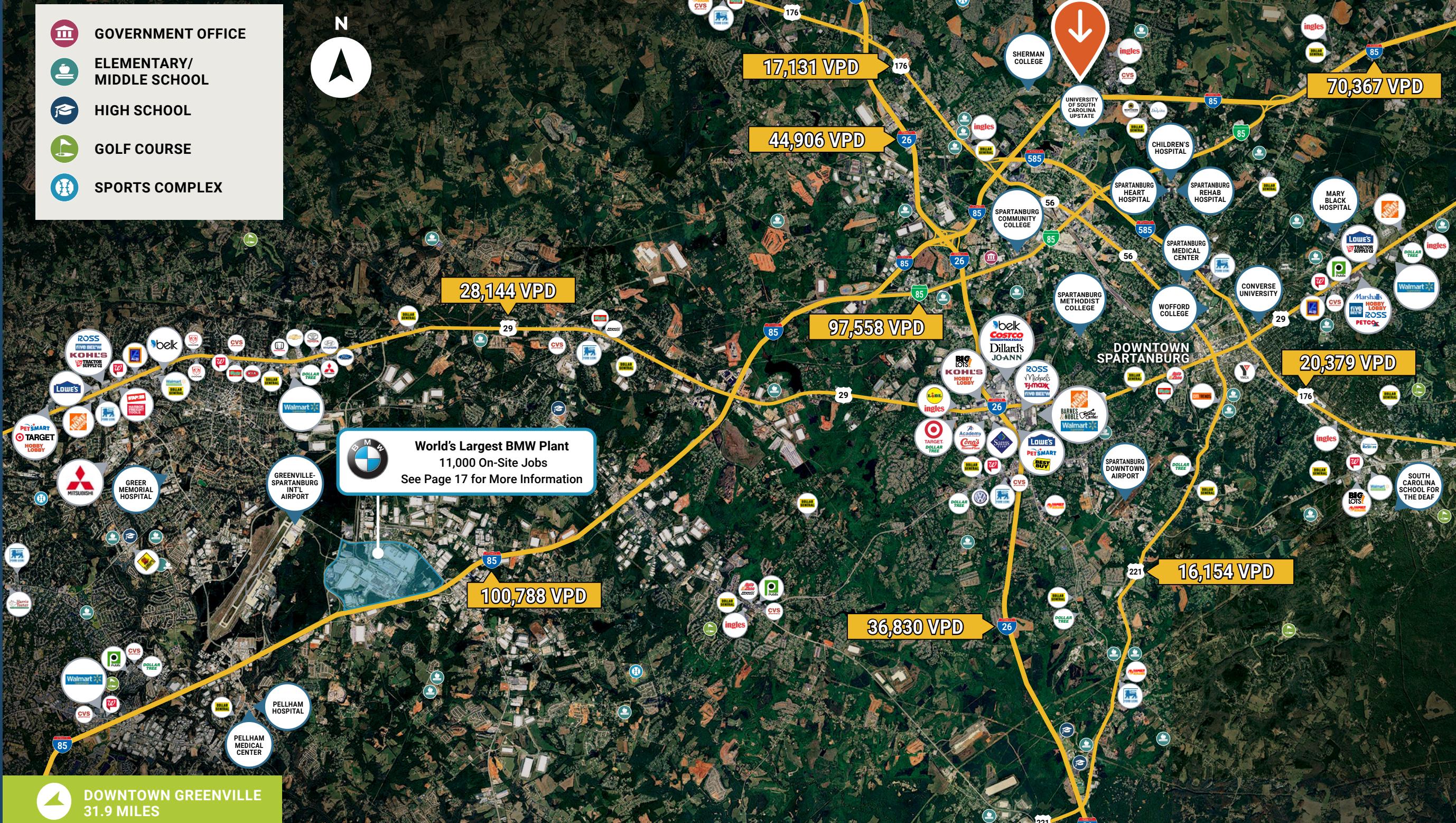
TO DOWNTOWN  
BOILING SPRINGS

**8.4 miles**

TO DOWNTOWN  
SPARTANBURG







### Ring Radius Population Data

	1-MILE	3-MILES	5-MILES
2023	10,889	33,924	72,409

### Ring Radius Income Data

	1-MILE	3-MILES	5-MILES
Average	\$102,819	\$85,562	\$76,519
Median	\$77,508	\$70,796	\$61,031

The **typical visitor** persona for individuals who visited the subject property in the last 12 months are individuals with **annual incomes of \$75k-\$100k**

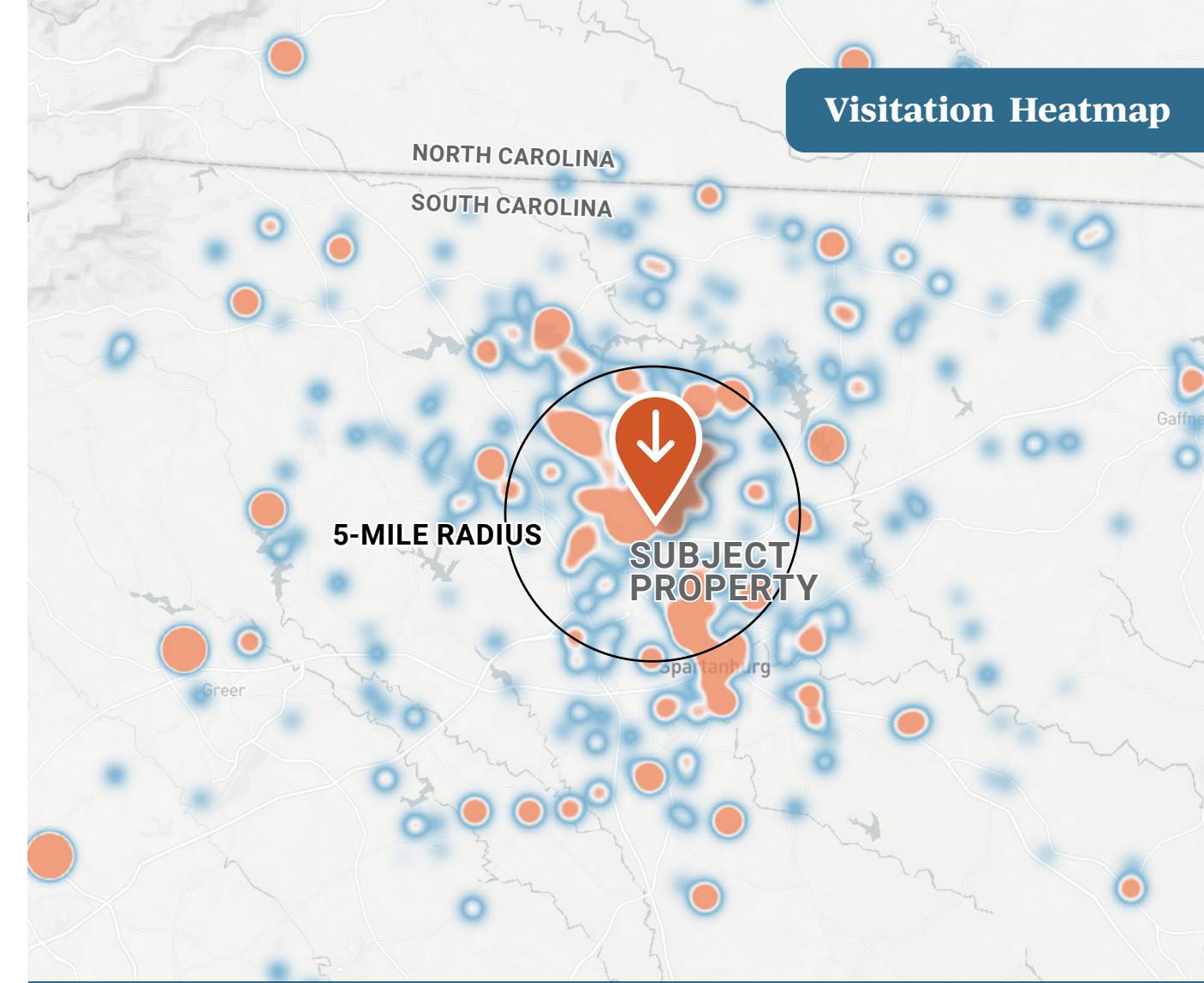
**12.9K Visits**

OVER PAST 12 MONTHS AT  
THE SUBJECT PROPERTY

**38 Minutes**

AVERAGE DWELL TIME AT  
THE SUBJECT PROPERTY

### Visitation Heatmap



The shading on the map above shows the **home location of people who visited the subject property over the past 12 months**. Orange shading represents the highest concentration of visits.

\*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

# Boiling Springs, SC

GROWING SUBURBAN HUB OF UPSTATE SC



## About Boiling Springs

- Located in Spartanburg County, part of the Greater Spartanburg MSA and the Upstate region of South Carolina
- Positioned approximately 30 miles east of Greenville and 5 miles north of Spartanburg
- One of Spartanburg County's fastest-growing communities, driven by suburban expansion and new residential development
- Access to higher education through University of South Carolina Upstate, Wofford College, and Spartanburg Community College

## Economy

- The economy benefits from Spartanburg's diverse industrial base, including automotive, logistics, and advanced manufacturing
- Close proximity to BMW's Plant Spartanburg, one of the largest BMW production facilities globally
- Retail and service sectors continue to expand along Highway 9 due to population growth

## Transportation

- Interstate 85 and Interstate 26 provide major connectivity to Greenville, Charlotte, and Columbia
- U.S. Highway 9 serves as Boiling Springs' main commercial corridor, connecting retail, schools, and offices
- Spartanburg Downtown Memorial Airport and Greenville-Spartanburg International Airport (GSP) are nearby, offering passenger cargo service
- Rail access via Norfolk Southern Railway supports industrial and logistics operations in the broader Spartanburg area

**395,934**

SPARTANBURG MSA  
ESTIMATED POPULATION

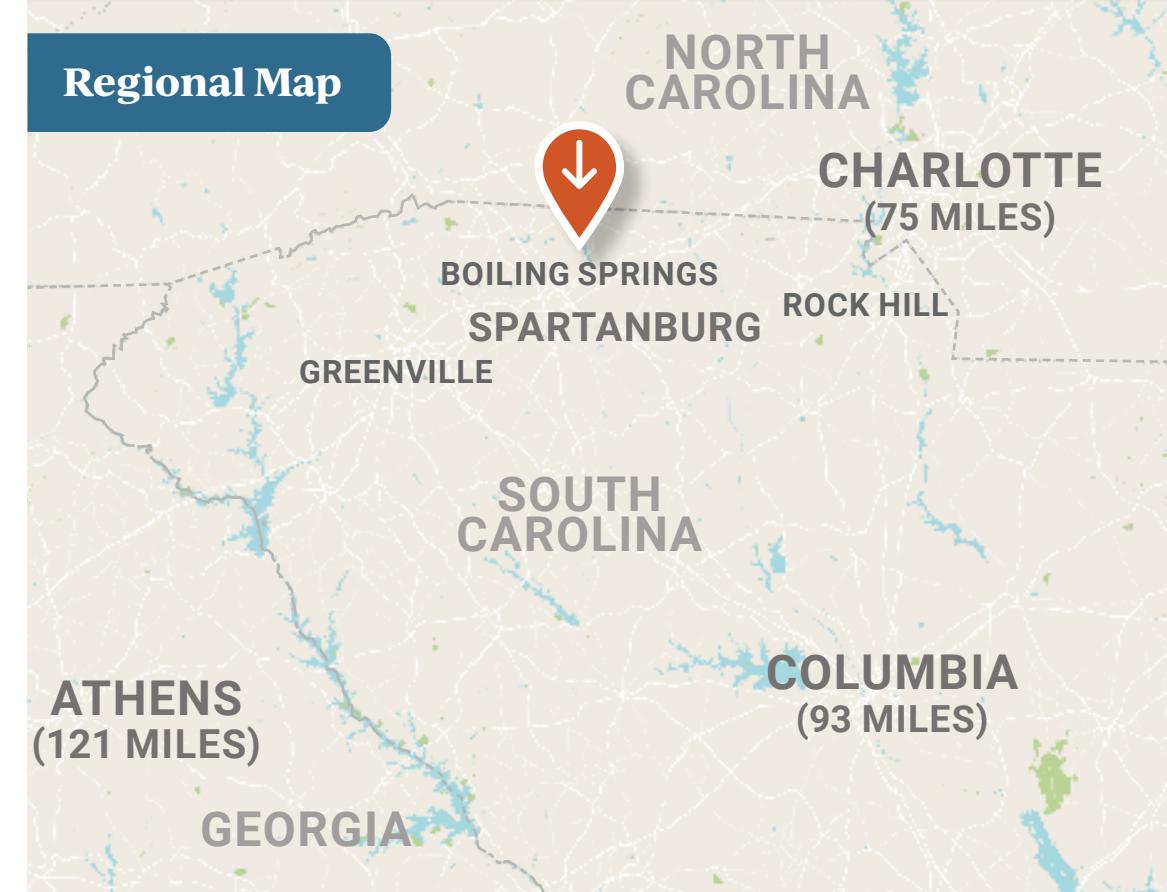
**\$21.16 Billion**

SPARTANBURG MSA GDP



Spartanburg, SC

## Regional Map



# Opportunity Hub

TRANSFORMING LOCAL ECONOMIES WITH GLOBAL CONNECTIONS

## BMW Spartanburg Plant

- BMW's Plant Spartanburg in South Carolina is the largest BMW production facility in the world
- Spans 8 million square feet and has an annual production capacity of up to 450,000 vehicles
- More than 1,500 vehicles are assembled daily, with approximately 70% exported to over 120 countries
- Since 1994, the plant has produced over 6.5 million vehicles, using a mix of imported and U.S.-made parts
- Over three decades, BMW has invested nearly \$13.3 billion, leading to six major expansions
- Provides 11,000 on-site jobs and supports more than 40 direct Tier 1 suppliers in South Carolina and 300 across the U.S.
- In 2023, the U.S. Department of Commerce ranked BMW among the top automotive exporters by value, with \$10.1 billion in exports

[BMW Group Plant Spartanburg](#) 

## Inland Port Greer

- Inland Port Greer extends the Port of Charleston's reach by 212 miles inland, ensuring fast and efficient cargo movement
- Operates 24/7 with round-the-clock gate access, next-day container availability, and six-day-per-week rail service via Norfolk Southern
- Provides flexibility and reliability for manufacturers with tight production lines and retailers needing speed in their supply chains
- Supports one in ten South Carolina jobs and contributes \$63.4 billion annually to the state's economy
- Due to rapid growth, the facility is expanding with new terminal and maintenance buildings to enhance efficiency
- Located at 100 International Commerce Blvd in Greer, SC, it has direct access from I-85 via Exit 58

[Inland Port Greer](#) 





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tmorse@cppcre.com  
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