



# LASER SPECIALISTS, INC.

61166 VAN DYKE, WASHINGTON, MI 48094

30445 Northwestern Highway, Suite 275  
Farmington Hills, MI 48334  
248.254.3410  
fortisnetlease.com

**DOUG PASSON**  
MANAGING PARTNER  
D: 248.254.3407  
DPASSON@FORTISNETLEASE.COM

**ROBERT BENDER**  
MANAGING PARTNER  
D: 248.254.3406  
RBENDER@FORTISNETLEASE.COM

## DISCLOSURE :

All materials and information received or derived from Fortis Net Lease (hereinafter collectively referred to as “FNL”), its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty by FNL its directors, officers, agents, advisors, or affiliates as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, suitability, financial performance of the property, projected financial performance of the property for any party’s intended use or any and all other matters.

Neither FNL its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party’s active conduct of its own due diligence to determine these and other matters of significance to such party. FNL will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

## ALL PARTIES SHALL CONDUCT THEIR OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE:

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. FNL makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. FNL does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by FNL in compliance with all applicable fair housing and equal opportunity laws.

## EXCLUSIVELY LISTED BY:

### DOUG PASSON

MANAGING PARTNER  
D: 248.254.3407  
DPASSON@FORTISNETLEASE.COM

### ROBERT BENDER

MANAGING PARTNER  
D: 248.254.3406  
RBENDER@FORTISNETLEASE.COM

## INVESTMENT SUMMARY

List Price:	\$7,015,786
Current NOI:	\$491,105.00
Initial Cap Rate:	7.00%
Land Acreage:	22.72
Year Built	1964
Rentable Building SF:	98,221 SF
Gross Building SF:	100,267 SF
Price PSF:	\$71.43
Lease Type:	NN
Lease Term:	10 Years

## INVESTMENT OFFERING

Fortis Net Lease is pleased to present Laser Specialists, Inc., an industrial investment opportunity located at 61166 Van Dyke in Washington, Michigan. The property consists of a 98,221 square foot industrial facility situated within a well-established industrial corridor. Constructed in 1964, the building has been significantly improved through substantial capital investment by both ownership and tenant.

Laser Specialists is a family-owned company with over 30 years of operating history, specializing in laser cutting and fabrication services. The tenant serves a diversified client base across automotive, agriculture, aerospace, military, appliance, construction, energy, fitness equipment, and architectural industries.

With extensive recent improvements, expansion potential, and a strategic location within the Metro Detroit industrial market, this asset represents a compelling opportunity for investors seeking durable cash flow and long-term value.



**PRICE** \$7,015,786



**CAP RATE** 7.00%



**LEASE TYPE** NN



**TERM REMAINING** 7+ Years

## INVESTMENT HIGHLIGHTS

- Over \$400K Investment into brand new roofing systems
- Over \$2.5M in capital invested into the building over the past 24 months, including a state of the art 10,000 SF office buildout, full building sprinkler system, sectional roof replacement, polished concrete floors, and exterior painting
- In place rent is over 50 percent below current market rates, providing significant mark to market upside upon renewal or re tenancing
- Functional, investor friendly industrial layout with dock high and overhead loading, supporting efficient manufacturing and distribution operations
- Four dock high doors and three overhead doors, with the ability to add two additional dock positions
- Tenant has installed millions of dollars of specialized, high tech equipment that is extremely costly and disruptive to relocate, creating a highly sticky tenancy and strong likelihood of exercising renewal options
- Located within a well established industrial corridor in Washington, Michigan, supporting long term industrial use and strong tenant demand



## LEASE SUMMARY

Tenant:	Laser Specialists, Inc.
Lease Type:	NNN
Primary Lease Term:	10 Years
Annual Rent:	\$491,105.00
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure:	Landlord Responsibility
Lease Start Date:	3/1/2023
Lease Expiration Date:	3/1/2033
Lease Term Remaining:	7+ Years
Renewal Options:	Two, 5 Year Options
Tenant Website:	<a href="http://www.laserspecialists.com">www.laserspecialists.com</a>

## PROPERTY SUMMARY

Year Built:	1964
Lot Size:	22.72 Acres
Total Rentable SF:	98,221 SF
Zoning:	Industrial





## OVERVIEW

Company:	Laser Specialists Inc.
Founded:	1986
Headquarters:	Fraser, Michigan
Website:	<a href="http://www.laserspecialists.com">www.laserspecialists.com</a>

## TENANT HIGHLIGHTS

- Laser Specialists is a family owned business with over 30 years of laser cutting job.
- Its founder, Thomas J. Paquin, was a pioneer in the laser cutting industry and is credited with introducing the first 5-axis Mazak laser system to the Metro Detroit area in 1989.
- With over two decades of experience in the industry, our staff endeavors to foster positive working relationships with each customer by providing timely services and quality products under a value pricing structure..

## RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT
Year 1	\$245,552.50	\$20,462.71
Year 2	\$294,663.00	\$24,555.25
Year 3-5	\$491,105.00	\$40,925.42
Year 6-8	\$540,215.50	\$45,017.96
Year 9-10	\$589,326.00	\$49,110.50

## TENANT BACKGROUND

Incorporated in 1986, Laser Specialists, Inc. was positioned at the forefront of laser cutting technology. Its founder, Thomas J. Paquin, was a pioneer in the laser cutting industry and is credited with introducing the first 5-axis Mazak laser system to the Metro Detroit area in 1989. Mr. Paquin's unexpected death in 1993 significantly reduced the momentum of this young company in the years following his absence. As of January 2004, Laser Specialists' leadership was assumed by Mr. Paquin's sons, who bring with them a code of trust, integrity, ethics, and hard work to carry out their father's vision of growth and success.

Laser Specialists is a family owned business with over 30 years of laser cutting job shop experience serving industries related to automotive, agriculture, aerospace, military, appliance, construction, energy, fitness equipment, & architectural sectors. We are a contract manufacturer specializing in 2-D & 3-D laser cutting services in both the low-volume prototype and the high-volume production phases of the manufacturing cycle.

Laser Specialists is comprised of a highly skilled team who hold quality and precision in the highest regard. We take pride in our ability to offer the best option for customers needing flat and multi-axis laser cutting services. With over two decades of experience in the industry, our staff endeavors to foster positive working relationships with each customer by providing timely services and quality products under a value pricing structure.





Washington Mobile Home Park

Wade's Electric Co



28 Mile Road



Van Dyke Ave

# LASER SPECIALISTS, INC.

61166 VAN DYKE, WASHINGTON, MI 48094 

 FORTIS NET LEASE™



# LASER SPECIALISTS, INC.

61166 VAN DYKE, WASHINGTON, MI 48094 

 FORTIS NET LEASE™



# LASER SPECIALISTS, INC.

61166 VAN DYKE, WASHINGTON, MI 48094 

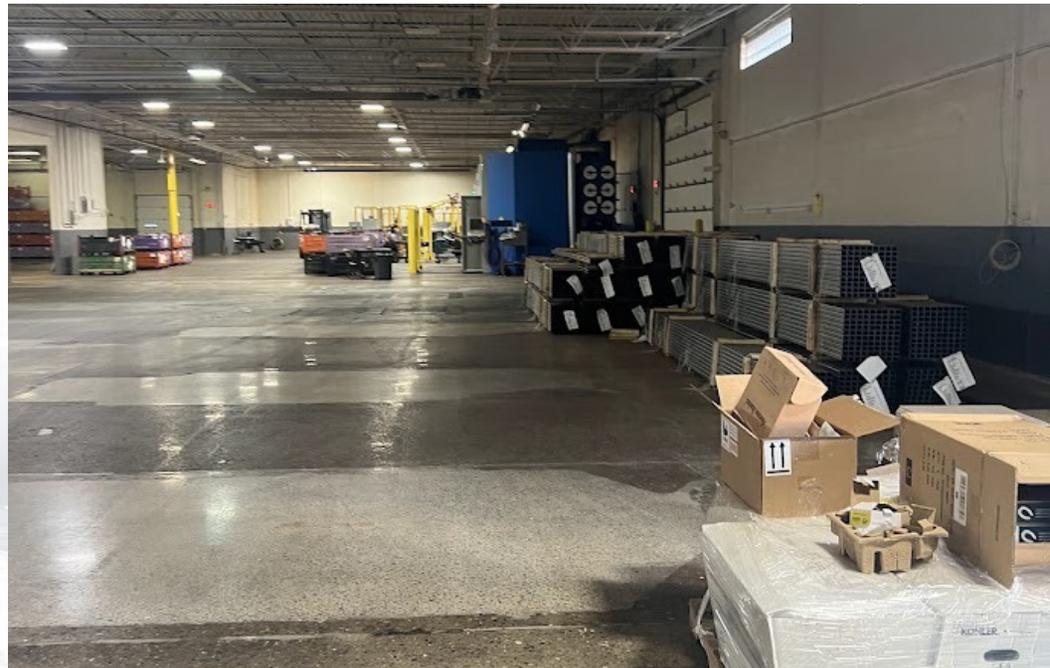
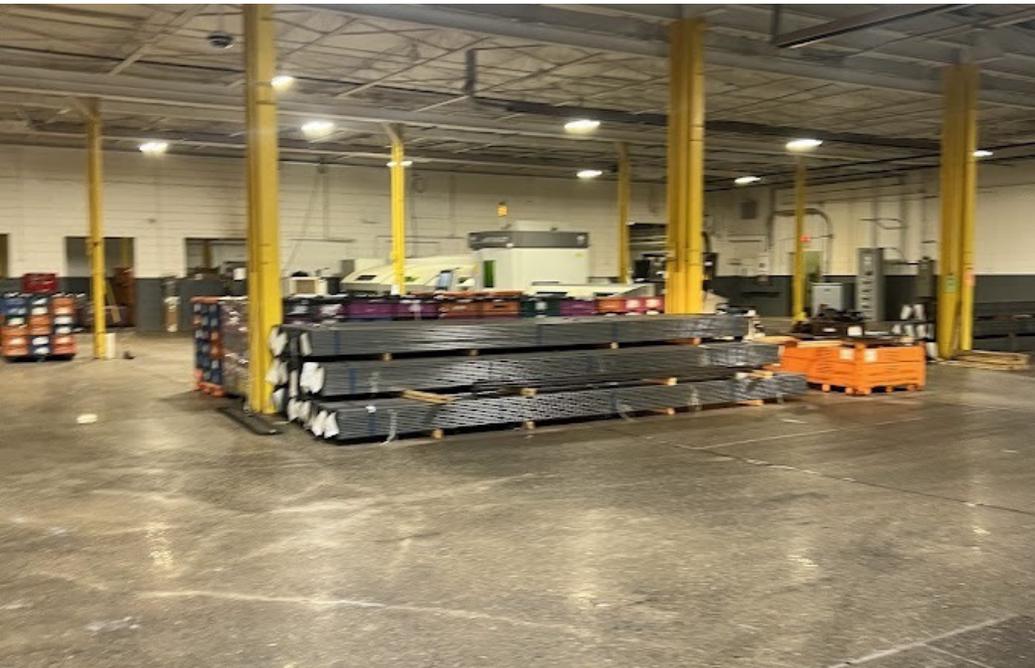
 FORTIS NET LEASE™



# LASER SPECIALISTS, INC.

61166 VAN DYKE, WASHINGTON, MI 48094 

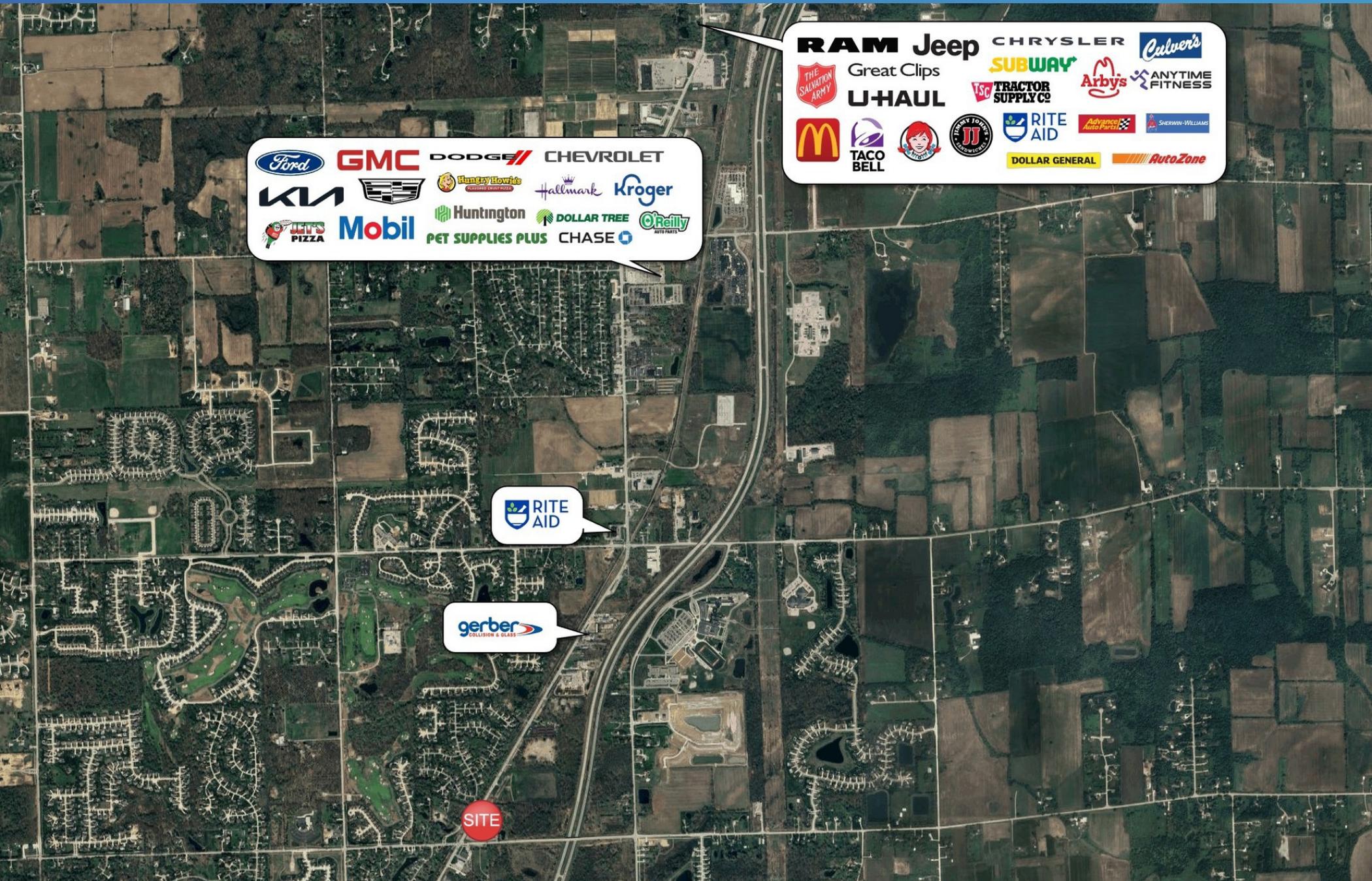
 FORTIS NET LEASE™



# LASER SPECIALISTS, INC.

61166 VAN DYKE, WASHINGTON, MI 48094

 FORTIS NET LEASE™



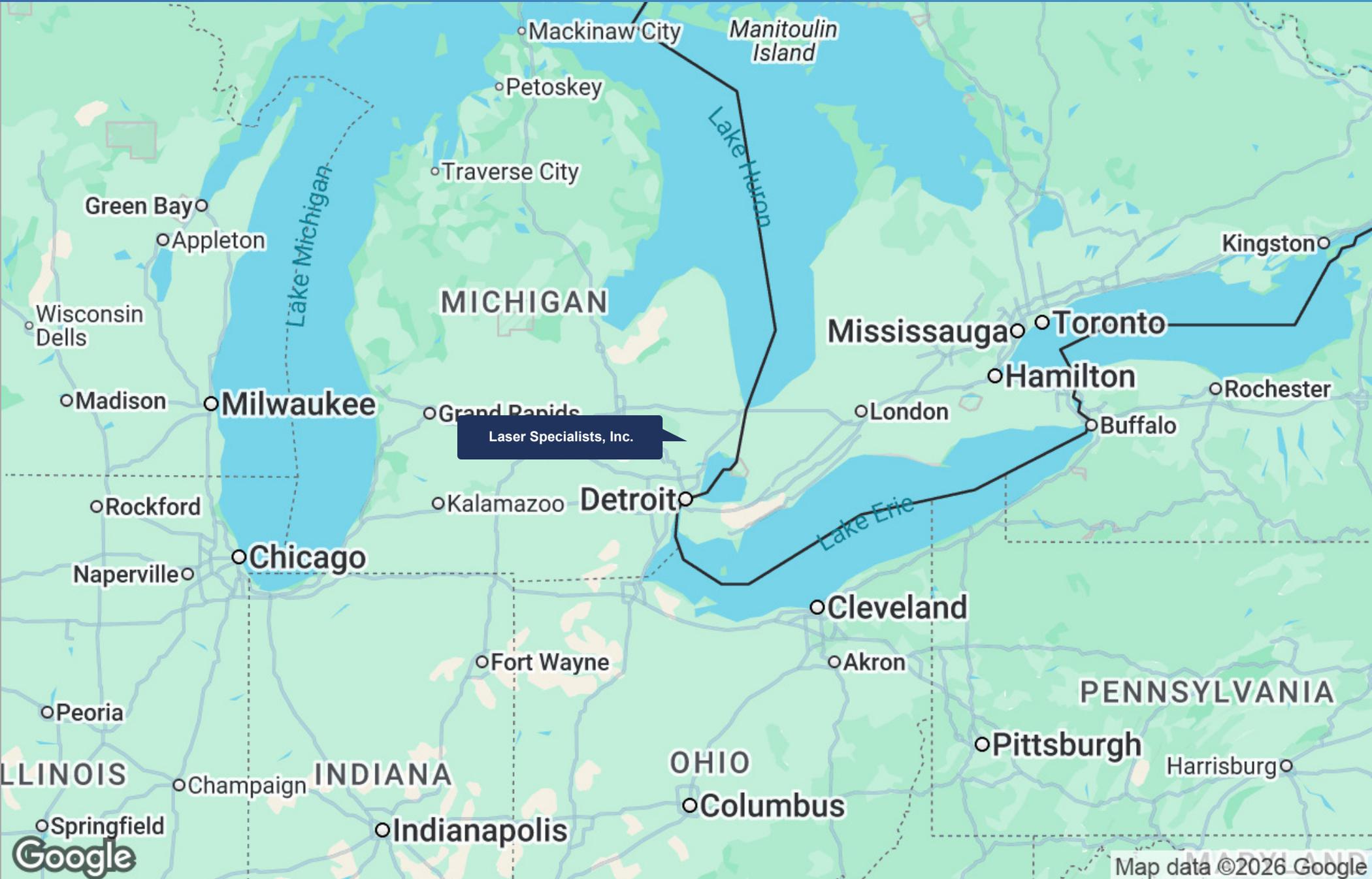
**Ford** **GMC** **DODGE** **CHEVROLET**  
**Kia** **Hungry Howie's** **Hallmark** **Kroger**  
**LET'S PIZZA** **Mobil** **Huntington** **DOLLAR TREE** **O'Reilly**  
**PET SUPPLIES PLUS** **CHASE**

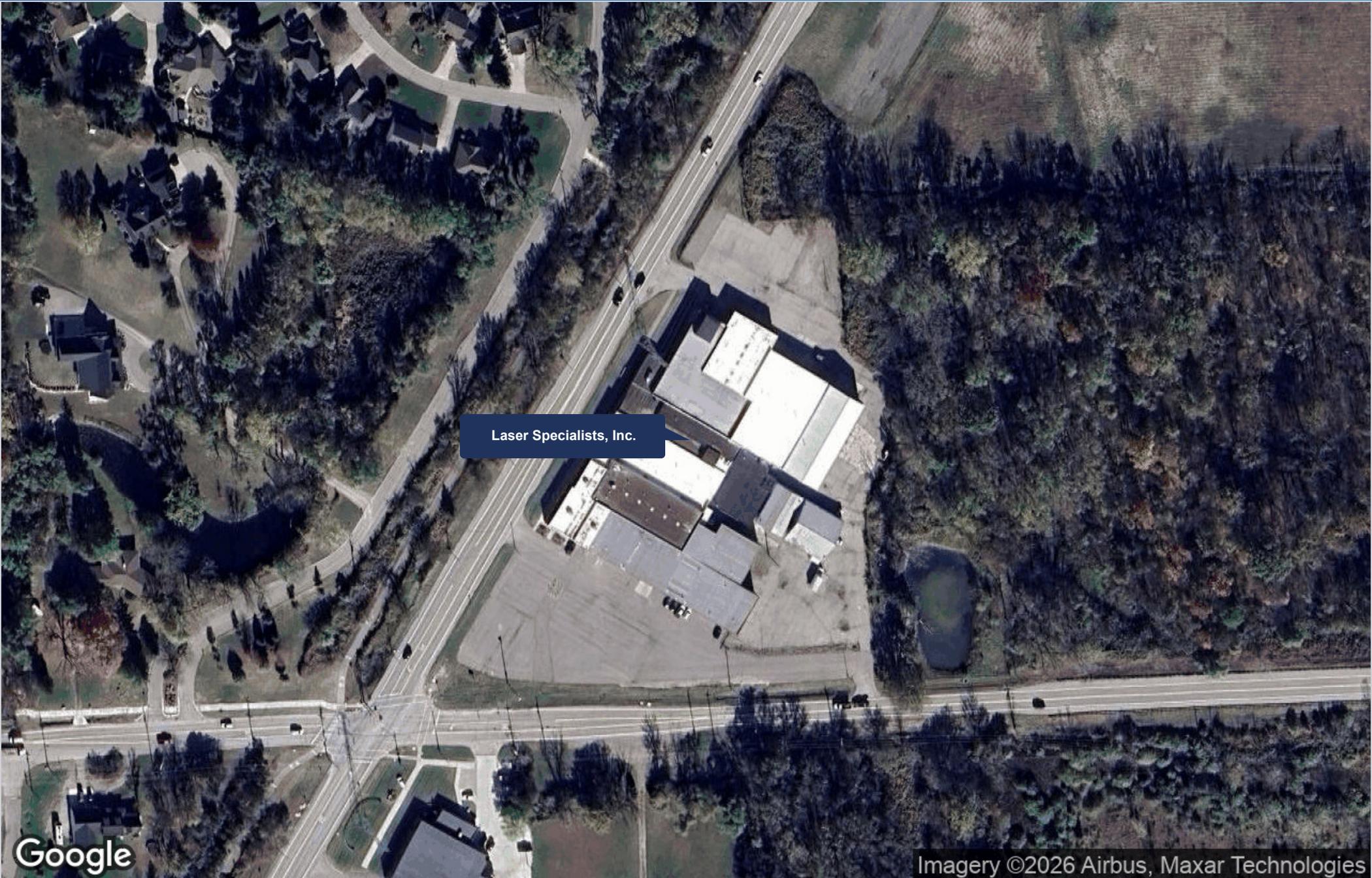
**RAM Jeep** **CHRYSLER** **Culver's**  
**Great Clips** **SUBWAY** **Arby's** **ANYTIME FITNESS**  
**THE SALVATION ARMY** **U-HAUL** **TRACTOR SUPPLY CO.**  
**McDonald's** **TACO BELL** **RITE AID** **Advance Auto Parts** **SHERWIN-WILLIAMS**  
**DOLLAR GENERAL** **AutoZone**

**RITE AID**

**gerber**  
COLLISION & GLASS

**SITE**





Laser Specialists, Inc.



Washington Township, located in Macomb County, Michigan, offers residents a blend of rural charm and suburban convenience. Situated amidst picturesque landscapes and rolling hills, the township provides a tranquil escape from the hustle and bustle of nearby urban centers while still offering easy access to amenities and attractions. Washington Township is characterized by its spacious residential areas, where single-family homes and estates are nestled among lush greenery, creating a serene and idyllic setting for families and individuals alike.

In addition to its natural beauty, Washington Township boasts a thriving community spirit and a range of recreational opportunities. The township is home to several parks and outdoor spaces, including Stony Creek Metropark, which offers miles of hiking and biking trails, picnic areas, and a scenic lake for boating and fishing. Residents can also enjoy local events and festivals throughout the year, as well as a variety of shopping and dining options in nearby commercial districts. With its blend of rural tranquility, suburban amenities, and community engagement, Washington Township provides a

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2023	27,147	78,490	359,866
Total Population 2028	27,785	79,624	363,929
Annual Growth Rate 2010-2023	1.3%	0.8%	0.6%
Annual Growth Rate 2023-2028	0.5%	0.3%	0.2%
Median Age	42.6	42.5	41.8
# Of Persons Per HH	2.7	2.8	2.6
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	10,057	28,121	136,122
Average HH Income	\$116,556	\$121,843	\$115,462
Median House Value	\$343,014	\$343,202	\$302,387
Consumer Spending	\$386.3M	\$1.1B	\$5.1B





TOTAL SALES VOLUME

\$10B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

*Click to Meet Team Fortis*

30445 Northwestern Highway, Suite 275  
Farmington Hills, MI 48334  
248.254.3410  
fortisnetlease.com

**EXCLUSIVELY LISTED BY:**

**DOUG PASSON**  
MANAGING PARTNER  
D: 248.254.3407  
DPASSON@FORTISNETLEASE.COM

**ROBERT BENDER**  
MANAGING PARTNER  
D: 248.254.3406  
RBENDER@FORTISNETLEASE.COM