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VIDEO OVERVIEW



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OFFERING MEMORANDUM DISCLAIMER

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to any interested persons in this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the material referenced. Interested parties are expected to review all such summaries and othe documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Meither the Owner or Lee & Associates-Ontario nor any of their respective officers, directors, employees, affiliates or representatives make any representation or warranty, express or implied, as to the accuracy or completeness of this Memorandum or any of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any and all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with our without notice which may arise as a result of review of this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.





Lee & Associates Nashville is pleased to offer Spring Hill Logistics Center For Sale. ("the Property"). The Property consists of two fully leased, Class A Industrial buildings located in Spring Hill, one of Nashville's fastest growing submarkets.

Strategically located adjacent to General Motor's manufacturing plant, the Tenants in the Portfolio are suppliers of GM and other automotive manufacturers. Since the properties were developed in 2015, Magna Seating of America, Comprehensive Logistics, Inc. and Tenneco Automotive Operating Company, Inc. have been the only tenants in the facilities. Magna and Comprehensive Logistics each have renewal options and long-term plans to remain in the facilities. Tenneco Automotive plans to vacate the property in Q4 2025, allowing investors an opportunity to bring added value to the property by releasing their portion of the property at current market rents.

Access to the properties has been dramatically increased as well, with the completion of the Saturn Pkwy extension and expansion of Beechcroft Rd and Town Center Pkwy.

As Spring Hill has grown, so has the diversity of the tenant base. Once considered an automotive manufacturing mecca, Spring Hill nows boasts tenants in industries ranging from the creative visual arts to large scale supply chain logistic companies, and everything in between.

The investment offering is a terrific opportunity for a multitude of investors, including those who are seeking long-term stable cash flow and the desire to own Class A Industrial product in the Nashville market.

The Property is being offered without an Asking Price but based on current Nashville Capital Market trends.

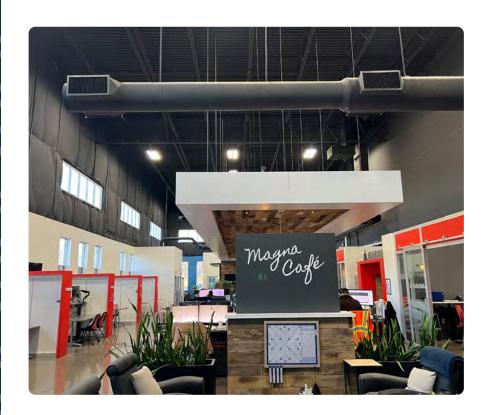
ı	SF	ACRES	BUILDINGS	ZONING	LEASED	NOI
ı	±498,400	±55	2	I-1	100%	\$2.98M



Tenant(s)	Magna Seating of America, Inc.			
Year Built	2015			
Building SF	±122,500 SF			
Office SF	±9,555 SF			
Clear Height	30′			
DH Doors	12			
GL Doors	2			
Trailer Parking	20			
Auto Parking	241			
Sprinklers	ESFR			

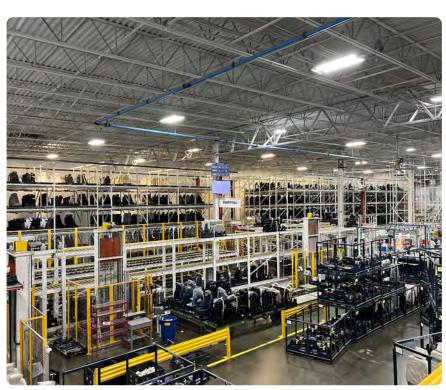


Tenant(s)	Comprehensvie Logistics Co., Inc. Tenneco Automotive Company, Inc.
Year Built	2015 (expansion in 2016)
Building SF	±375,900 SF
Office SF	±14,934 SF
Clear Height	30′
DH Doors	30
GL Doors	2
Trailer Parking	36
Auto Parking	387
Sprinklers	ESFR

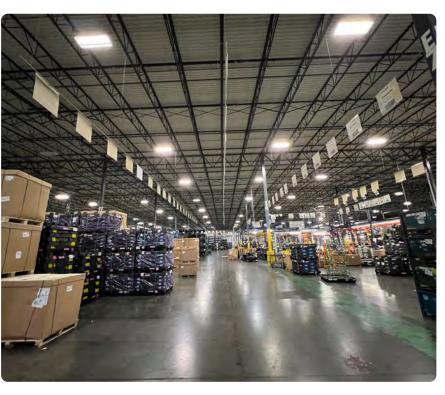






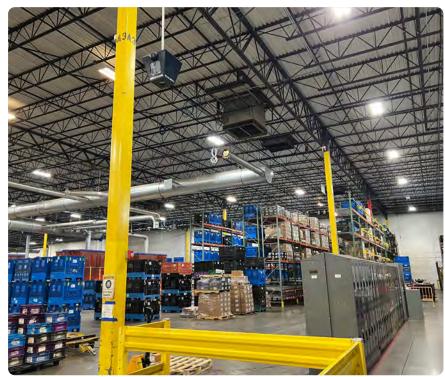


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Nashville Industrial Market

(as of Q4 2024)

INVENTORY

±270M

VACANCY RATE

3.64%

AVERAGE SALE PRICE (PSF)

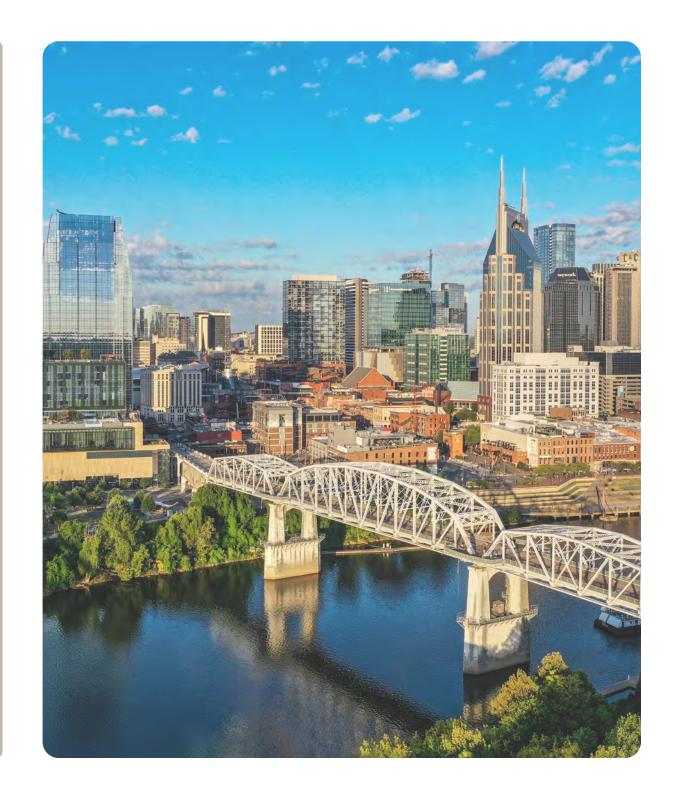
\$141.07

CAP RATE (CLASS A)

5.27%

UNDER CONSTRUCTION

±4.6M SF



SPRING HILL SUBMARKET OVERVIEW

BEST OF RANKINGS

BEST OWN IN

BEST

CITY FOR YOUNG FAMILIES

BEST

CITY FOR MILLENIAL JOB SEEKERS

BEST

SUBURB IN MIDDLE TN

AMONG

SAFEST CITES IN AMERICA



UNMATCHED AMENITIES

The property is within minutes of The Crossings of Spring Hill which is high end mixed-use development with restaurants, hotels and shopping. A USTA Facility will be completed in 2025 and will host 24 tournaments per year. The project also includes 600,000 SFT of commercial space, 1,000 hotel

GROWTH OF SPRING HILL

units.



rooms and 2,150 residential dwelling

Spring Hill is one of the fastest growing cities in Tennessee and is in the top 10 of the fastest growing cities in the nation

STRATEGIC LOCATION



Located 30 minutes south of Nashville, Spring Hill is conveniently located off I-65 and I-840, with Saturn Parkway (S.R. 396) leading directly to the property. Spring Hill is within a one day drive of 70% of US markets.

840 **MIXED USE** 840 1 Spring Hill Town Crossings Burwood 2 June Lake Revere at Spring Hill COMMERCIAL/REC Thompson's Station Spring Hill Commerce Center UTSA Facility - Legacy Pointe **GM PLANT** World Wide Storage ultium **≡** cells 7.9M SFT Significant investment of RESIDENTIAL \$2.58 Billion **ULTIUM CELLS Arbor Valley** 2.8M SFT Harvest Point Significant investment of Barton Hills \$275 Million Lennar Homes The Summit 7 McClure Farms 65 Spring Hill Hathaway at Kingsley Place 109 4 Alaina Park 2 Kleburne SouthHaven 396 396 3 Wilkerson Place 3 August Park GM 5 GM Manufacturing Plant

 Property Address	Total SF	Sale Price	\$PSF	Cap Rate	Class Building	Sale Date
*255 Aldi Blvd. Mt. Juliet	258,720	\$34,700,000	\$134.12	4.80%	А	January 9, 2025
*12605 Old Hickory Blvd. Bldg A/B Antioch	153,671	\$28,300,000	\$184.16	4.80%	А	January 9, 2025
*521-551 Harding Industrial Dr. Nashville	392,000	\$41,750,000	\$106.51	5.29%	В	September 12, 2024
*1922 Old Murfreesboro Pk. Nashville	328,503	\$71,499,999	\$217.65	4.80%	В	August 7, 2024
2699 Highwood Blvd. Smyrna	267,597	\$26,400,000	\$98.66	5.58%	С	June 25, 2024
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^{*}Part of a portfolio sale

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, 2023
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*Part of a portfolio sale ^Most recent industrial investment sale in Spring Hill

Magna Seating of America, Inc. 701 Beechcroft Rd. | ±122,500 SF





Magna Seating of America, Inc. specializes in the design, development, and manufacture of vehicle interiors. The company produces motor vehicle seating, seat mechanisms and frames, and foam and interior trim. The company provides its products to car manufacturers worldwide. Magna Seating of America, Inc. is a subsidiary of Magna International, Inc.

FOUNDED	HEADQUARTERS	EMPLOYEES	INDUSTRY	LOCATIONS
1957	Canada	175,000+	Manufacturing	320+

TENANT PROFILES

Comprehensive Logistics Co., Inc.

715 Beechcroft Rd. | ±258,720 SF





Comprehensive Logistics Co., Inc. is a leading full-service, third party logistics provider of high-volume, high-velocity warehouse management, contract manufacturing, and transportation management services, which support just-in-time manufacturing customers. Comprehensive Logistics manages 25 operations comprised of more than 5 million SF of warehouse space, and growing, throughout North America.

FOUNDED	HEADQUARTERS	EMPLOYEES	INDUSTRY	LOCATIONS
1903	Ohio	1,000+	Logistics	20+

Tenneco Automotive Operating Company, Inc.

TENNECO°

715 Beechcroft Rd. | ±117,180 SF



Tenneco Automotive Operating Company, Inc. operates as a manufacturer of automotive exhaust systems and components. Tenneco serves their customers by delivering advanced technologies, quality products, powerful brands and outstanding engineering and manufacturing capabilities.

FOUNDED
1977HEADQUARTERS
IllinoisEMPLOYEES
78,000+INDUSTRY
ManufacturingLOCATIONS
110+





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