

NNN INDUSTRIAL INVESTMENT

SALISBURY, NC (CHARLOTTE MSA)

Linville | Team Partners

COMMERCIAL REAL ESTATE



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ROLLING CALL FOR OFFERS

This investment opportunity is being offered without a formal asking price. We're encouraging qualified investors to thoroughly review the Offering Memorandum and submit offers as they are ready, and not at a pre-determined date in the future.

Please don't hesitate to reach out with questions and to request access to our Due Diligence package.

DESCRIPTION

Linville Team Partners, on behalf of ownership, is exclusively offering the sale of 101 Chamandy Drive, Salisbury, NC. The newly built ±150,000 SF property is 100% leased to Imperial, a national provider of quality maintenance supplies and inventory solutions, and a wholly owned subsidiary of Grainger. The site serves as one of Imperial's five strategically located distribution centers and specifically services the Southeastern US.

TENANT	Imperial <i>(Subsidiary of Grainger)</i>
PROPERTY	101 Chamandy Drive, Salisbury, NC 28146
BUILDING SIZE	±150,000 SF
NOI	\$806,128
LEASE TYPE	NNN
LEASE TERM	6 Years <i>(Recently Renewed)</i>
RENT ESCALATIONS	2.5% Annually
RENT PSF	\$5.37





Imperial Supplies was founded in Green Bay, Wisconsin in 1958 with the inception of shifting maintenance supply ordering from vendor to customer. Imperial was acquired by Grainger in 2009 and has become an integral facet to their distribution business. First and foremost, Imperial distinguishes itself with its focus on efficiency and timeliness. Their Customer Managed Inventory (CMI) model provides an easy-to-use consumer led ordering system and their distribution centers function as well-tuned hubs of picking, packaging, and shipping product within minutes of ordering. In coordination with Grainger, their network ensures 1 to 2 day delivery across the country.

Not only does Imperial distribute maintenance products from thousands of national and global suppliers, they also produce Imperial branded products in a variety of categories, including truck to trailer, wheel and tire, safety, and fasteners.



- **FOUNDED IN GREEN BAY, WISCONSIN IN 1958**
- **1.15 MILLION PRODUCTS**
- **48,000 LOCATIONS SUPPORTED**
- **18,000 CUSTOMERS**
- **720+ EMPLOYEES**
- **5 DISTRIBUTION CENTERS**

GRAINGER®

W. W. Grainger, Inc. is a publicly traded global broad line distributor with operations in North America, Japan, and the United Kingdom. Headquartered in Lake Forest, Illinois, Grainger operates on two business models, including High-Touch Solutions N.A., targeting large to mid-size customers with complex operations and processes, and their Endless Assortment platform that serves smaller customers with less complex systems via online ordering. High-Touch Solutions makes up approximately 80% of the company's sales, of which Imperial Supplies is reported as the fastest growing and the most profitable subsidiary.

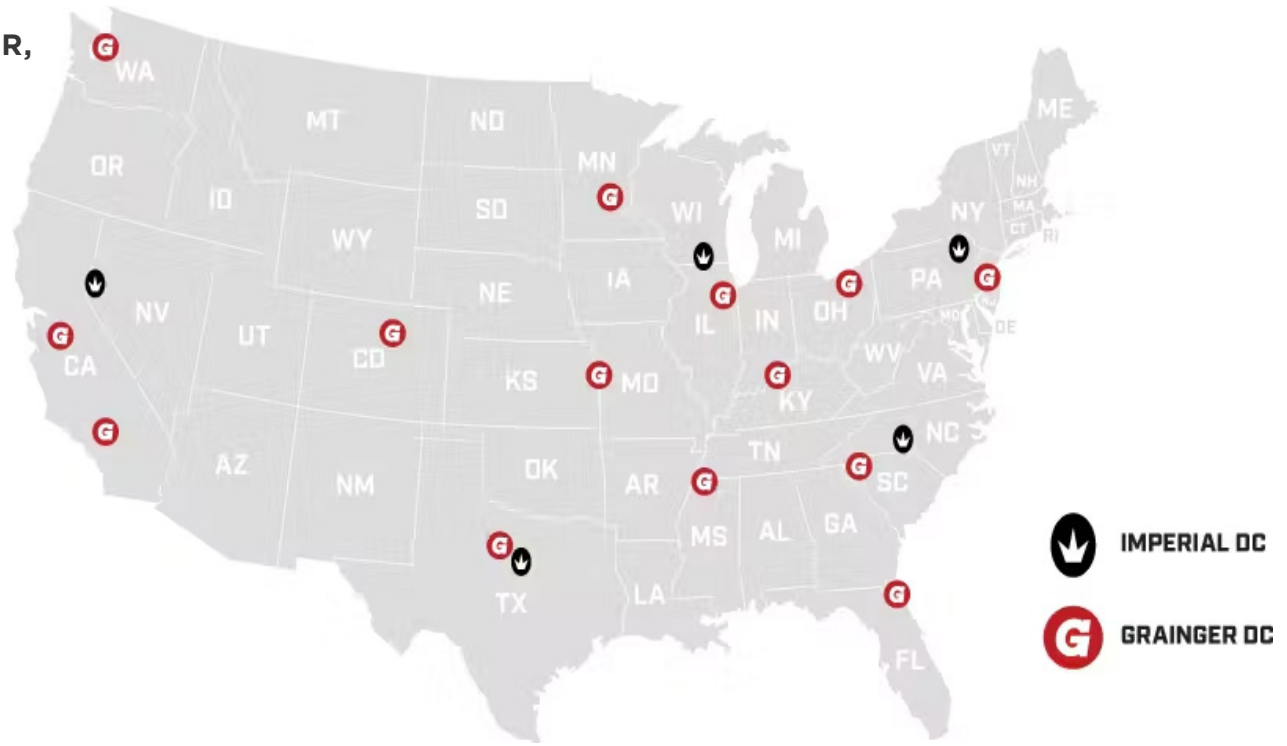
••• **FOUNDED IN 1928**

••• **LARGEST MRO (MAINTENANCE, REPAIR, AND OPERATIONS) DISTRIBUTOR IN NORTH AMERICA**

••• **REPORTED SALES FOR Q1 2024 OF \$4.2 BILLION, A RISE OF 3.5%**

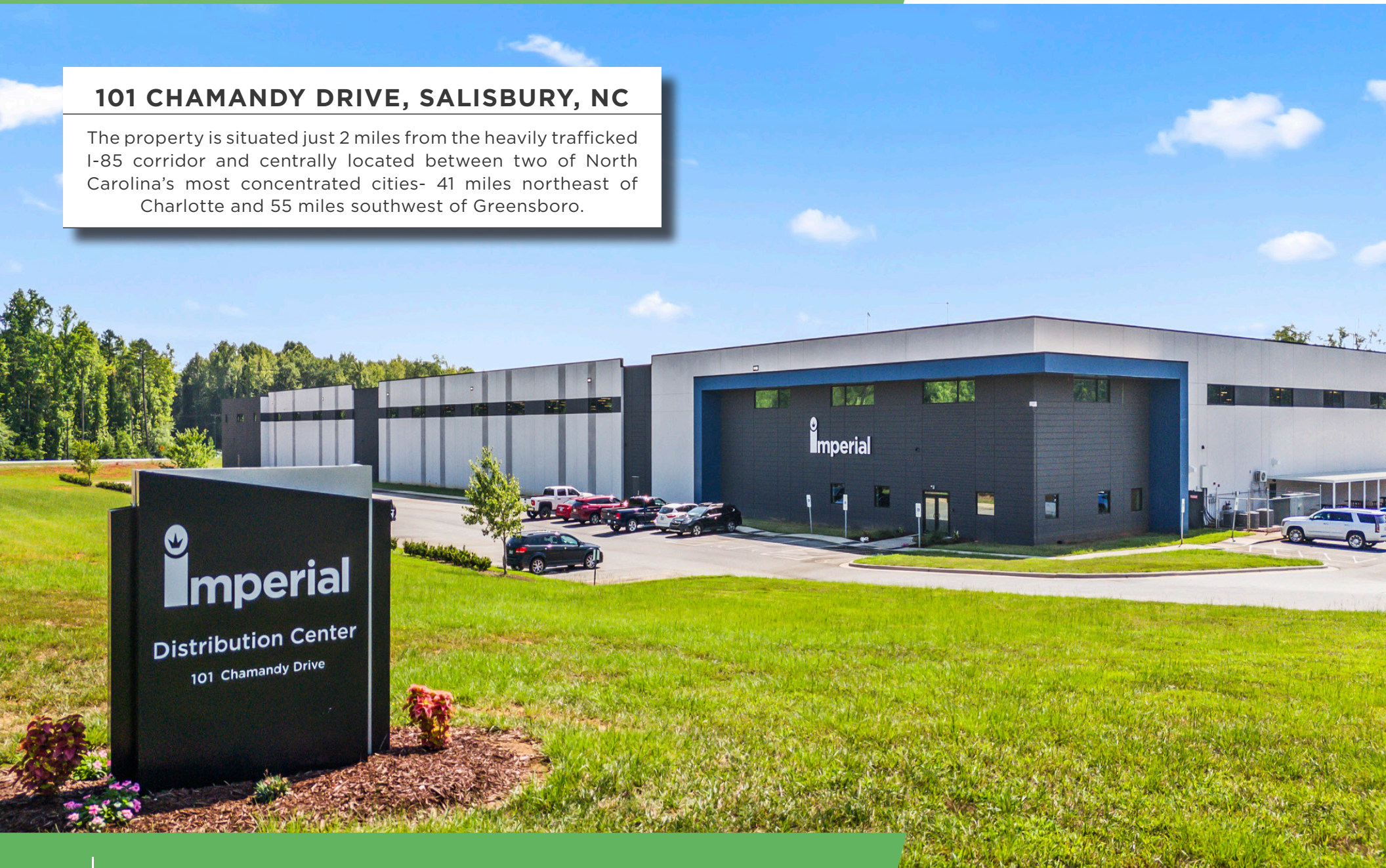
••• **SINCE GOING PUBLIC IN 1967, GRAINGER HAS 52 CONSECUTIVE YEARS OF DIVIDEND INCREASES. IN Q1 2024 THEY ANNOUNCED 10% DIVIDEND INCREASE.**

••• **4.5 MILLION ACTIVE CUSTOMERS**

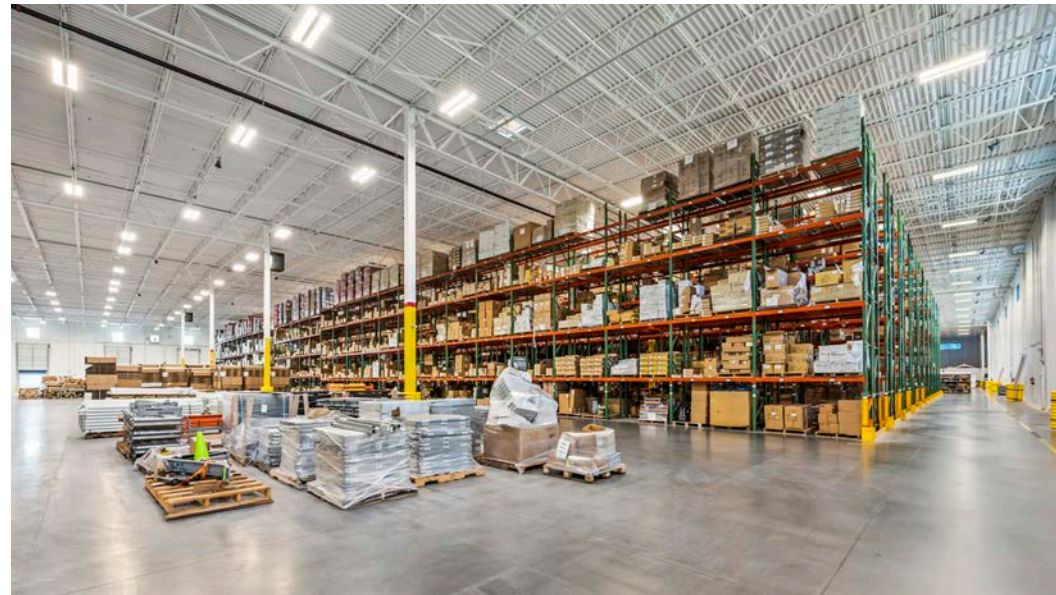
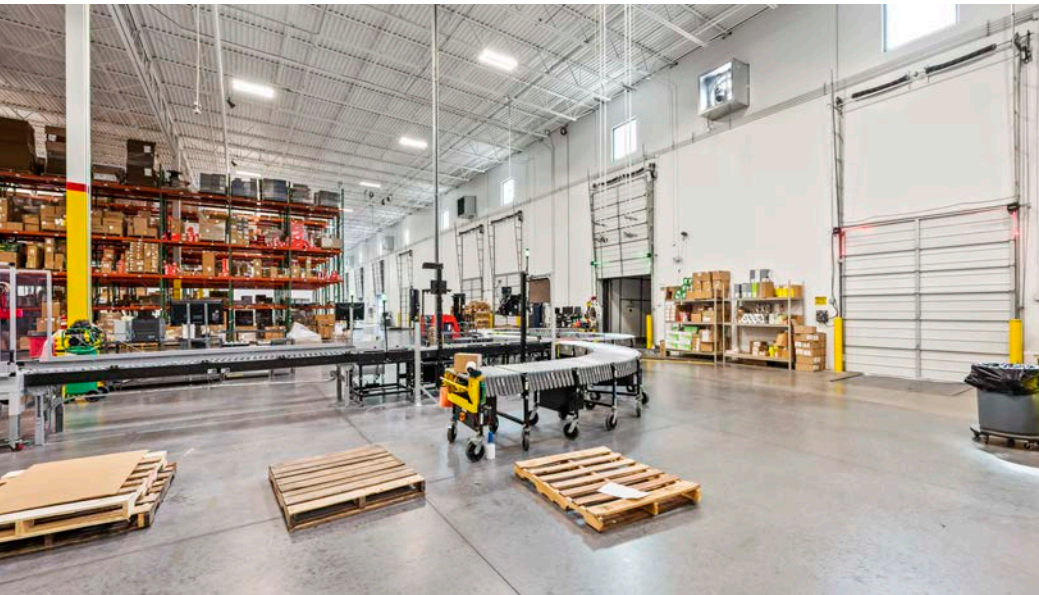


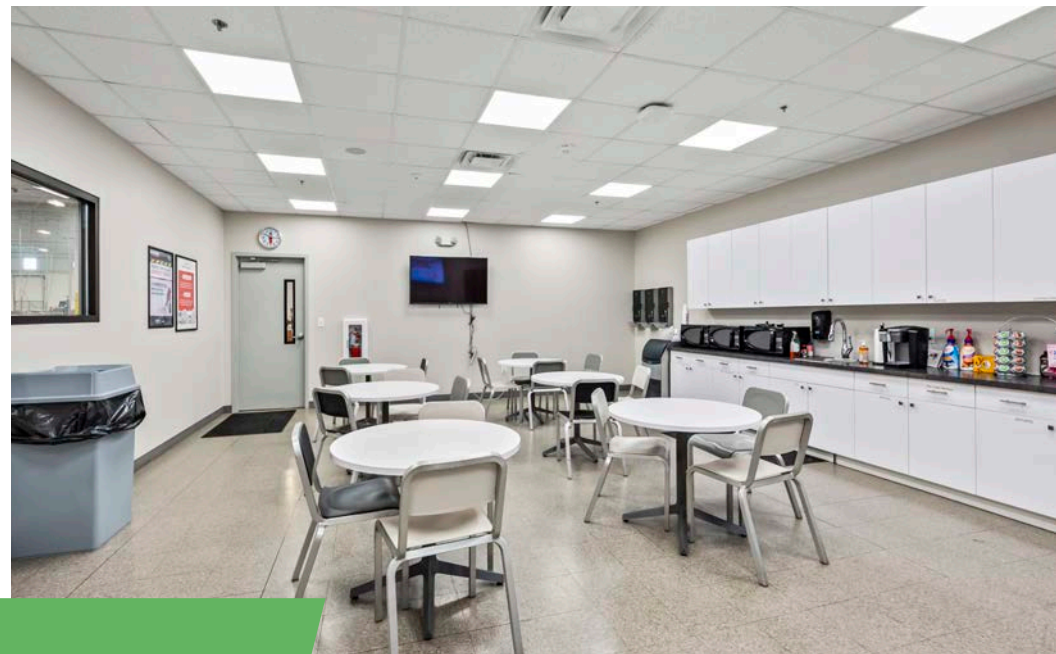
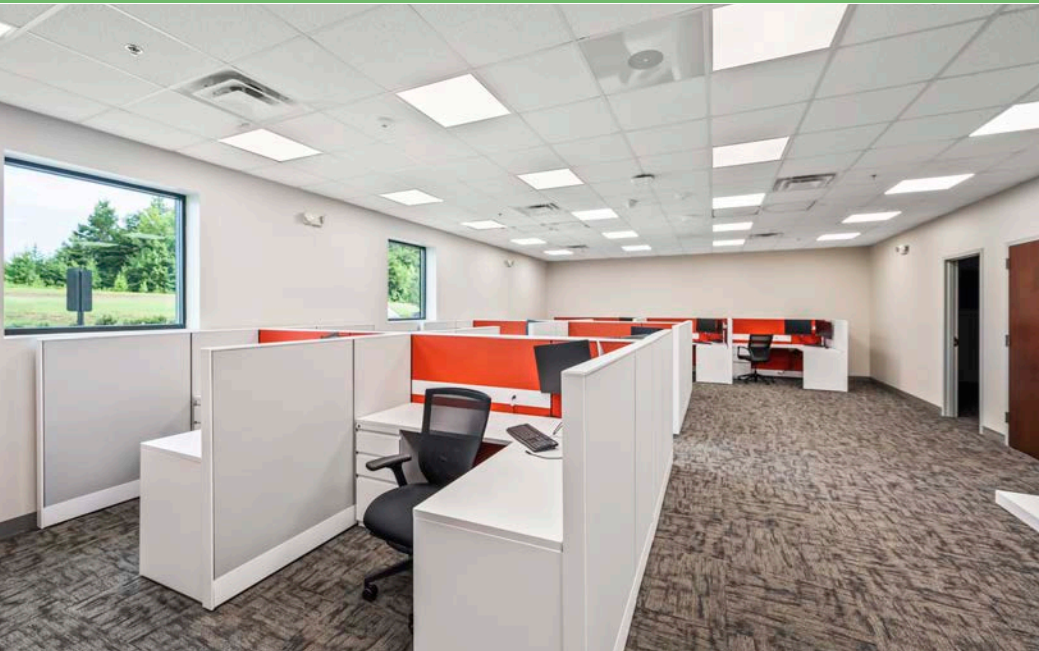
101 CHAMANDY DRIVE, SALISBURY, NC

The property is situated just 2 miles from the heavily trafficked I-85 corridor and centrally located between two of North Carolina's most concentrated cities- 41 miles northeast of Charlotte and 55 miles southwest of Greensboro.



PROPERTY PHOTOS





PROPERTY INFORMATION

ADDRESS 101 Chamandy Drive, Salisbury, NC 28146

REGIONAL LOCATOR Southern Salisbury, NC/Rowan County

BUILDING SIZE ±150,000 SF

OFFICE SPACE ±5,000 SF of private office, coworking, conference, and break room

ZONING Industrial

PARCEL NUMBER 5668-03-31-3957

YEAR BUILT 2020

PARKING 132 surface spaces

RESTROOMS 4

CEILING HEIGHT 28'

DOCK DOORS 15 with screens and levelers

DRIVE-IN DOORS 1

WALLS Steel frame with tilt up concrete

ROOF TPO Membrane

POWER Electrical service via 800 amp, 480V, 3 phase

UTILITY Public water, sewer, natural gas, and electric

HEAT Warehouse and office

COOLING HVAC in office, fans throughout warehouse

SPRINKLERS Wet

SECURITY Exterior and interior cameras



MARKET OVERVIEW

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COMMERCIAL REAL ESTATE



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SALISBURY, NORTH CAROLINA

- Charlotte MSA population 2.76 million
- Within a 60-minute drive of 4 million people and 1.3 million labor pool
- 53% of US population lives within 12 hours trucking distance or 2 hour flight
- Local major employers include Daimler Trucks, Continental Structural Plastics, Gildan, and Food Lion



\$84,735
AVERAGE HH
INCOME



52,402
TOTAL
POPULATION



33,165
TOTAL
EMPLOYEES

DISTANCE FROM AIRPORTS

45 MILES FROM CHARLOTTE-DOUGLAS INTERNATIONAL AIRPORT

63 MILES FROM PIEDMONT TRIAD INTERNATIONAL AIRPORT

118 MILES FROM RALEIGH-DURHAM INTERNATIONAL AIRPORT

(demographics based on a 5 mile radius)

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LINVILLE TEAM PARTNERS

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Linville Team Partners has been retained as the exclusive Broker regarding the sale of this Net Leased property and hereby advises all prospective buyers as follows:

This Offering Memorandum has been prepared by Linville Team Partners and the information contained herein has been taken from sources believed to be reliable. Linville Team Partners has not verified it and makes no representation or warranties, expressed or implied, as to the accuracy or completeness of this information.

All information in this document is subject to verification by the Buyer prior to purchase. The Offering Memorandum does not claim to be all-inclusive or contain all information that a Buyer of this property may need or desire. As the potential Buyer of a Net Leased property, it is the Buyer's responsibility to complete a thorough due diligence investigation of this property to determine whether it is suitable to their needs. Linville Team Partners denies any obligation to carry out a due diligence examination for the Buyer.

As with any real estate investment, this Net Leased property carries significant risks. The Buyer and their legal and/or financial advisors should conduct a careful investigation of all legal and financial documents related to this property and tenant. Any projections, opinions, assumptions or estimates used in this Offering Memorandum are only examples and do not represent the present or future performance of the property. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. In addition, the lease rate for some properties, especially new construction or newly acquired locations, may be set based on the tenant's projected sales with little or no record of actual performance or comparable rents for the area. Returns are not guaranteed; the tenant(s) and any guarantor(s) may fail to pay the lease rent, property taxes, or may fail to comply with other material terms of the lease. Cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, the Buyer is responsible for conducting an investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property. In this case, the lease terms that the Buyer may be able to negotiate with a potential replacement tenant considering the location of the property and the Buyer's legal ability to make alternate use of the property.

The Owner expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the property and/or to terminate discussions with the Buyer at any time without notice. The Owner has no legal commitment or obligations to any Buyer reviewing the Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner. The Buyer agrees not to contact the tenant, their employees or customers without prior permission from the Owner.

Linville Team Partners is not affiliated with or endorsed by the commercial tenant or lessee identified in this Offering Memorandum. The use of the tenant's name or logo is not intended to imply any affiliation with or endorsement by Linville Team Partners. Its inclusion is solely for the purpose of providing tenant lessee information about this listing to prospective customers.

By accepting this Offering Memorandum, the Buyer agrees to release Linville Team Partners and hold it harmless from any claim, cost, expense or liability arising out of the buyer's investigation and/or purchase of this Net Leased property.

All showings of this property are by appointment only. Please contact your Broker for more details.