



PORT ROYAL
TOWNSHIPS

Saturn Pkwy 32,860 VPD

Port-Royal Rd 13,811 VPD

 **Prinova**
NAGASE Group

PRINOVA

4637 PORT ROYAL RD, SPRING HILL, TN 37174

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INVESTMENT SUMMARY

List Price:	\$53,000,000
Current NOI:	\$3,390,000.00
Initial Cap Rate:	6.40%
Land Acreage:	~25
Year Built	2001
Building Size:	330,484 SF
Price PSF:	\$160.37
Lease Type:	NN
Lease Term:	10 Years

INVESTMENT OFFERING

Fortis Net Lease is pleased to present a prime investment opportunity in the heart of Spring Hill, TN. This institutional-quality asset consists of a modern 330,000 square foot industrial facility positioned in one of Middle Tennessee's strongest manufacturing and distribution corridors. The property is secured by a long-term 10-year lease with Prinova, a globally recognized ingredients and nutrition solutions company, providing investors with durable cash flow backed by an established corporate tenant.

The lease is structured with attractive 3.5% annual rent increases, delivering built-in income growth and strong inflation protection over the hold period. Offered at a 6.4% cap rate, this investment provides a compelling combination of yield and long-term stability. Located in Spring Hill—one of the fastest-growing industrial hubs south of Nashville—the property benefits from excellent access to I-65, a skilled workforce, and proximity to major manufacturing operations, including the General Motors complex. This offering represents a rare opportunity to acquire a large-scale, mission-critical industrial facility leased to a high-quality tenant in a thriving regional market.



PRICE \$53,000,000



CAP RATE 6.40%



LEASE TYPE NN (Roof & Structure Only)



TERM REMAINING 10 Years

INVESTMENT HIGHLIGHTS

- **Brand New Roof in 2022 - 20 Year Roof Warranty**
- 330,000 SF industrial facility in Spring Hill's growing manufacturing corridor.
- 10-year lease with Prinova, a globally recognized tenant.
- 3.5% annual rent increases for built-in cash flow growth.
- Full HVAC covering entire property | LED lighting throughout.
- Strategically near GM Spring Hill complex with strong regional connectivity.
- 33' clear height at eaves & 38' near center | Full Fire Suppression System
- 46 dock doors & 2 drive-in doors w/Hydraulic levelers, weather seals, dock locks, and dock lights
- Median Home Value More than \$516,000 within 3 Mile Radius

FINANCIAL SUMMARY

INCOME		PER SF
GROSS INCOME	\$3,390,000.00	\$10.26
NET OPERATING INCOME	\$3,390,000.00	\$10.26

PROPERTY SUMMARY

Year Built:	2001
Lot Size:	~25 Acres
Building Size:	330,484 SF
Zoning:	I-1

LEASE SUMMARY

Tenant:	Prinova
Lease Type:	NN
Primary Lease Term:	10 Years
Landlord Responsibilities:	Roof, Structure (Brand New Roof in 2022)
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure:	Landlord Responsibility
Parking & HVAC	Tenant Responsibility
Lease Start Date:	August, 2026
Lease Expiration Date:	August, 2036
Lease Term Remaining:	10 Years
Rent Increases:	3.5% Annual Increases
Tenant Website:	https://www.prinovaglobal.com/





OVERVIEW

Company: Prinova
 Founded: 1978
 Total Revenue: \$500+ Million
 Headquarters: Itasca, Illinois
 Website: <https://www.prinovaglobal.com/>

TENANT HIGHLIGHTS

- Global leader in functional ingredients, nutrient premixes, flavors, and manufacturing solutions.
- Over 45 years of experience serving diverse end markets, including supplements, beverages, and fortified foods.
- Part of NAGASE Group, providing global reach, technical expertise, and strategic support.
- Spring Hill facility offers custom powder and capsule production, product development, and packaging services.

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP
Year 1	\$3,390,000.00	\$282,500.00	-
Year 2	\$3,508,650.00	\$292,387.50	3.5%
Year 3	\$3,631,452.75	\$302,621.06	3.5%
Year 4	\$3,758,553.60	\$313,212.80	3.5%
Year 5	\$3,890,102.97	\$324,175.25	3.5%
Year 6	\$4,026,256.58	\$335,521.38	3.5%
Year 7	\$4,167,175.56	\$347,264.63	3.5%
Year 8	\$4,313,026.70	\$359,418.89	3.5%
Year 9	\$4,463,982.64	\$371,998.55	3.5%
Year 10	\$4,620,222.03	\$385,018.50	3.5%

TENANT BACKGROUND

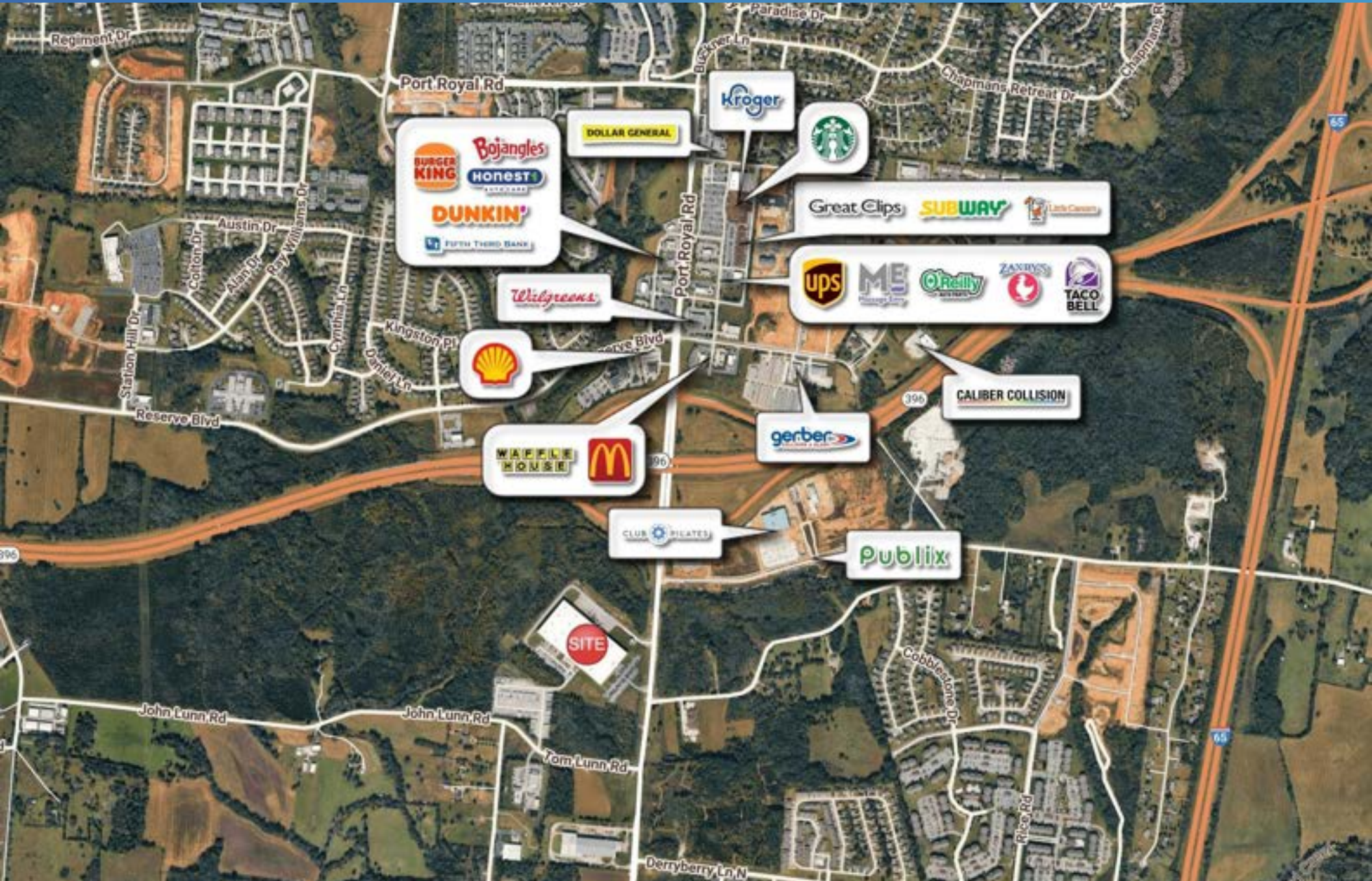
Prinova is a global leader in functional ingredients, custom nutrient premixes, flavors, and manufacturing solutions for the food, beverage, and nutrition industries. With over 45 years of experience, the company serves a wide range of end markets, from sports nutrition and dietary supplements to fortified foods and beverages, providing high-quality, traceable, and innovative solutions to its customers.

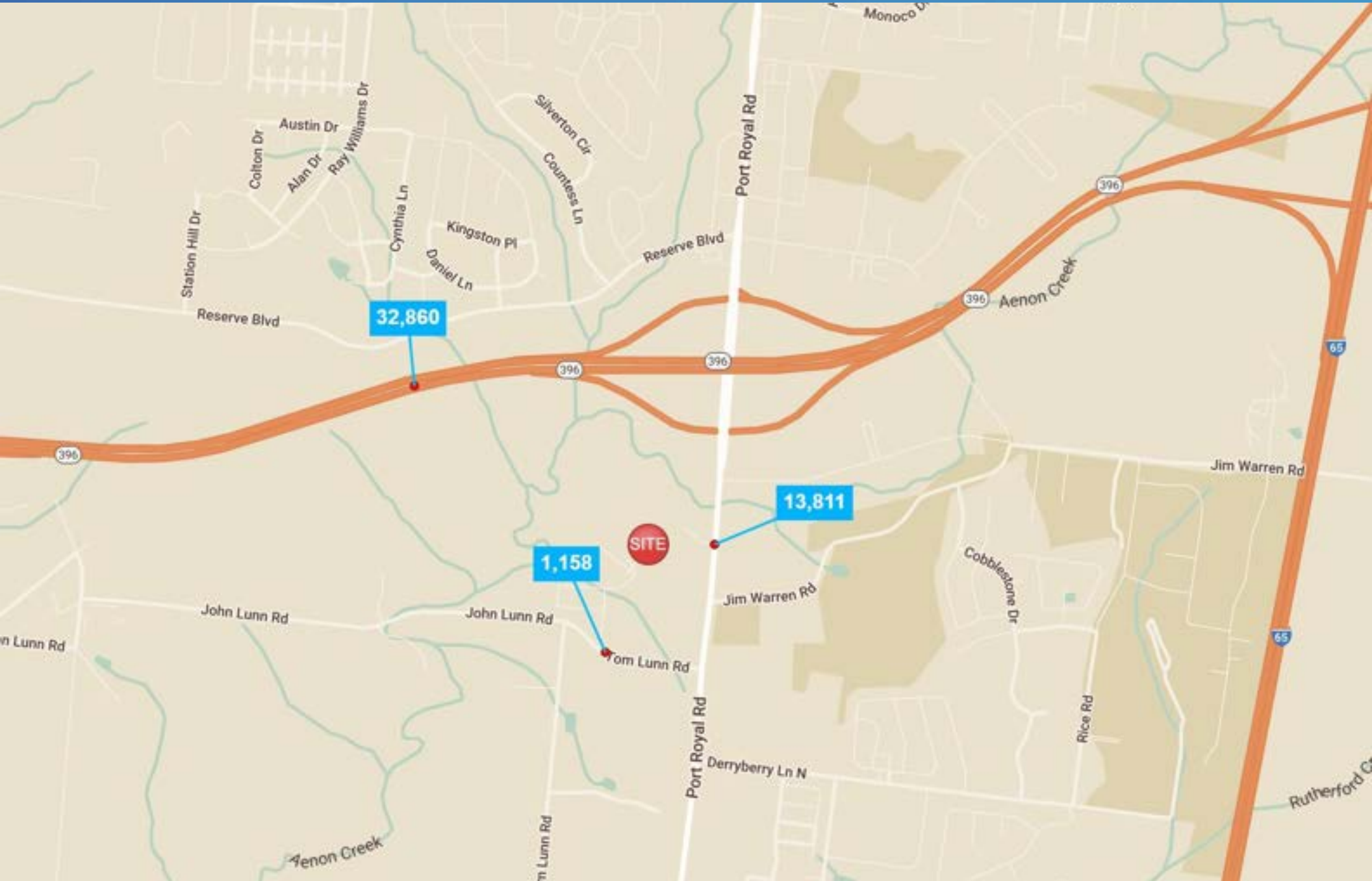
Part of the NAGASE Group since 2019, Prinova benefits from global reach, technical expertise, and strategic support for growth. Its Spring Hill, Tennessee facility is a key contract manufacturing hub, offering custom powder and capsule production, in-house product development, and packaging services — enabling end-to-end solutions that reinforce Prinova’s position as a trusted partner for both emerging brands and multinational manufacturers.

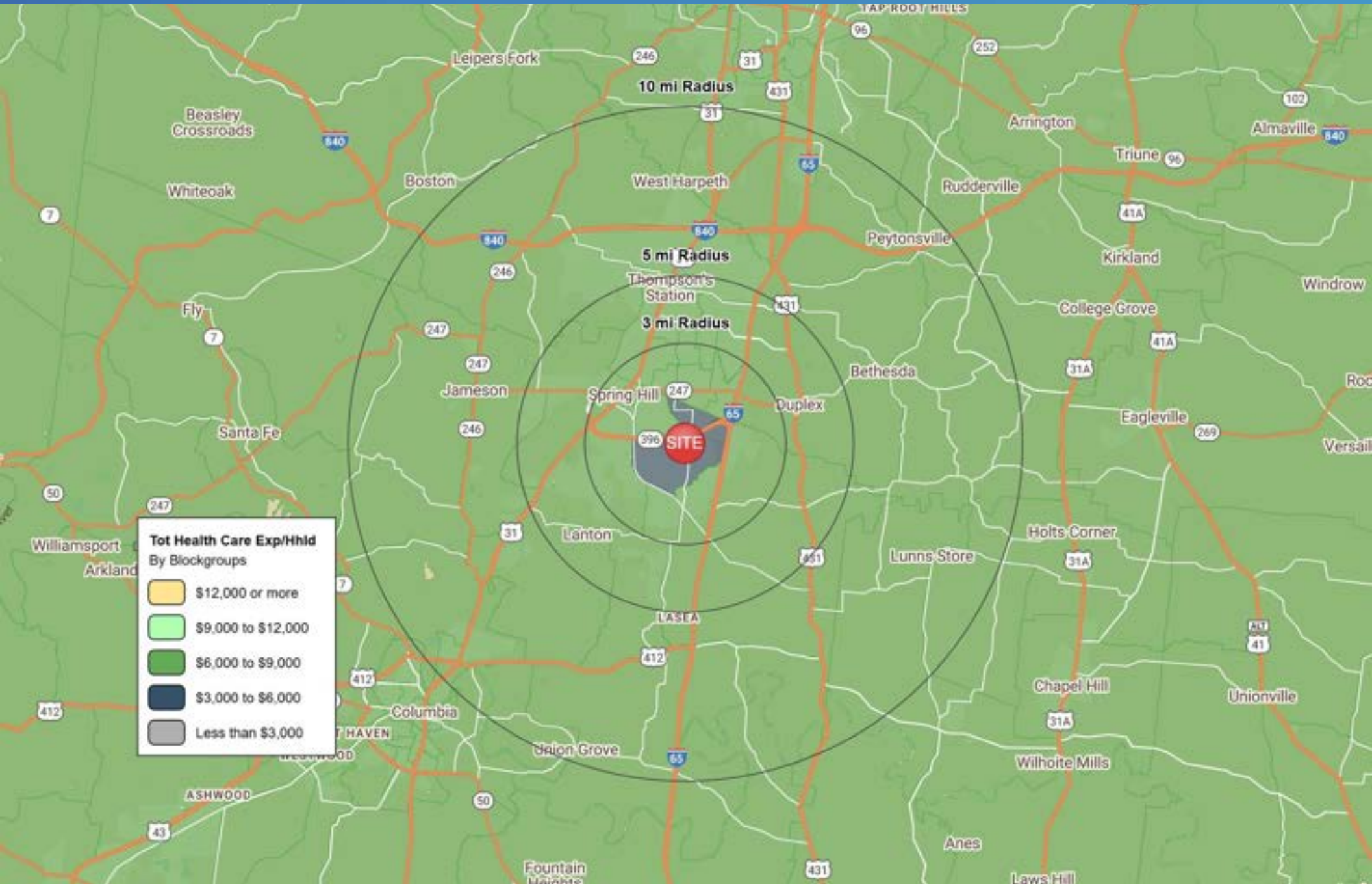


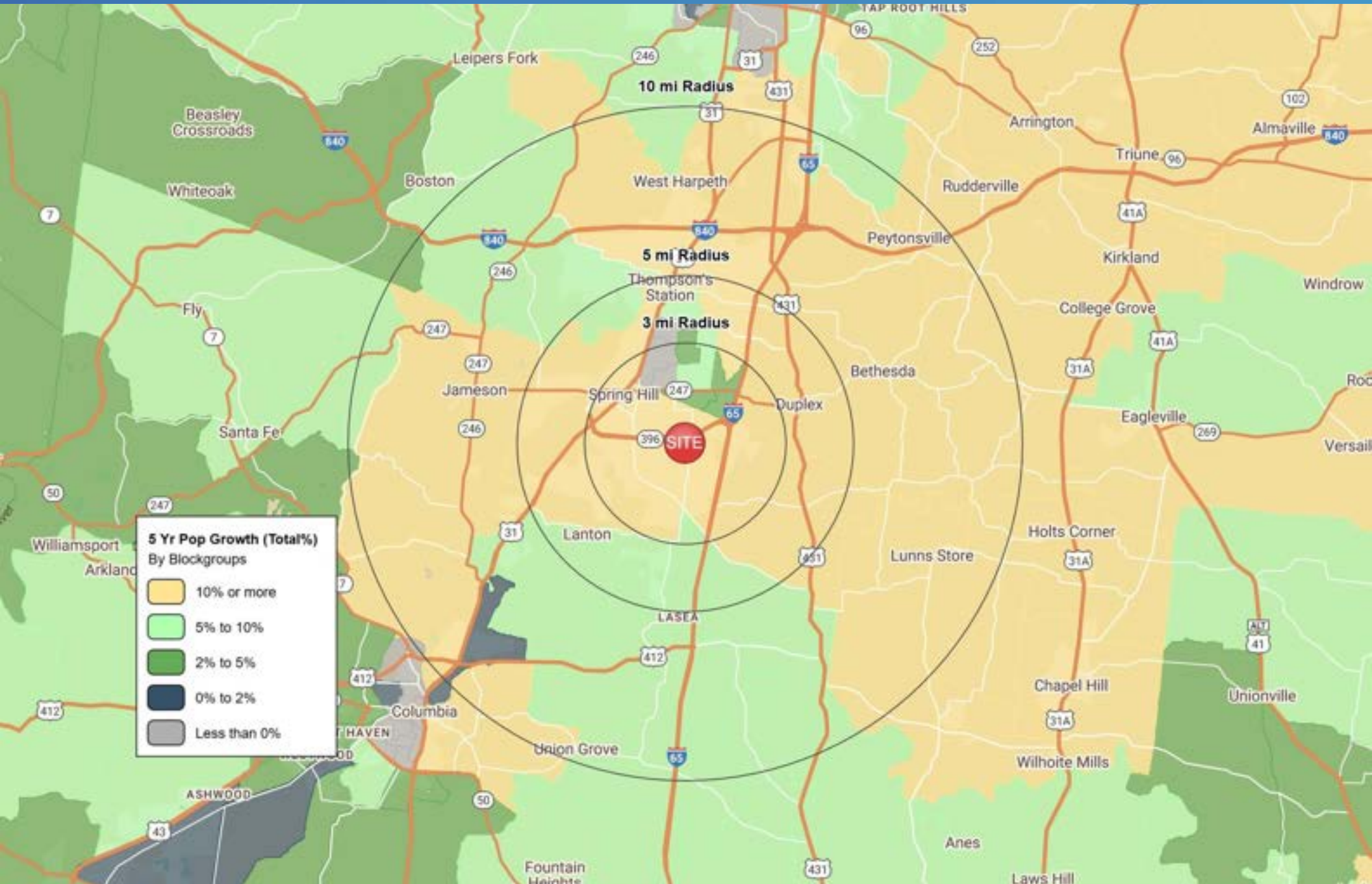


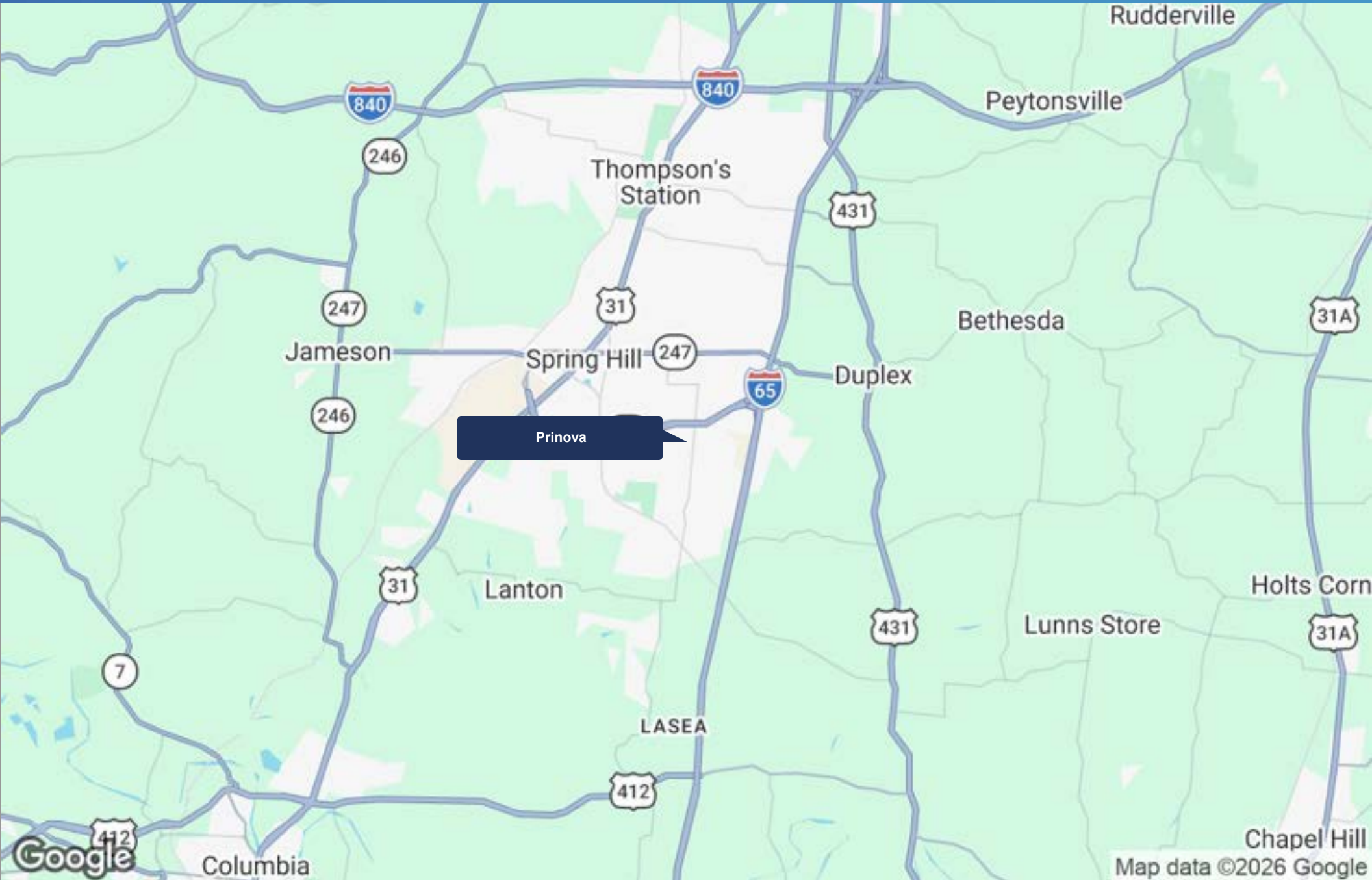














Prinova



Spring Hill, Tennessee is a fast-growing city located about 30 miles south of downtown Nashville, straddling Maury and Williamson counties. Known for its strong automotive and manufacturing roots, Spring Hill is home to General Motors' large assembly plant, which has helped anchor the local economy and attract a network of suppliers and related businesses. The city has experienced rapid population growth over the past two decades, transforming it from a small town into a thriving suburban community with a steadily expanding commercial base. Spring Hill offers a high quality of life supported by well-planned residential neighborhoods, quality schools, and an increasing mix of retail, dining, and healthcare services. Its convenient access to Interstate 65 provides easy connectivity to Nashville, Franklin, and the broader Middle Tennessee region, making it attractive to both commuters and employers. With continued residential and commercial development underway, Spring Hill is positioned to remain one of the region's most dynamic and economically resilient communities.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2025	44,901	68,818	113,074
Total Population 2030	50,152	76,938	127,511
Annual Growth Rate 2020-2025	3.5%	3.5%	3.7%
Annual Growth Rate 2025-2030	2.3%	2.4%	2.6%
Median Age	34.6	36.0	37.8
# of Persons per HH	2.7	2.8	2.7
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	16,311	24,799	41,538
Average HH income	\$147,536	\$155,757	\$165,043
Median House Value	\$516,211	\$541,009	\$576,220
Consumer Spending	\$1.95 B	\$3.07 B	\$5.24 B





TOTAL SALES VOLUME

\$10B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

Click to Meet Team Fortis

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