



# Caliber Collision

NEW CONSTRUCTION BUILD-TO-SUIT  
15-YEAR ABSOLUTE NNN LEASE STRUCTURE

BOILING SPRINGS, SC (GREENVILLE-SPARTANBURG MSA)



**CP PARTNERS**  
COMMERCIAL REAL ESTATE

In Association with Scott Reid & ParaSell, Inc. | A Licensed South Carolina Broker #23763





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# Caliber Collision

2527 BOILING SPRINGS RD, BOILING SPRINGS, SC [↗](#)

**\$6,042,000**

PRICE

**6.00%**

CAP RATE

NOI	\$362,500
LEASE TYPE	Absolute NNN
LEASE TERM	07/08/24-07/31/39
OPTIONS	Two, 5-Year
BUILDING SIZE	16,100 SF
LAND AREA	1.94 AC
YEAR BUILT	2024



## Long-term Absolute NNN lease with a corporate guaranty and scheduled rental escalations

For sale is a new construction, build-to-suit property that features a corporate lease with the nation’s largest collision repair provider. This offering combines strong tenant credit, long-term income durability, and strong market fundamentals in one of South Carolina’s most dynamic growth corridors.



## The Offering

- A new 15-year corporate-guaranteed lease to the nation's largest collision repair provider.
- Absolute NNN lease structure – zero landlord maintenance, repair, or expense obligations.
- There are two, 5-year extension options; 10% rental increases every 5 years during the primary term and in each option period.
- Corporate Guaranty: Wand NewCo 3, Inc.
- Boiling Springs' only Caliber Collision location; this is the northernmost Caliber in South Carolina when following the I-26 and SC Highway 9 corridors.

## Prime Location on a Busy Thoroughfare

- Boiling Springs Road is a major arterial connecting directly to Interstate 85, one of the Southeast's key logistics corridors which runs from Atlanta, GA, to Charlotte, NC. Interstate 85 essentially connects six major metro areas: Atlanta, Greenville, Spartanburg, Charlotte, Greensboro, and Raleigh-Durham.
- High traffic counts and strong street visibility amid a commercial corridor that includes many daily needs, national retailers.
- Boiling Springs has undergone strong population growth (12.7% year-over-year growth from 2022-2023), and is seeing an increase in a younger workforce/resident base. Average household incomes exceed \$102K within a 1-mile radius of the subject property.

## High-Growth Southeastern Market

- The Spartanburg MSA is considered one of the fastest growing metros in the U.S.
- BMW's largest manufacturing plant in the world is located in Spartanburg; BMW has invested over \$10 billion to build this facility, which creates over \$20 billion in annual economic impact.
- Greer Inland Port provides direct rail connectivity to the Port of Charleston, one of the busiest deep-water ports in the U.S.
- Robust job creation in this region continues to drive housing and retail expansion.





CURRENT		
Price		\$6,042,000
Capitalization Rate		6.00%
Building Size (SF)		16,100
Lot Size (AC)		1.94
Stabilized Income	\$/SF	
Scheduled Rent	\$22.52	\$362,500
Less	\$/SF	
CAM	NNN	\$0.00
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$362,500





Tenant Info		Lease Terms		Rent Summary				
Tenant Name	SQ. FT.	Term Years		Current Rent	Monthly Rent	Yearly Rent	Monthly Rent/Ft	Yearly Rent/Ft
Caliber Collision	16,100	07/08/24	07/31/29	\$362,500	\$30,208	\$362,500	\$1.88	\$22.52
		08/01/29	07/31/34		\$33,229	\$398,750	\$2.06	\$24.77
		08/01/34	07/31/39		\$36,552	\$438,625	\$2.27	\$27.24
	Option 1	08/01/39	07/31/44		\$40,207	\$482,488	\$2.50	\$29.97
	Option 2	08/01/44	07/31/49		\$44,228	\$530,736	\$2.75	\$32.96
TOTALS:	16,100			\$362,500	\$30,208	\$362,500	\$1.88	\$22.52



Premises & Term

TENANT	Caliber Bodyworks of South Carolina LLC
GUARANTOR	Wand Newco 3, Inc.
LEASE TYPE	Absolute NNN
LEASE EXPIRATION	July 31, 2039
OPTIONS	Two, 5-Year

Expenses

- TAXES:** Tenant reimburses Landlord for payment of property taxes
- INSURANCE:** Tenant shall carry and maintain (i) commercial general liability insurance, and (ii) property insurance. Landlord shall be named as additional insured
- UTILITIES:** Tenant pays for all utilities directly
- REPAIRS & MAINTENANCE:** Tenant is responsible for keeping and maintaining the Premises in good repair and condition, including the roof, structure, and parking lot

Additional Lease Provisions

- ESTOPPEL:** Tenant shall deliver to Landlord an estoppel certificate within 20 days of written request by Landlord
- FINANCIAL STATEMENTS:** Within 120 days following written request, Tenant and Guarantor shall deliver to Landlord the most recent audited financial statements for Tenant and Guarantor



Disclaimer

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property’s initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).



LEGEND



Property  
Boundary

16,100

Rentable SF

1.94

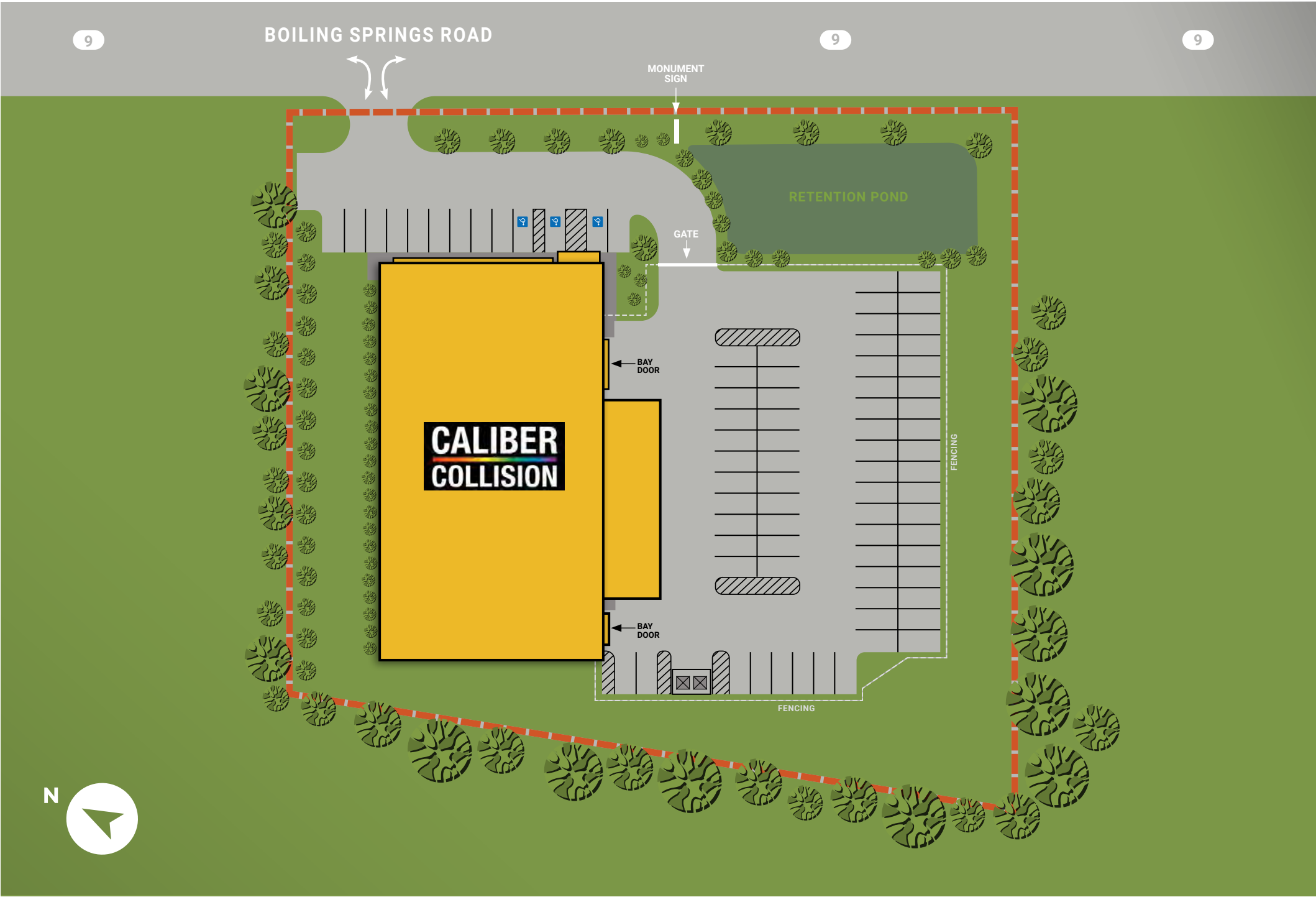
Acres

79

Parking Spaces

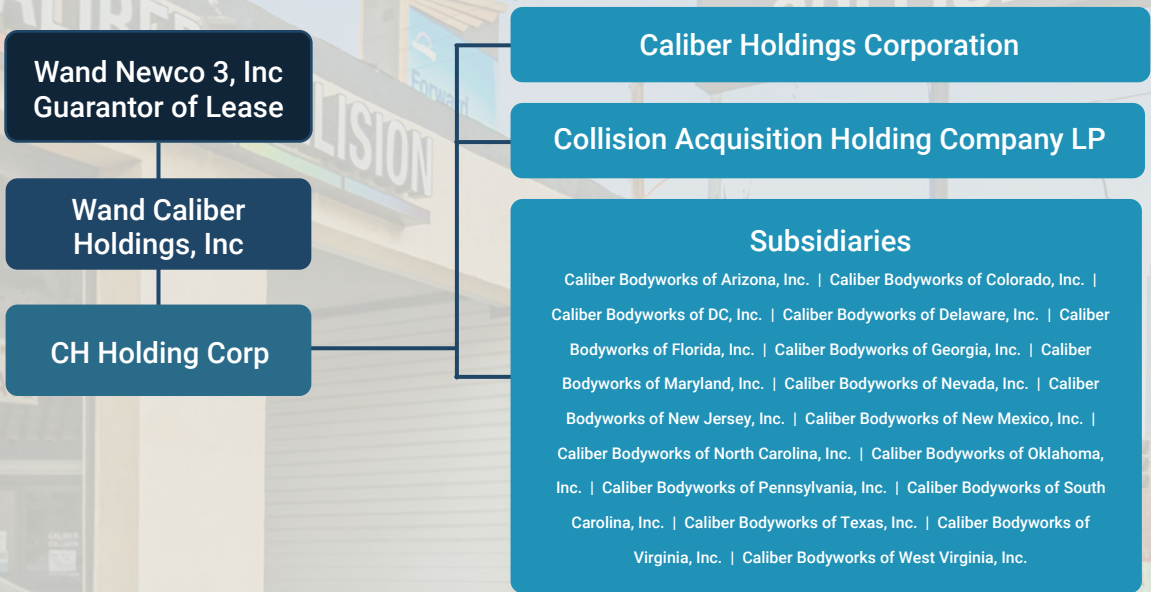


Egress





# The Nation's Largest Auto Collision Repair Provider



1,800+

STORES  
WORLDWIDE

\$6.9 Billion

ANNUALIZED REVENUE  
(2023)

27,000+

TOTAL  
EMPLOYEES

## About Caliber Collision



- Founded in 1997, the Caliber portfolio of brands has grown to 1,800+ centers nationwide and features a full range of complementary automotive services
- Services include Caliber Collision, the nation's largest auto collision repair provider across 41 states; Caliber Auto Care (for mechanical repair and quick oil change services); and Caliber Auto Glass (for repair and replacement)
- The company has over 27,000 teammates committed to getting customers back on the road safely
- Caliber is consistently ranked among the highest customer satisfaction scores in the industry and backs all repair work with a written, lifetime warranty available at any of its repair centers
- Honored with the 2024 NABC President's Award for leadership in the collision repair industry, having refurbished over 600 vehicles for NABC Recycled Rides and hosted 25+ first responder training events

[Tenant Website](#)

## Recent IPO Filing

- Caliber Holdings Inc., the nation's largest collision repair company, has confidentially filed for an IPO to raise capital for debt repayment and expansion.
- The move highlights industry consolidation, giving Caliber greater scale and resources while increasing competition for smaller independent shops.

[News Article](#)







SPARTABURG  
6.6 MILES



Located in  
a thriving  
Spartanburg  
submarket

26,857

VEHICLES PER DAY  
ALONG BOILING  
SPRINGS RD, SC 9

1.5 miles

TO DOWNTOWN  
BOILING SPRINGS

8.4 miles

TO DOWNTOWN  
SPARTANBURG



SPARTABURG  
6.6 MILES



BOILING SPRINGS  
ELEMENTARY  
SCHOOL

Walmart  
Supercenter  
Lowe's  
Unica  
WORKOUT  
ANYTIME  
TARGET  
ANYTIME  
FITNESS  
FIREHOUSE  
SUBS  
CVS pharmacy  
McALISTER'S  
BREAD  
Wendy's

Wally's AUTO PARTS  
Sherwin  
Williams  
SONIC  
CIRCLE K  
metro  
by T-Mobile

BOILING  
SPRINGS HIGH  
SCHOOL

BOILING  
SPRINGS  
HIGH SCHOOL  
FRESHMAN  
ACADEMY

ExtraSpace  
Storage  
goodwill

TRUIST  
Heartland  
Animal Hospital  
DOLLAR GENERAL

Little Caesars

88-UNIT  
TOWNHOME  
DEVELOPMENT  
THE PROMENADE  
AT BOILING SPRINGS

MINI-STORAGE  
STO & GO

PRISMA  
HEALTH

BOILING SPRINGS  
PET WORLD

SUBWAY

WINGS ETC.  
JEREMIAH'S  
ITALIAN ICE • RELAY • SWEET ICE CREAM

Northside  
Vision  
"Better Vision for a Better Life."

9

26,857 VPD

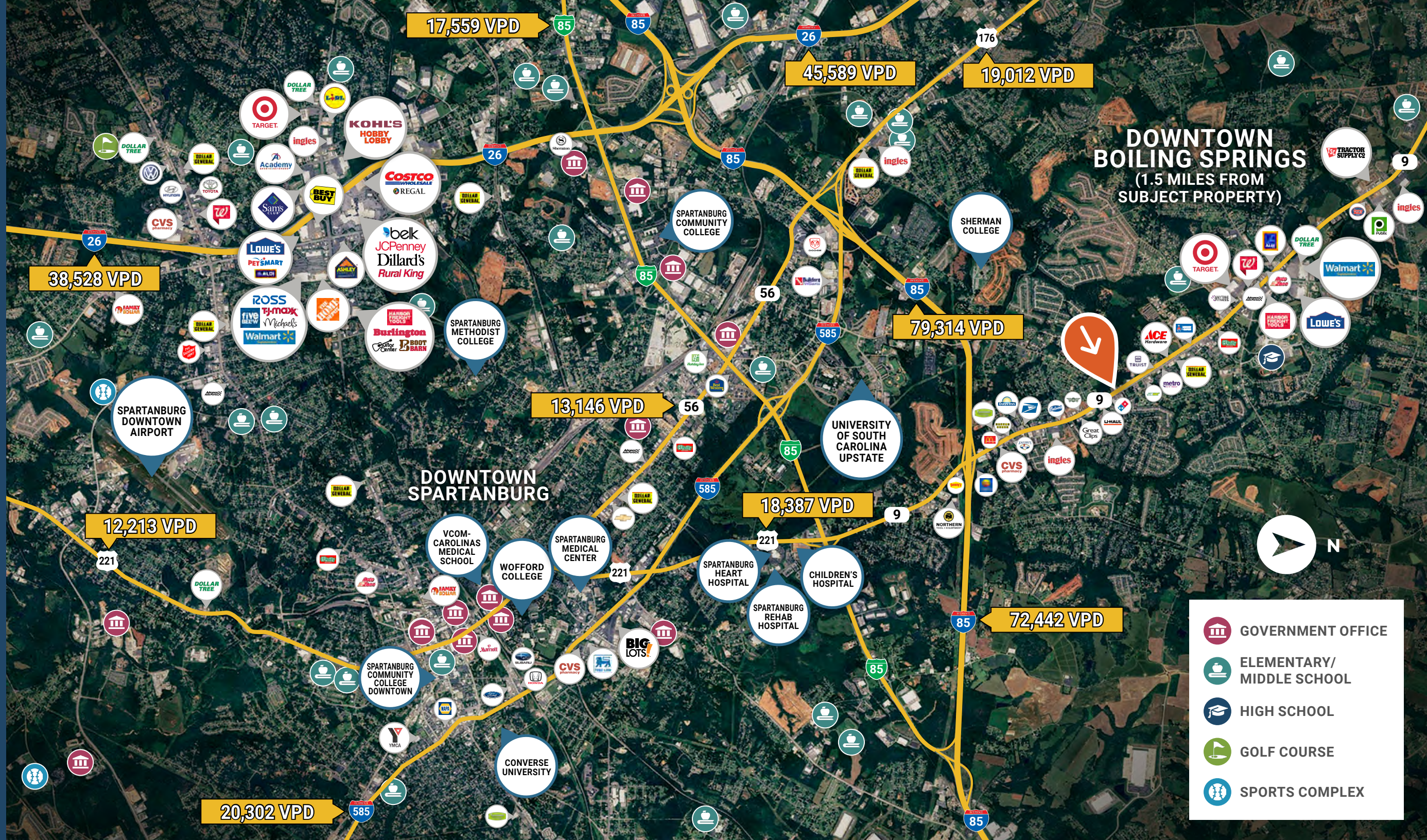
BOILING SPRINGS ROAD

SUBJECT PROPERTY  
CALIBER  
COLLISION






China Delight  
Kinsmith  
FINANCE  
Los Mexicanos  
Restaurante

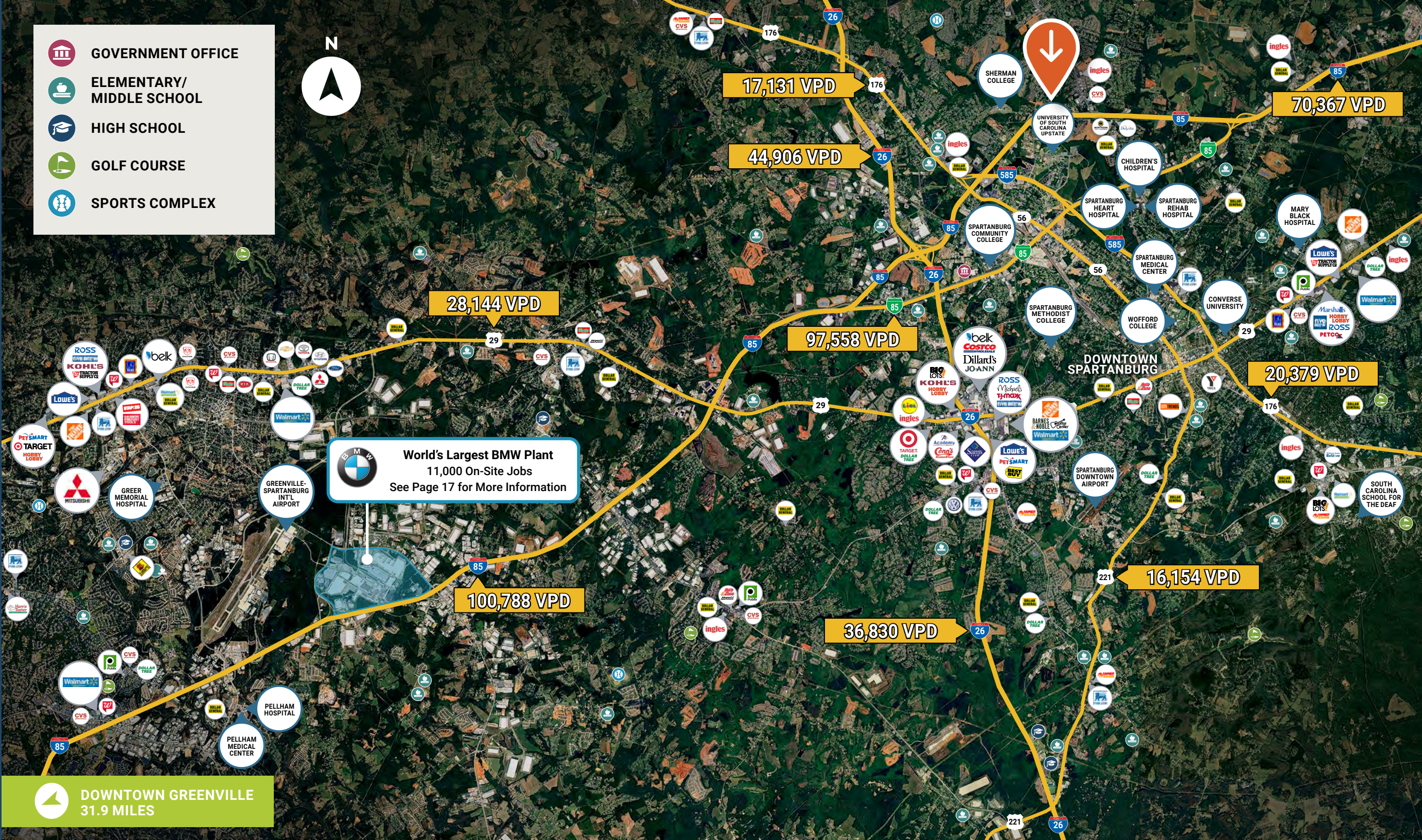
Manny's  
Sissy's Sweets  
Bakery & Confectionery







-  GOVERNMENT OFFICE
-  ELEMENTARY/  
MIDDLE SCHOOL
-  HIGH SCHOOL
-  GOLF COURSE
-  SPORTS COMPLEX





Ring Radius Population Data

	1-MILE	3-MILES	5-MILES
2023	10,889	33,924	72,409

Ring Radius Income Data

	1-MILE	3-MILES	5-MILES
Average	\$102,819	\$85,562	\$76,519
Median	\$77,508	\$70,796	\$61,031

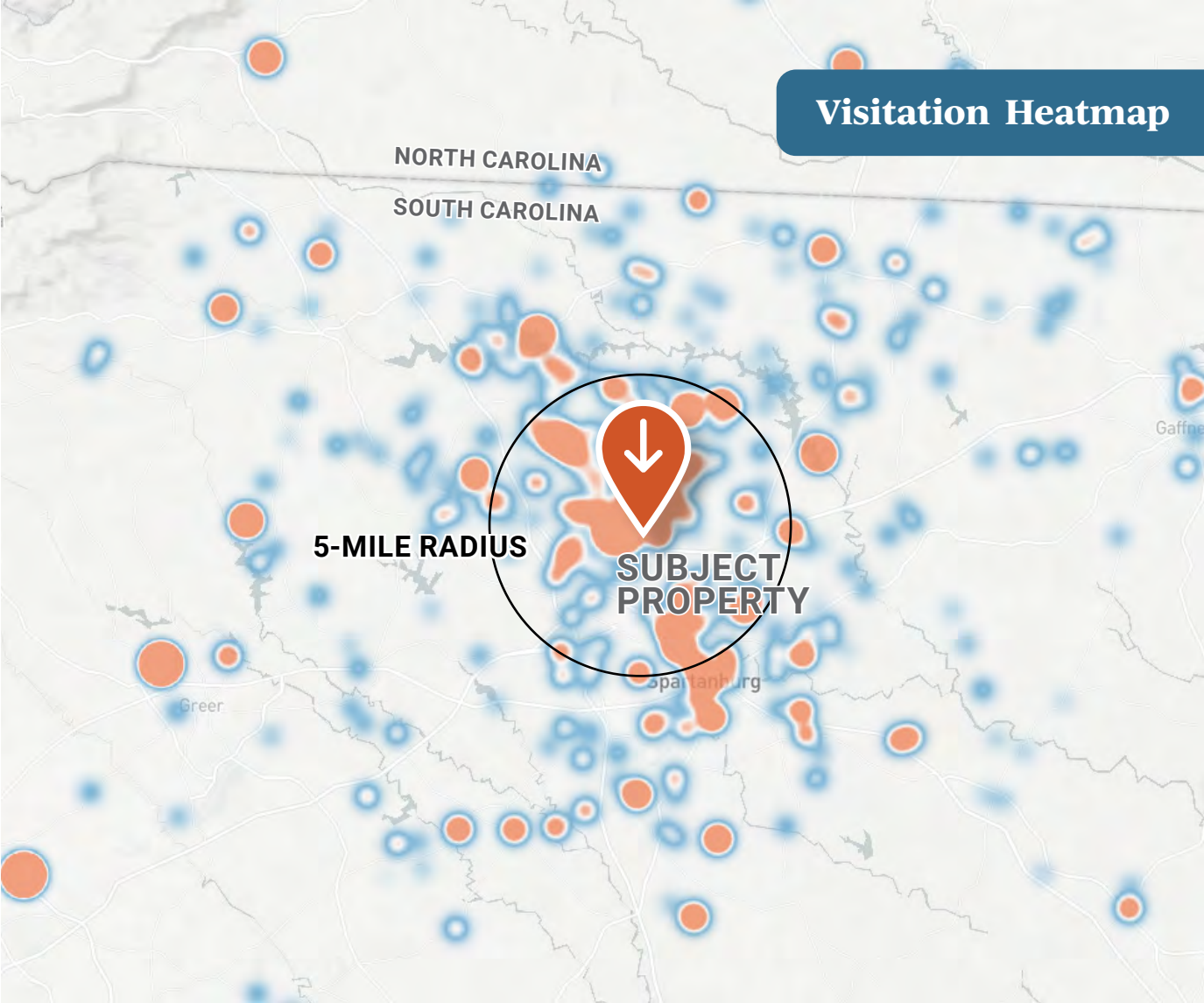
The typical visitor persona for individuals who visited the subject property in the last 12 months are individuals with annual incomes of \$75k-\$100k

12.9K Visits

OVER PAST 12 MONTHS AT THE SUBJECT PROPERTY

38 Minutes

AVERAGE DWELL TIME AT THE SUBJECT PROPERTY



The shading on the map above shows the home location of people who visited the subject property over the past 12 months. Orange shading represents the highest concentration of visits.

\*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.



# Boiling Springs, SC

GROWING SUBURBAN HUB OF UPSTATE SC



## About Boiling Springs

- Located in Spartanburg County, part of the Greater Spartanburg MSA and the Upstate region of South Carolina
- Positioned approximately 30 miles east of Greenville and 5 miles north of Spartanburg
- One of Spartanburg County's fastest-growing communities, driven by suburban expansion and new residential development
- Access to higher education through University of South Carolina Upstate, Wofford College, and Spartanburg Community College

## Economy

- The economy benefits from Spartanburg's diverse industrial base, including automotive, logistics, and advanced manufacturing
- Close proximity to BMW's Plant Spartanburg, one of the largest BMW production facilities globally
- Retail and service sectors continue to expand along Highway 9 due to population growth

## Transportation

- Interstate 85 and Interstate 26 provide major connectivity to Greenville, Charlotte, and Columbia
- U.S. Highway 9 serves as Boiling Springs' main commercial corridor, connecting retail, schools, and offices
- Spartanburg Downtown Memorial Airport and Greenville-Spartanburg International Airport (GSP) are nearby, offering passenger cargo service
- Rail access via Norfolk Southern Railway supports industrial and logistics operations in the broader Spartanburg area

**395,934**

SPARTANBURG MSA  
ESTIMATED POPULATION

**\$21.16 Billion**

SPARTANBURG MSA GDP



Spartanburg, SC



Regional Map



# Opportunity Hub

TRANSFORMING LOCAL ECONOMIES WITH GLOBAL CONNECTIONS

## BMW Spartanburg Plant

- BMW's Plant Spartanburg in South Carolina is the largest BMW production facility in the world
- Spans 8 million square feet and has an annual production capacity of up to 450,000 vehicles
- More than 1,500 vehicles are assembled daily, with approximately 70% exported to over 120 countries
- Since 1994, the plant has produced over 6.5 million vehicles, using a mix of imported and U.S.-made parts
- Over three decades, BMW has invested nearly \$13.3 billion, leading to six major expansions
- Provides 11,000 on-site jobs and supports more than 40 direct Tier 1 suppliers in South Carolina and 300 across the U.S.
- In 2023, the U.S. Department of Commerce ranked BMW among the top automotive exporters by value, with \$10.1 billion in exports

[BMW Group Plant Spartanburg](#) 

## Inland Port Greer

- Inland Port Greer extends the Port of Charleston's reach by 212 miles inland, ensuring fast and efficient cargo movement
- Operates 24/7 with round-the-clock gate access, next-day container availability, and six-day-per-week rail service via Norfolk Southern
- Provides flexibility and reliability for manufacturers with tight production lines and retailers needing speed in their supply chains
- Supports one in ten South Carolina jobs and contributes \$63.4 billion annually to the state's economy
- Due to rapid growth, the facility is expanding with new terminal and maintenance buildings to enhance efficiency
- Located at 100 International Commerce Blvd in Greer, SC, it has direct access from I-85 via Exit 58

[Inland Port Greer](#) 







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