

Executive Summary

# Foam Products Corporation

15276 US-27 | Trion, Georgia 30753

Long-Term Net Lease | 2020 Construction | Established Tenant

Colliers

FOAMPRODUCTSTRION.COM





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This Information Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Information Memorandum.



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## The Offering

Colliers, as exclusive advisors, is pleased to introduce the Foam Products property located in Trion, Georgia. The Property was recently constructed in 2020 and features a new, 10-year net lease with attractive annual increases and minimal landlord responsibilities.

### Long-Term Net Lease

Foam Products Corporation recently executed a new, 10-year lease for the Trion facility, that commences in May 2024. Foam Products has occupied the space since May of 2023 as they complete their equipment and operations set up.

### Attractive Lease Structure

The new lease features 3.5% annual increases, fair market renewal options, and limits the landlord's responsibilities to only roof and structure throughout the term.

### Established Tenant of 40+ Years

Foam Products Corporation has been in operation since 1978, and is the leading manufacturer of acoustical underlayments for the flooring industry. Foam Products is expanding their operations in the Southeastern US with the addition of this facility to its 2 other current locations.

### New Construction

The Trion facility was built in 2020 and features heavy power, expandable dock positions, and exceptional clear heights.

<b>Building Size:</b>	108,000 SF
<b>Acres:</b>	+/- 8 AC
<b>Year Built:</b>	2020
<b>Occupancy:</b>	100%
<b>Tenant:</b>	Foam Products Corporation
<b>Lease Term:</b>	10 years
<b>Year 1 NOI:</b>	\$720,000





## Building Specifications

### 15276 US-27, Trion, GA 30753

**Parcel Number:** 00056-000000-050-00B

**Year Built:** 2020

**Building Size (SF):** 108,000 SF

**Office Size (SF):** 3,500 SF (~3%)

**Site (Acres):** 8.00 AC

**Clear Height:** 20'-22' (Main Warehouse)  
50' (10,000 SF Section)

**Concrete Slab:** 8"-6"

**Loading Doors:** 4 Docks (with pit levelers)\*  
2 Drive-In's (Oversized)

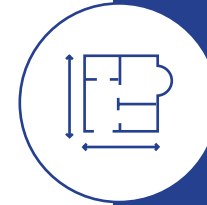
**Parking:** ~70

**Roof:** Metal

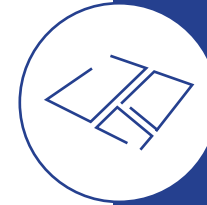
**Lighting:** LED Fixtures

**Power:** 3phase 480v, 7500 amps power\*\*

**Fire Protection:** Sprinklered Wet System



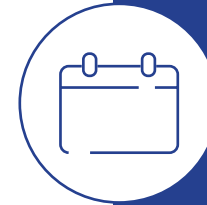
**108,000**  
Total Square Feet



**±8**  
Total Acres



**2020**  
Year Built



**10 Years**  
WALT



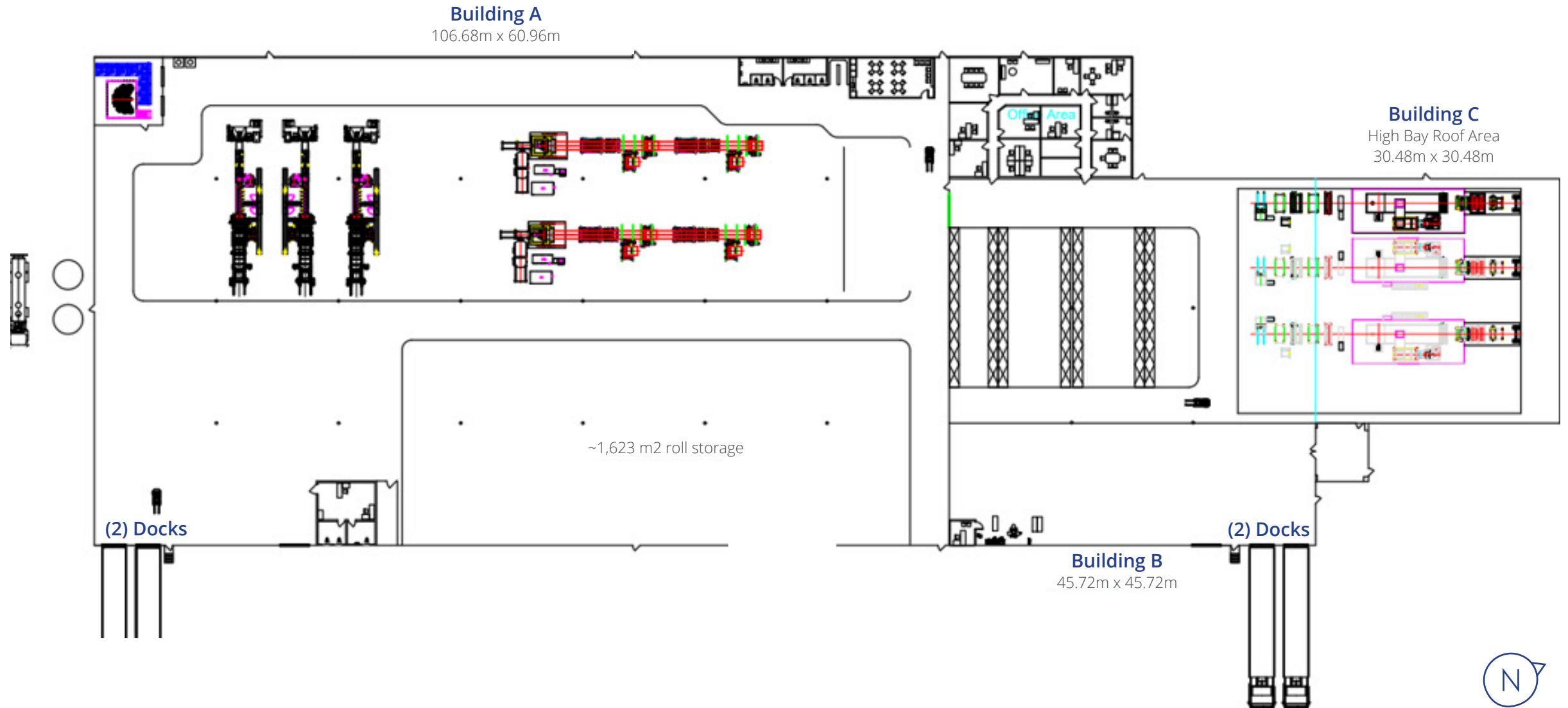
**\$720,000**  
Year 1 NOI

\*Expandable Loading Docks

\*\*Expandable for additional power



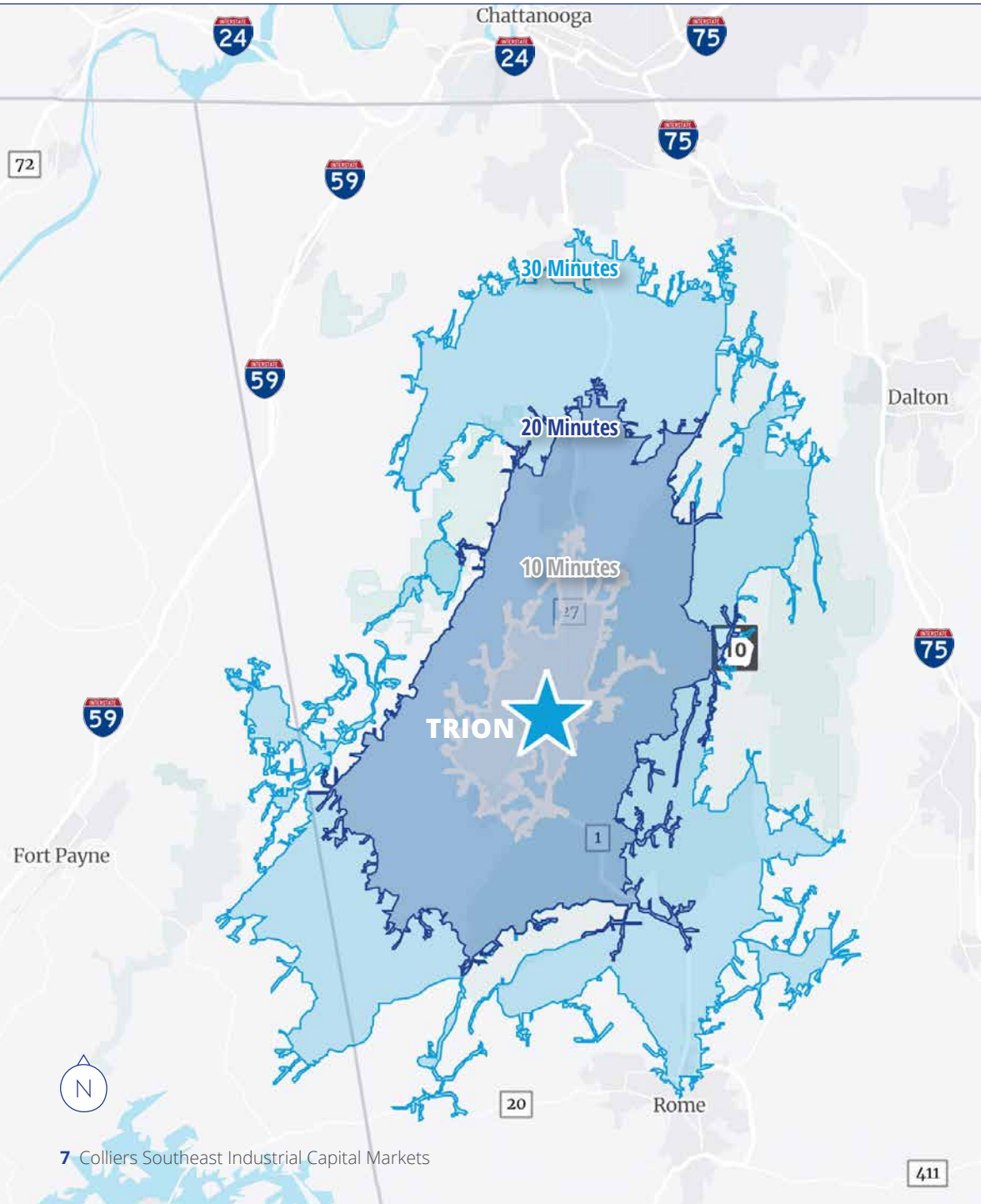
## Floor Plan





# Property Aerial





## Strategic Location

The Property provides **connectivity** to the region's major transportation infrastructure.



Chattanooga Counties' **regional demographics** offers an affordable alternative to other metros in Georgia and a high quality of life for skilled labor with a growing workforce.

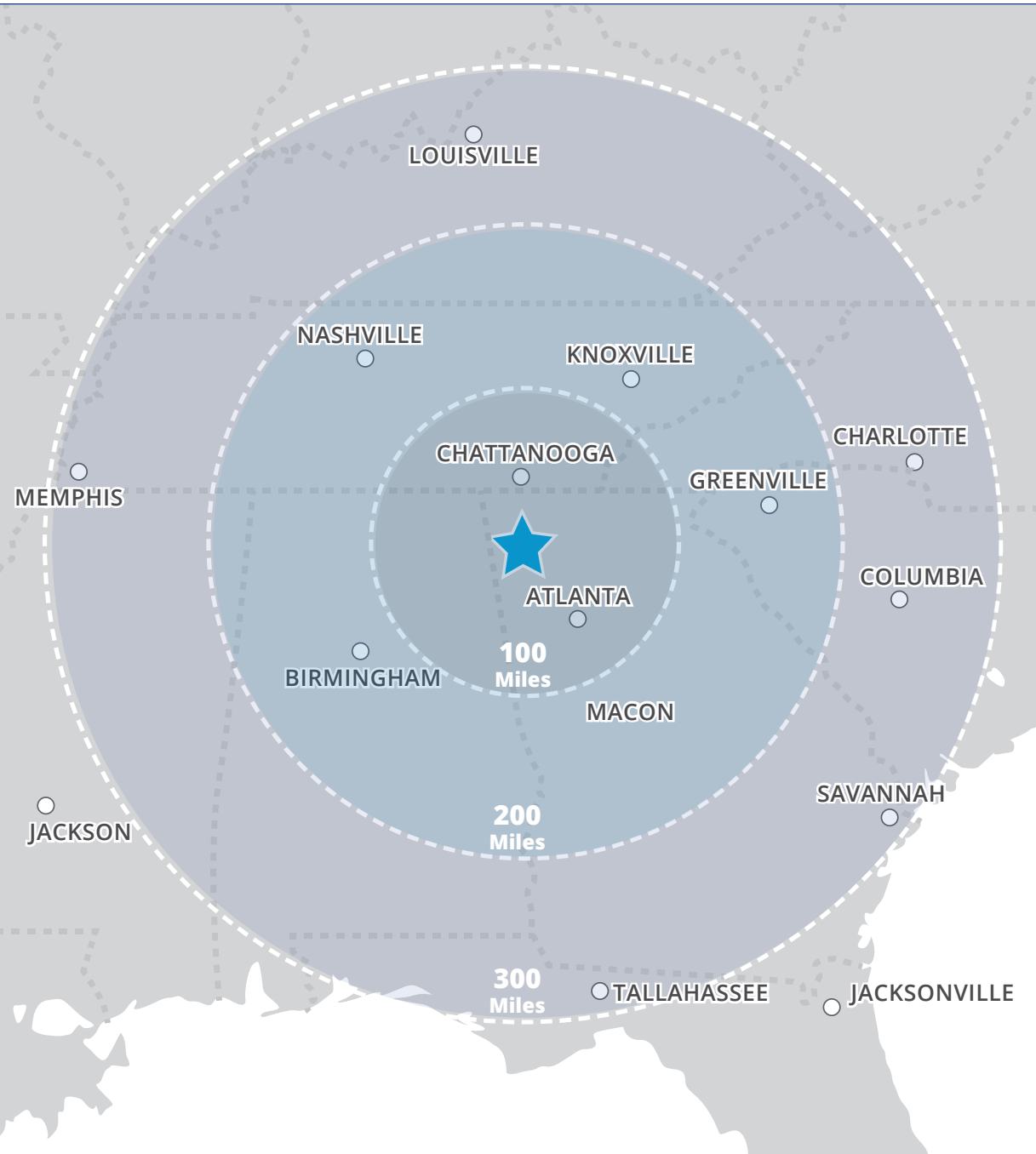
Demographics	10 Mins	20 Mins	30 Mins
2023 Population	13,469	38,512	75,692
2023 Households	4,801	14,789	28,190
Median Household Income	\$37,170	\$40,073	\$51,312
Bachelor's Degree or Higher	44.7%	40.0%	38.1%
Unemployment Rate	3.7%	4.5%	4.9%
Total Employees	13,469	38,512	75,692
Total Businesses	372	1,038	1,688



## Surrounding Tenants







## Distances & Demographics

	Chattanooga	39 miles		US Route 27	0 miles
	Atlanta	92 miles		Interstate 59	30 miles
	Huntsville	97 miles		Interstate 75	11.6 miles
	Birmingham	122 miles		Interstate 24	38 miles
	Savannah	341 miles		Interstate 20	76 miles
	Chattanooga Metropolitan	44 miles		Port of Savannah	341 miles
	Cobb County Int'l Airport	70 miles		Port of Charleston	391 miles
	Hartsfield-Jackson Atlanta Int'l Airport	102 miles		Port of Jacksonville	441 miles

### Demographics

	100 Miles	200 Miles	300 Miles
2023 Population	9,374,055	21,569,627	37,968,181
2028 Population	9,636,739	22,147,871	38,731,521
Population Change 2010-2028	2.66%	2.42%	1.87%
2023 Households	3,569,568	8,409,954	14,954,363
2023 Median Household Income	\$73,795	\$64,828	\$61,322
2023 Bachelor's Degree or Higher	37%	34%	32%
Total Employees	4,096,723	9,240,065	16,309,888
Total Businesses	303,248	686,089	1,234,939

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