



High-Quality Single-Tenant Manufacturing Facility | 8.0 yr LTR | 2020 Construction

Foam Products Corporation

15276 US Highway 27 | Trion, Georgia 30753



WHY

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Colliers, as exclusive advisors, is pleased to introduce the Foam Products property located in Trion, Georgia. The Property was constructed in 2020 and features a recently signed net lease with 8 years of lease term remaining. With annual increases of 3.5% and limited landlord responsibilities, this asset presents an opportunity to acquire a high-quality manufacturing facility at an attractive yield.



LONG-TERM NET LEASE

Foam Products Corporation executed a new, 10-year lease for the Trion facility, that commenced in May 2024. Now fully operational, the facility features best-in-class manufacturing lines to support Foam Products expanding market share.



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

Since 1978, Foam Products Corporation 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 locations.



SPECIALIZED MANUFACTURING FACILITY

The Trion facility, built in 2020, features heavy power and recently installed manufacturing lines specifically to meet Foam Product's production needs.

Building Highlights

108,000

Building SF

Single

Tenant

\$771,282

Year 1 NOI

±8

Site AC

8 Years

Lease Term

3.5%

Annual Increases

100%

Occupancy

2020

Year Built

7,500 amp

Building Power



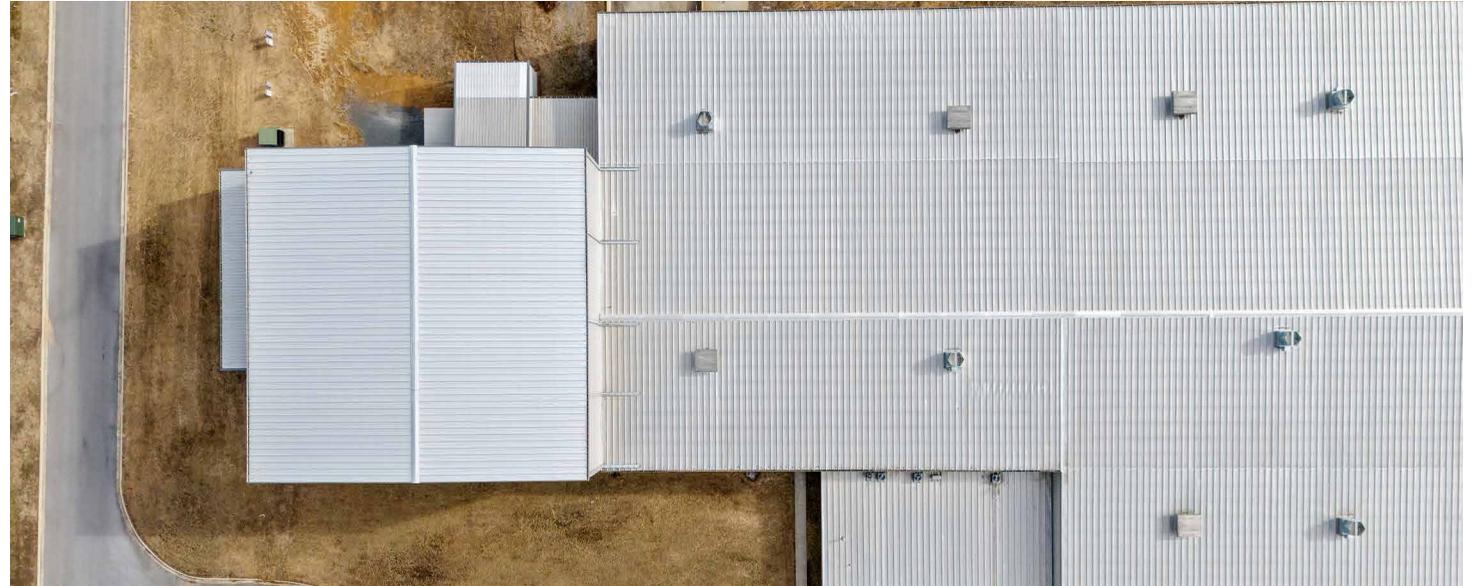
The Real Estate

- **HIGHLY SPECIALIZED MANUFACTURING FACILITY**

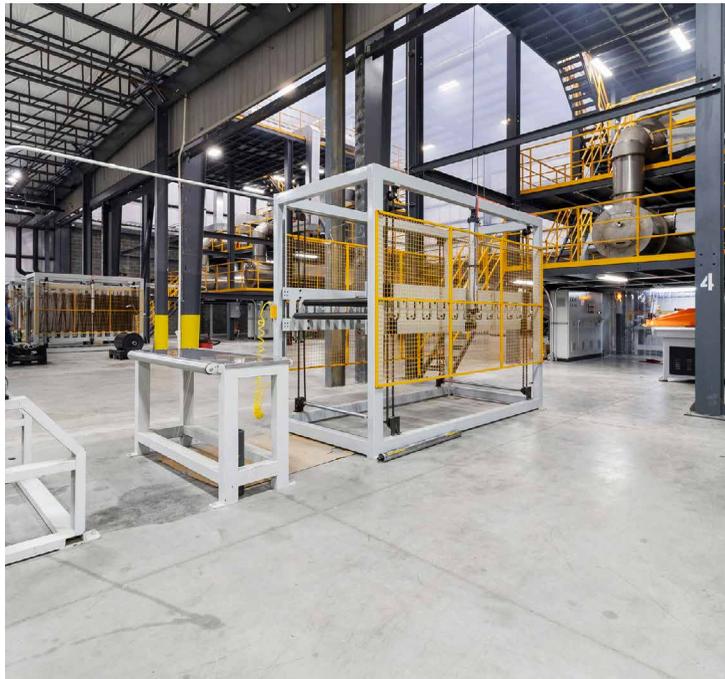
The Trion facility features 7,500 amps of heavy power, a reinforced concrete slab and has been retrofitted to fit multiple east-to-west production lines throughout the building.

- **IRREPLACEABLE FEATURES**

Foam Product's was driven to this facility given it's unique requirements that could not be found elsewhere. Needing a clear height of 45'+, the Trion facility had an existing structure of 10,000 SF with 50' clear, allowing Foam Product's to install their specialty machinery.



The Tenant



- **NEARLY 50 YEARS IN BUSINESS**

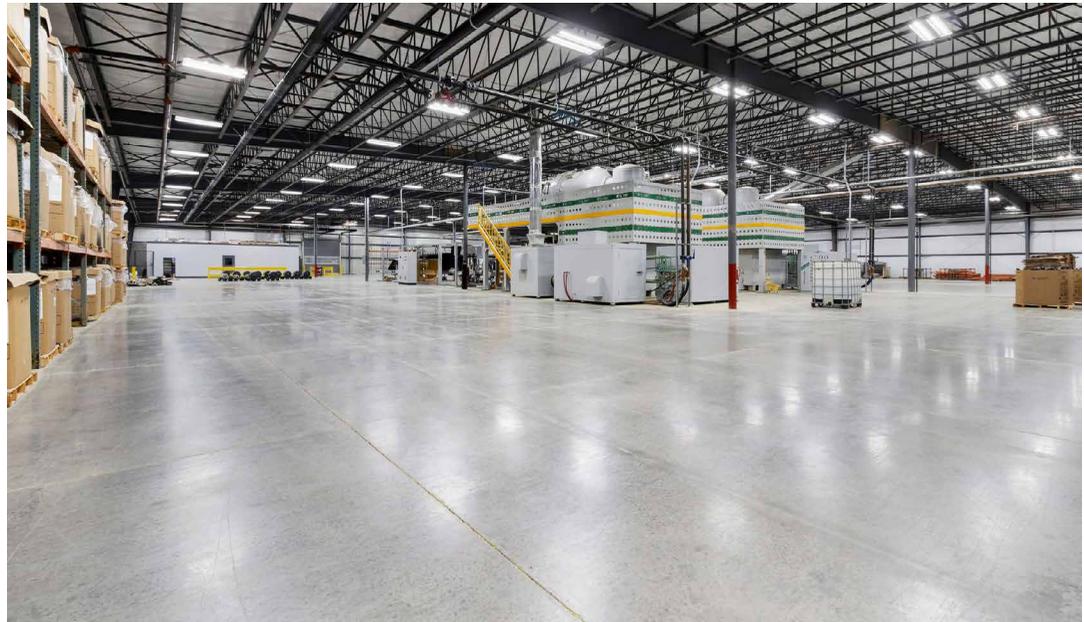
Since 1978, Foam Products Corporation has been supplying synthetic rubber foam to a magnitude of different industries such as footwear, automotive, flooring and other industrial equipment.

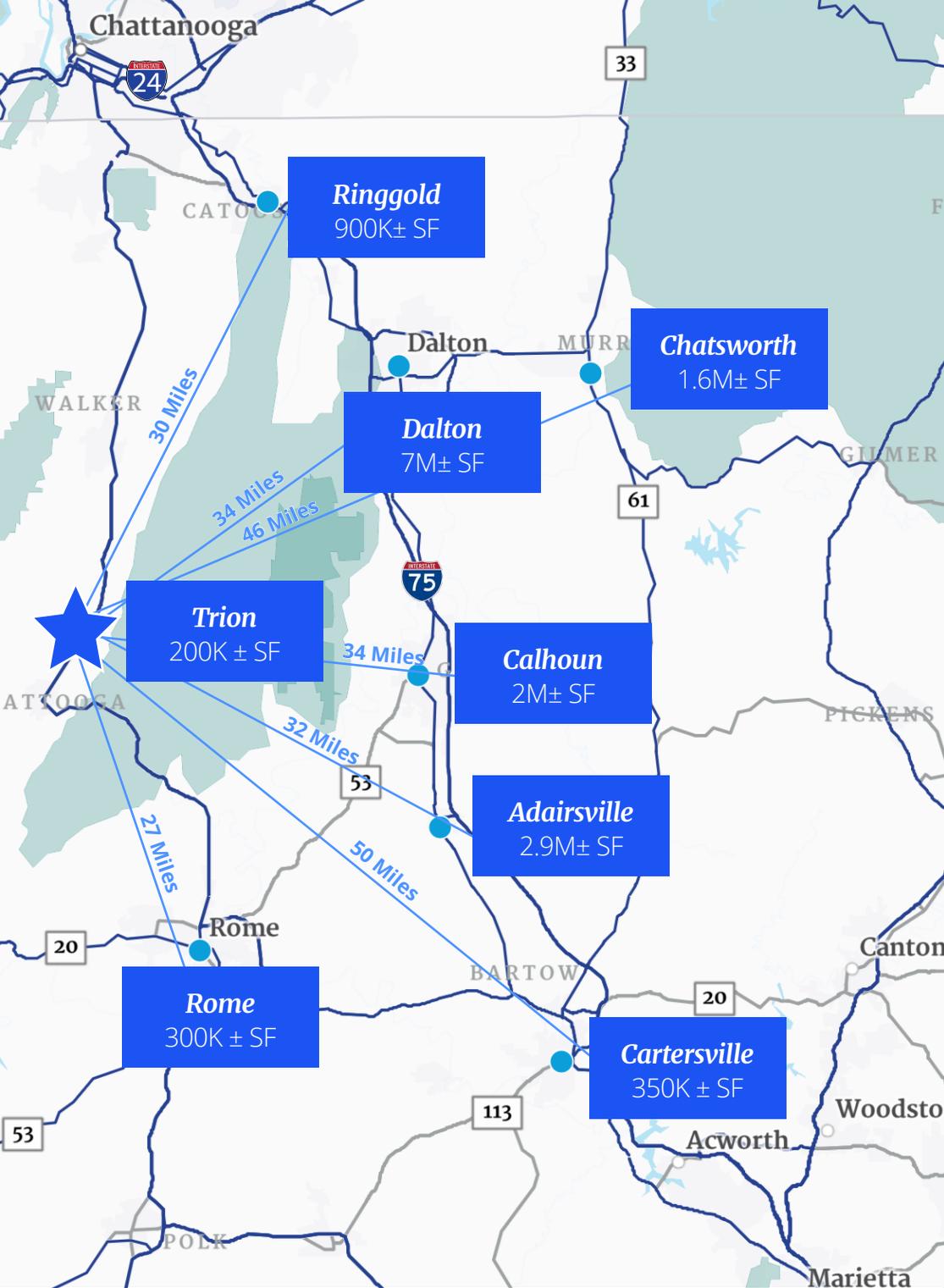
- **ACOUSTICAL UNDERLAYMENT LEADER**

Foam Products Corporation is one of the worlds' largest producers of acoustical underlayments for the flooring industry. Our premium products, Eco Ultimate Silencer™ and Eco Silencer HD FOF™, are the finest acoustical underlayment for floating, glue down, and nail down laminate, solid hardwood, engineered wood, and bamboo flooring available in today's marketplace.

- **NEW IPEX PRODUCTION LINE**

The Trion facility will support a new product line, radiated Crosslinked Polyethylene (IXPE). This underlayment offers unbeatable performance for hard surface flooring, engineered to enhance comfort, increase durability, and offer great acoustical performance.





The Location

- **THE FLOORING CAPITAL OF THE WORLD**

The Trion facility is strategically located <30miles from Dalton, GA

[Read more here >>](#)

- **NATIONAL FLOORING MANUFACTURING**

The Trion facility is surrounded by multiple national flooring companies such as Mohawk and Shaw.

Shaw & Mohawk Facilities Within 50 Miles of Trion

	Dalton	Adairsville	Calhoun	Chatsworth	Ringgold	Cartersville	Rome	Trion
Miles to Trion	34	32	34	46	30	50	27	N/A
# of Facilities	16	4	4	7	4	2	2	2
Shaw	4,771,712	1,852,314	1,749,768	1,024,605	789,866	265,000	41,000	221,000
Mohawk	2,159,726	1,100,000	266,440	630,251	170,885	85,580	261,000	0
Total	6,931,438	2,952,314	2,016,208	1,654,856	960,751	350,580	302,000	221,000

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