

# 137 BUSINESS PARK DR

**Extremely Well Performing Business  
(Over \$7.6M In Revenue in 2024)**

**137 BUSINESS PARK DR**  
Lexington SC (Columbia MSA)

**OFFERED FOR SALE**  
**\$2,203,000 | 6.35% CAP**



REPRESENTATIVE PHOTO



CONFIDENTIAL  
OFFERING MEMORANDUM

# 137 BUSINESS PARK DR

## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of 137 Business Park Dr in Lexington, SC. The Premises has an absolute NNN lease to Lexington Machine with 12.3 years remaining. The Asset is well positioned in Lexington County with easy access to I-20, I-26 and I-77.



**12-YR LEASE**



**DENSE INDUSTRIAL NODE**



**HIGH GROWTH COLUMBIA MSA**

LEASE YEARS	YEAR	ANNUAL RENT
Current Term	1	\$139,860
Rent Increase (2% rent increase on Dec. 19th each year)	2	\$142,657

<b>NOI</b>	<b>\$139,860</b>
<b>CAP</b>	<b>6.35%</b>
<b>PRICE</b>	<b>\$2,203,000</b>

### BUILDING SPECS

Dock-High Doors	1
Drive-In Doors	2
Office SF	2,494 (11% of GLA)
Parking	15 auto spots + 1 trailer
Roof	Metal roof with rolled insulation
Exterior	Steel frame with metal siding

## ASSET SNAPSHOT

Tenant Name	Lexington Machine
Address	137 Business Park Dr, Lexington SC, 29072
Building Size (GLA)	22,000 SF
Land Size	2.13 Acres
Year Built/Renovated	2010
Rent Type	Abs. NNN
Landlord Responsibilities	None
Rent Commencement Date	4/8/2025
Lease Expiration	12/31/2037
Rental Increases	2% Annual Increases
Remaining Term	12.3 Years
Current Annual Rent	\$139,860



**56,011** PEOPLE  
IN 5 MILE RADIUS

**\$120,766** AHHI  
IN 3 MILE RADIUS

**37,500** VPD  
ON I-20



### STRONG LEASE FUNDAMENTALS

Absolute NNN with no landlord obligations | Lease runs through 2037 with predictable 2% annual rent bumps | Tenant covering all operating expenses | Recent clean environmental report



### HEADQUARTERS & MISSION CRITICAL FACILITY

This is the Tenant's only location and is special purposed for their operations | Specialized machine fabrication & steel manufacturing facility | Mission critical to Lexington Machines business



### HIGH PERFORMING TENANT WITH STRONG RENT METRICS

YTD sales as of 7/31/25 of nearly \$4M and operates at a 12% Profit Margin | Sub 2.50% Health Ratio and 7.00x Rent Coverage Ratio



### LOW STARTING RENT

Attractive entry rent basis at \$6.24 PSF | Low vacancy rate and friendly business jurisdiction



### POSITIONED IN INDUSTRIAL NODE W/ ACCESS TO TRANSPORTATION ROUTES

Sits within Lexington Business Park | Over 30,000 employed in manufacturing and logistics | Lowest corporate tax rates in the Southeast (5%) | Minutes from I-20, I-26 and I-77 providing direct access to Atlanta | Lexington County is one of the fastest growing counties in South Carolina



Michelin Tires

FedEx

US Foods

CIRCLE K

BURGER KING



Mid-Carolina Electric Cooperative



37,500 VPD

The Sharon Company, Inc.

137 BUSINESS PARK RD

Trofholz Technologies, Inc.

Business Park Dr





Columbia, South Carolina, the state's capital, is a vibrant city nestled in the heart of the Palmetto State. Boasting a rich history dating back to its founding in 1786, Columbia offers a blend of Southern charm and modern amenities. The city is renowned for its cultural attractions, including the Columbia Museum of Art, which showcases a diverse collection ranging from Renaissance masterpieces to contemporary works. Nature enthusiasts can explore the scenic beauty of Congaree National Park, home to one of the largest intact old-growth bottomland hardwood forests in the southeastern United States. With its bustling downtown district, burgeoning culinary scene, and lively entertainment options, Columbia provides residents and visitors alike with a dynamic urban experience set against the backdrop of the South Carolina Midlands.



Founded in 2003, Lexington Machine Corporation is a privately held precision manufacturing company headquartered in Lexington, South Carolina. Operating from a single facility, the company specializes in custom machining and industrial components, serving a range of clients across the Southeast. With approximately 25 employees and estimated annual revenues of over \$7.6 million, Lexington Machine represents a well-established regional operator with stable cash flows and a proven ability to meet financial obligations. The business has built its reputation on technical expertise, reliability, and long-term customer relationships, which underpin its 20+ year operating history. The current lease structure further enhances tenant security, featuring more than 12 years of remaining term and 2% annual rental increases, providing investors with predictable income growth. Positioned in a strong manufacturing corridor with access to skilled labor and robust local logistics infrastructure, Lexington Machine's single-location focus and consistent operating history reinforce its credit strength and reliability as a long-term tenant.



**LEXINGTON MACHINE QUICK FACTS**

<b>Founded:</b>	2003
<b>Ownership:</b>	Privately held South Carolina Corp
<b># of Locations:</b>	1
<b>Headquarters:</b>	Lexington, SC

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Exclusively Offered By



## PRIMARY DEAL CONTACTS

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