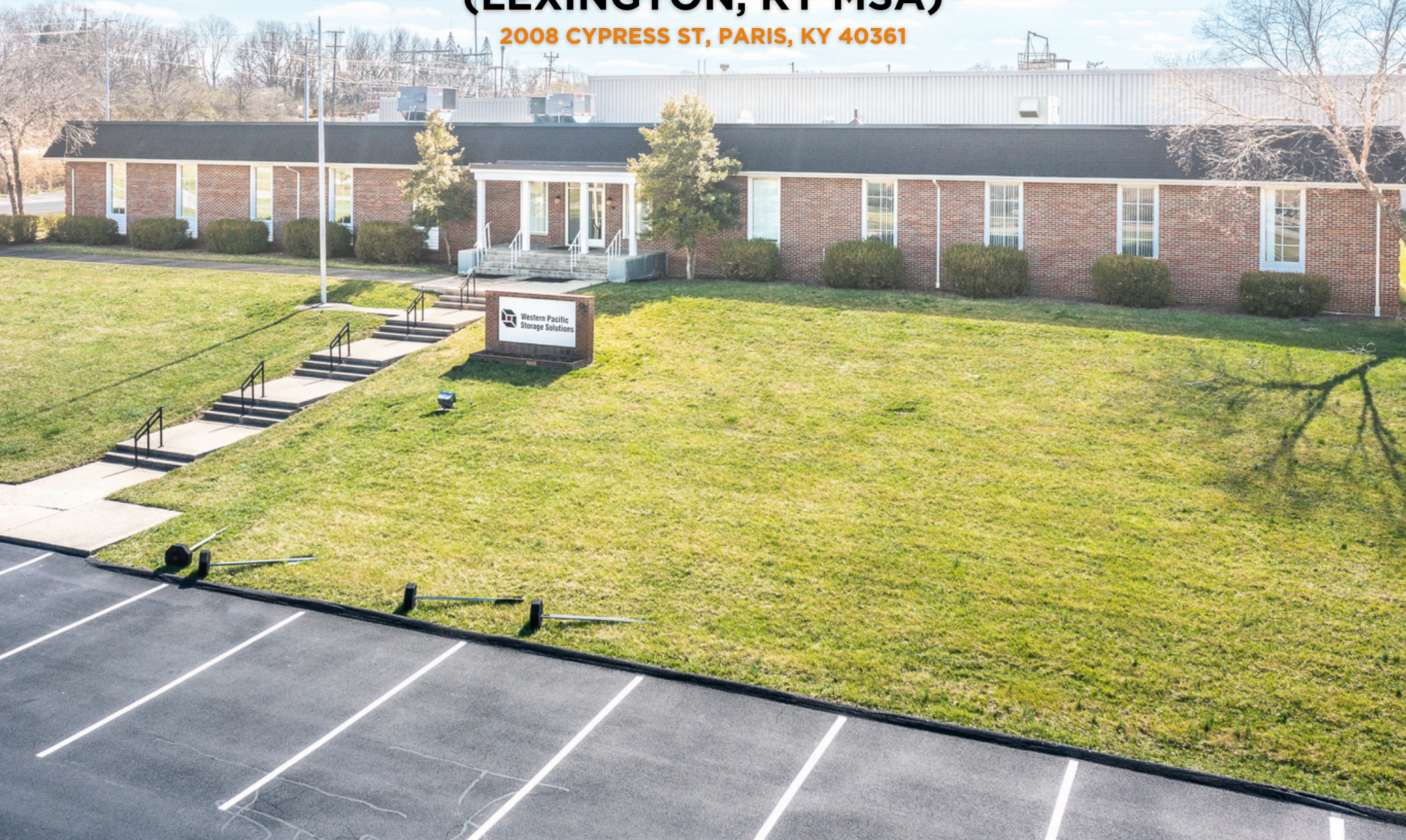


SALE

291,695 SF SINGLE TENANT INDUSTRIAL INVESTMENT (LEXINGTON, KY MSA)

2008 CYPRESS ST, PARIS, KY 40361



PRESENTED BY:

John Bunch, SIOR

C: 859.433.8911 || john.bunch@svn.com





6.95 M

SALE PRICE

291,695 SF

BUILDING SIZE

21.31 AC

ACREAGE



8%

CAP RATE

\$23.83/SF

PRICE/SF

I-2

ZONING



BUILDING SPECS

PROPERTY TYPE:	Industrial Manufacturing
YEAR BUILT/ RENOVATED:	1966/2002/2024
CLEAR HEIGHT:	18'-22'
DOCK DOORS:	7
GRADE LEVEL DOORS:	1 (14')
SPRINKLER:	Wet System
SLAB THICKNESS:	6"-8"
PARKING:	300+
LIGHTING:	LED
ELECTRIC:	4,000 amp 480/3 phase
CLASS:	B

HIGHLIGHTS

- Single Tenant Modified Net Leased Investment (Landlord Responsibilities I Roof/Structure)
- Low basis I \$23.83 PSF
- Below Market Rents I \$2.18 PSF
- Historical Occupancy dating back to 2007
- Recent Consolidation from CA plant to KY
- Tenant recently expressed interest to take more space in the facility
- Annual Rental Increases
- Landlord Favorable Option Term



TENANT OVERVIEW

DURABLE INDUSTRIAL METAL SHELVING SOLUTIONS IN THE USA



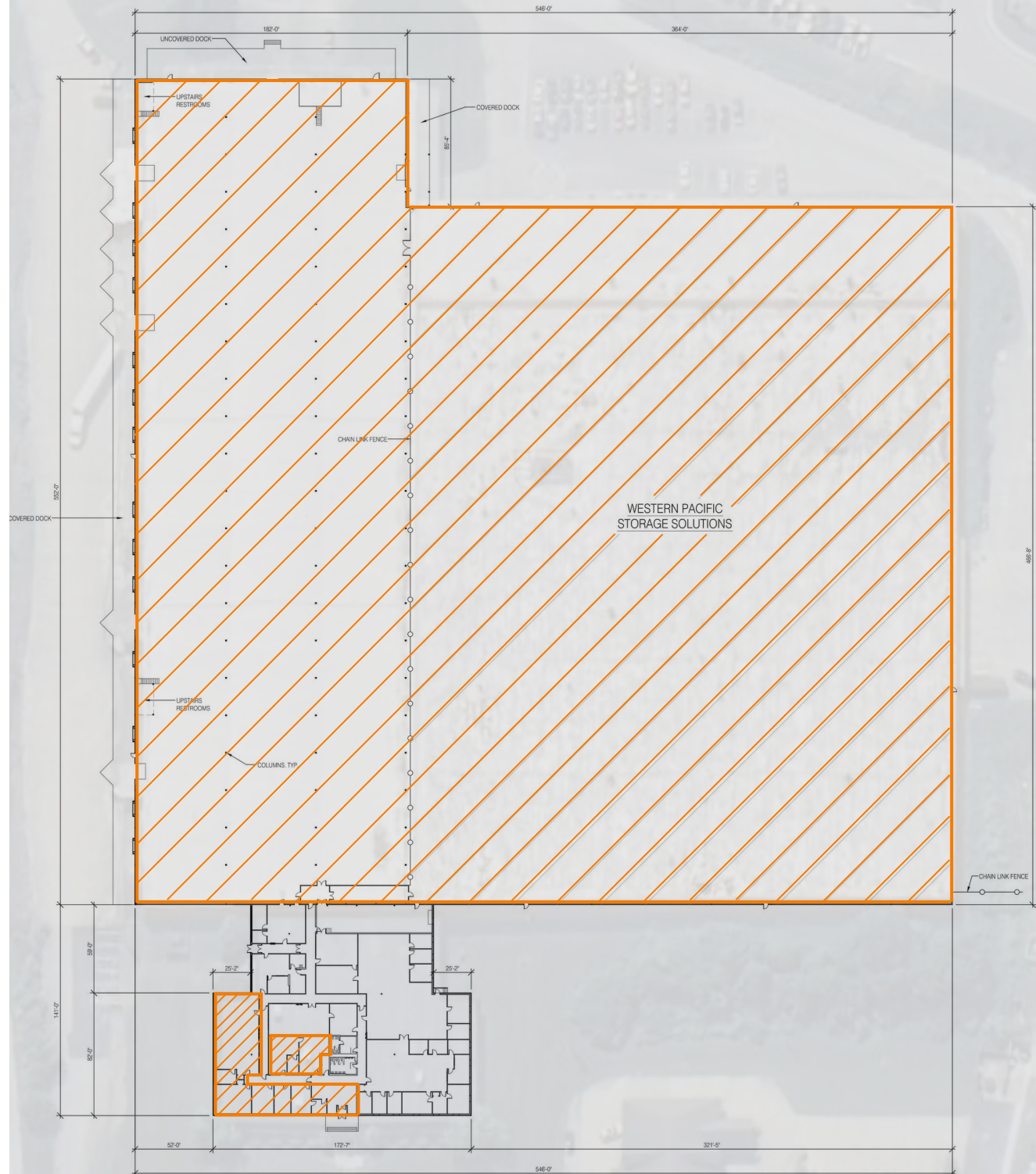
Western Pacific Storage Solutions (WPSS) provides high-quality, innovative storage solutions for industries like warehousing, manufacturing, retail, and logistics. Focused on maximizing space and enhancing organization, WPSS offers products like industrial shelving, mezzanines, and workstations. Using durable materials and modern designs, their solutions boost productivity and are customizable to client needs. With an emphasis on sustainability and scalability, WPSS helps businesses optimize operations and support growth.





LEASE ABSTRACT

SF LEASED:	275,165 SF of 291,695 (balance of office not leased)
LEASE TERM:	08/01/2022 - 07/31/2032
ANNUAL BASE RENT (AS OF AUGUST 1ST, 2024)	\$600,816.88
RENTAL INCREASES:	The greater of 2% or CPI, not to exceed 3%
TAXES:	Tenant pays 92.8% of the total property tax bill
INSURANCE:	Tenant Obligation
UTILITIES:	Tenant Obligation
OPTIONS TO RENEW:	(1) 5 year with annual increases
OPTION NOTICE:	180 days prior to expiration
OPTION RENT:	See section 3 (iii) of the lease agreement
TENANT OBLIGATIONS:	See section 18 (b) of the lease agreement
LANDLORD OBLIGATIONS:	Foundation, exterior walls, roof





RENT ROLL

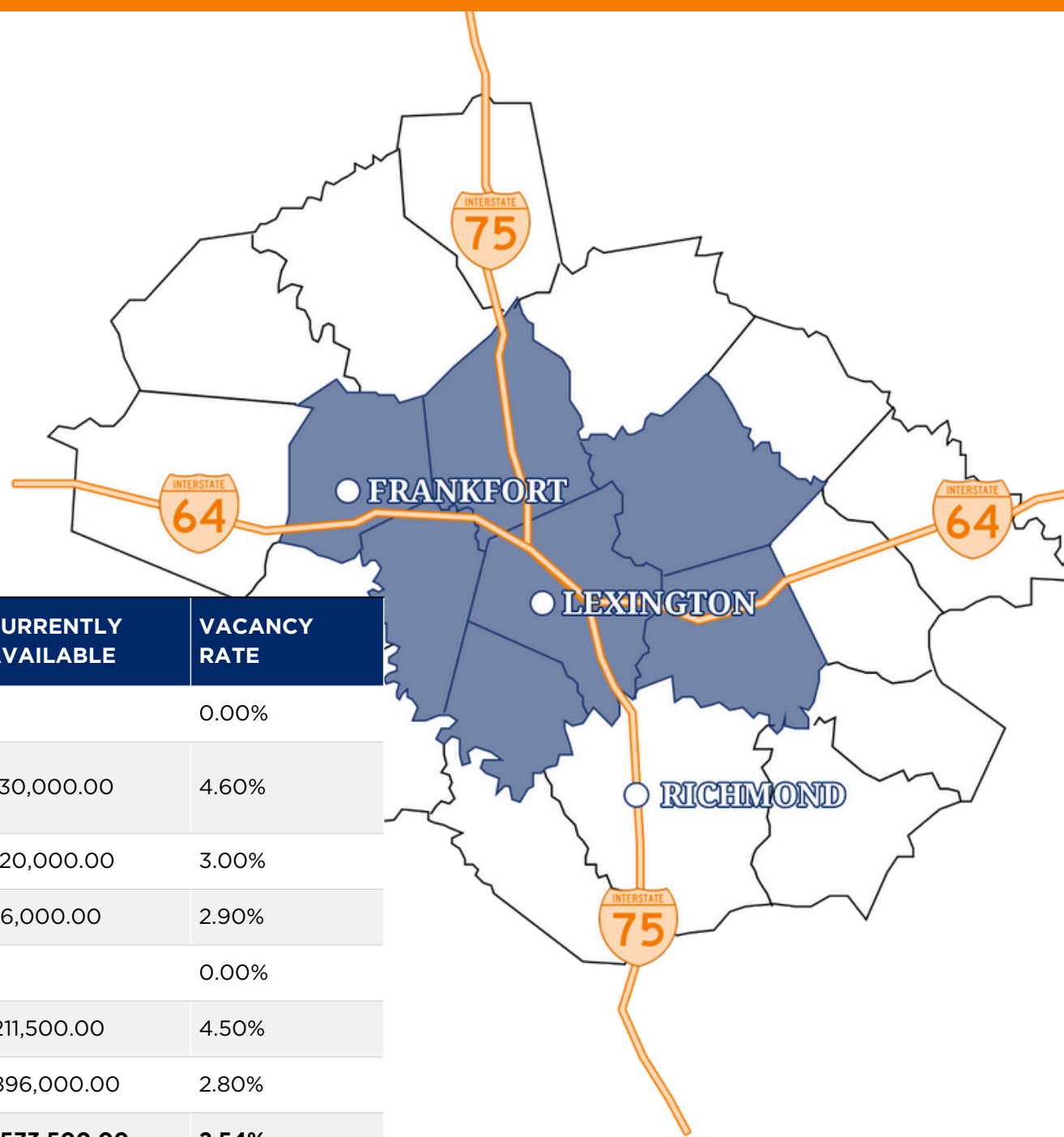


YEAR	MONTHLY RENT	ANNUAL RENT (ASSUMES 3% BUMPS)	TOTAL SF LEASED	PRICE/SF
8/1/22-7/31/23	\$47,424.00	\$569,088.00	275,165.00	\$2.07
8/1/23-7/31/24	\$48,657.02	\$583,884.24	275,165.00	\$2.12
8/1/24-7/31/25	\$50,068.07	\$600,816.88	275,165.00	\$2.18
8/1/25-7/31/26	\$ 51,069.44	\$618,841.39	275,165.00	\$2.25
8/1/26-7/31/27	\$52,346.17	\$637,406.63	275,165.00	\$2.32
8/1/27-7/31/28	\$53,654.83	\$656,528.83	275,165.00	\$2.39
8/1/28-7/31/29	\$54,996.20	\$676,224.69	275,165.00	\$2.46
8/1/29-7/31/30	\$56,371.10	\$696,511.44	275,165.00	\$2.53
8/1/30-7/31/31	\$57,780.38	\$717,406.78	275,165.00	\$2.61
8/1/31-7/31/32	\$59,224.89	\$738,928.98	275,165.00	\$2.69

Rents in the above assume a 3% annual base rent increase. The annual increases per the lease are the greater of 2% or CPI not to exceed 3%



REGIONAL MARKET SIZE AND VACANCY



SUBMARKET	TOTAL SIZE (SF)	CURRENTLY AVAILABLE	VACANCY RATE
Georgetown, KY (Scott)	12,000,000.00	-	0.00%
Nicholasville, KY (Jessamine)	5,000,000.00	230,000.00	4.60%
Versailles, KY (Woodford)	4,000,000.00	120,000.00	3.00%
Winchester, KY (Clark)	4,000,000.00	116,000.00	2.90%
Paris, KY (Bourbon)	3,800,000.00	-	0.00%
Frankfort, KY (Franklin)	4,700,000.00	211,500.00	4.50%
Lexington, KY (Fayette)	32,000,000.00	896,000.00	2.80%
	65,500,000.00	1,573,500.00	2.54%



LOCATION MAP

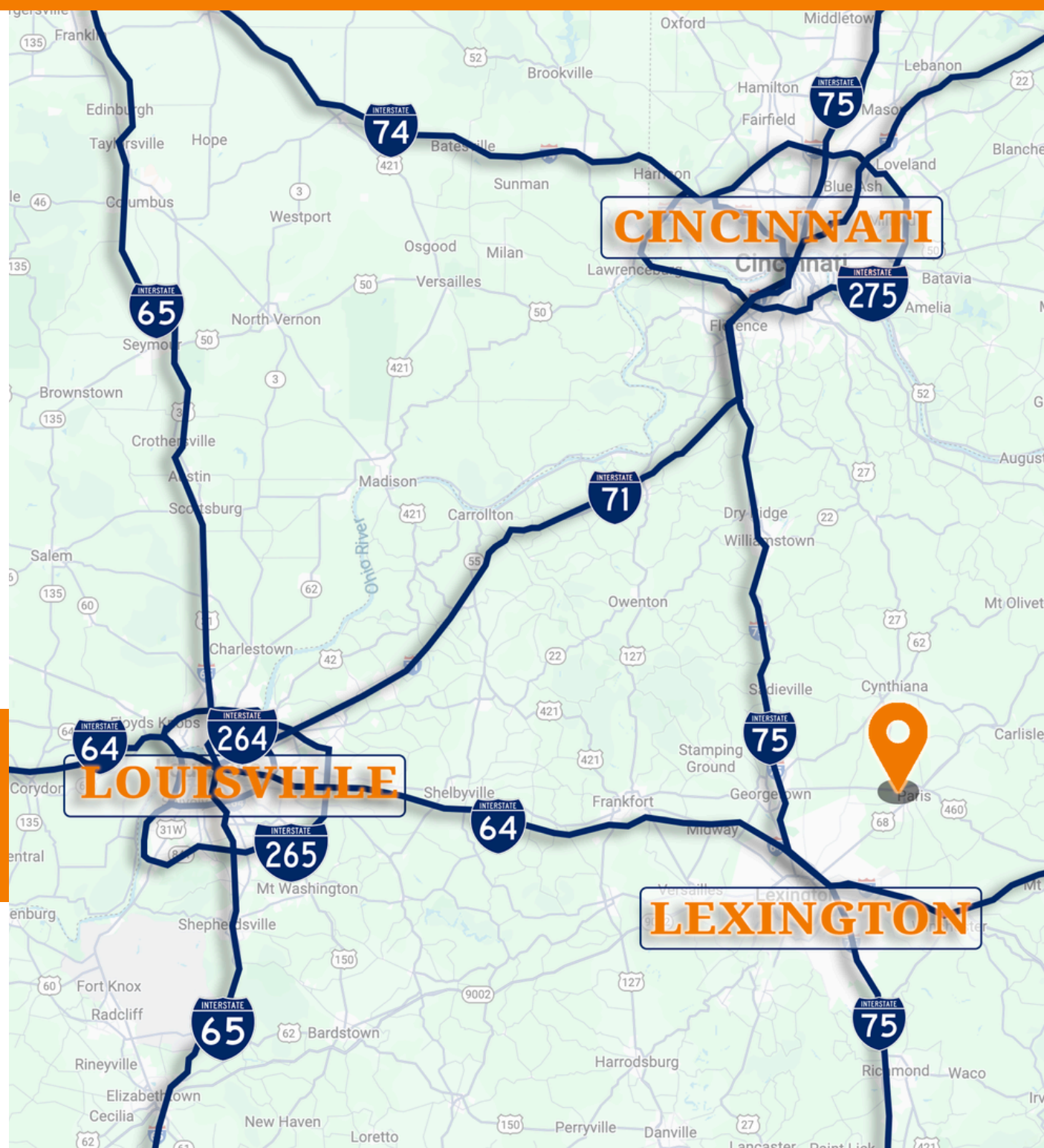
Paris, Kentucky is an excellent location for industrial and commercial real estate, offering a robust local economy, strategic access to major transportation routes, and reliable infrastructure. Known for its vibrant community, high quality of life, and dedication to public safety, Paris is a prime destination for business expansion. The city's commitment to growth and innovation makes it an appealing choice for industrial and commercial investments.

Distance to Major Cities:

Lexington: Less than 19 miles

Cincinnati: Less than 85 miles

Louisville: Less than 90 miles





ADVISOR BIO



JOHN BUNCH, SIOR
Senior Advisor
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Office: 859.306.0602 | Cell: 859.433.8911

EDUCATION
Bachelors (Business) - University of Kentucky

MEMBERSHIPS
SIOR - Society of Industrial and Office Realtors




PROFESSIONAL BACKGROUND

John Bunch is a Senior Advisor with SVN Stone Commercial Real Estate in Lexington, Kentucky where he leads the Industrial real estate division of SVN Stone Commercial Real Estate. John specializes in the acquisition, disposition, and re-tenanting (landlord and tenant rep) of industrial assets throughout Central Kentucky. Asset types serviced include: light/heavy manufacturing, distribution space, industrial outdoor storage (IOS), raw industrial land offerings, and industrial sale leasebacks.

Since starting with SVN, John has become a top producer amongst the firm nationwide being recognized by SVN International Corp. for superior performance in 2017-2022 with an invitation to President’s Circle in 2020 and an invitation to Partners Circle (highest designation) in 2022. He is an active member of the Society of Industrial and Office Realtors which represents the highest echelon of producing brokers in the industrial and office space globally.

Lastly, John is a Kentucky native and graduate of the Gatton College of Business and Economics at the University of Kentucky. He enjoys spending time with His wife Maggie and three wild boys. In his free time, he travels the country looking for snow to ski on, enjoys eating great food and drinking finely crafted Kentucky Bourbons.

SVN | Stone Commercial Real Estate
270 S. Limestone
Lexington, KY 40508
859.264.0888



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The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.