

SVB FOOD & BEVERAGE COMPANY

INDUSTRIAL SALE LEASEBACK | 717 CORNING WAY, MARTINSBURG, WV | 15 YEAR TERM | \$6,300,000 | 8.0% CAP | ABSOLUTE NNN



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SVB FOOD & BEVERAGE COMPANY

EXECUTIVE SUMMARY

Kwekel Companies is pleased to offer the sale leaseback of SVB Food & Beverage Company's 64,046 square foot industrial building located on a 8.6 acre site. SVB will execute a new 15 year absolute NNN lease at closing.

- PRICE: \$6,300,000
- CAP RATE: 8.0%
- 15 YEAR TERM
- NOI: \$505,000
- 1.75% ANNUAL INCREASES
- ABSOLUTE NNN
- MARKET BASED RENT | \$7.88 PSF
- 64,046 SF
- 717 CORNING WAY, MARTINSBURG, WV 25405



INDUSTRY LEADING TENANT | SVB Food and Beverage is an independent food manufacturing company specializing in the production of dressings, sauces, dips, honey, marinades and condiments.



BROAD MARKET REACH | They are trusted by major retailers like Walmart, BJ's Wholesale, Red Robin, PriceSmart, and TGI Fridays, supporting both retail and foodservice markets.



STRATEGIC GROWTH | In 2023, SVB acquired Vita Specialty Foods, expanding its private-label and licensing capabilities. Vita's product lineup includes smoked salmon, pickled herring, sauces, marinades, rubs, dressings, dessert toppings, syrups, honey, and drink mixes.



PRODUCT SCALABILITY | SVB has the ability to pack in various container sizes and material: small/large retail pack, club multi-pack, gift pack and food service with glass or plastic bottles.



QUALITY STANDARDS | Their certified production facility carefully selects ingredients and packs millions of pounds annually, ensuring unmatched flavor and reliability—batch after batch.



STRATEGIC LOCATION | Martinsburg, WV is conveniently located within 100 miles of Washington DC, Baltimore, MD and Harrisburg, PA.



PROPERTY DESCRIPTION

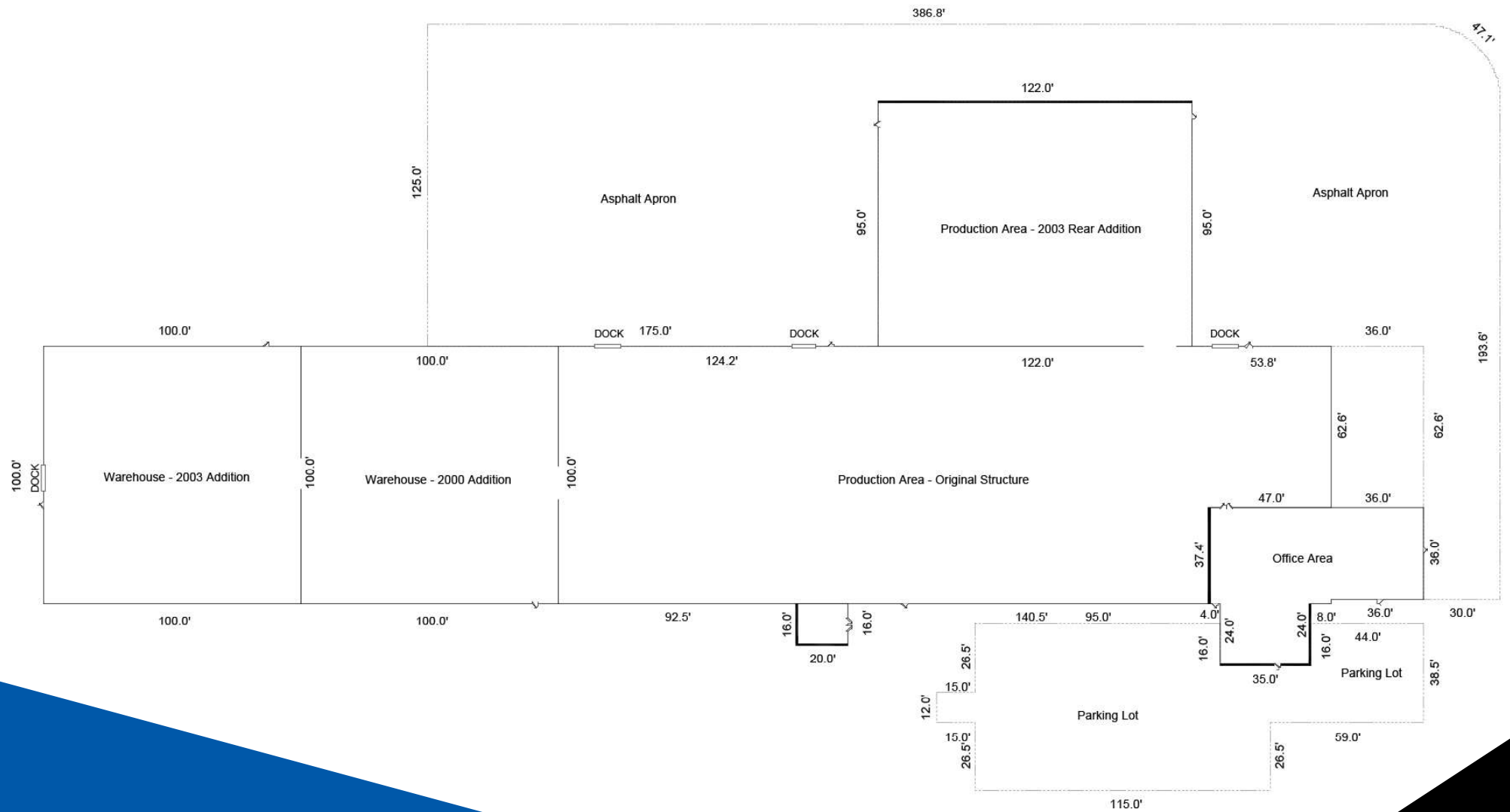
ADDRESS	717 CORNING WAY	FRAME EXTERIOR	STEEL METAL PANEL
CITY, STATE	MARTINSBURG, WV 25405	FOUNDATION	CONCRETE SLAB
TOTAL SF	64,046	ROOF	SLIGHT GABLE METAL
MANUFACTURING SF	60,151	EAVE HEIGHT	16' - 20'
OFFICE SF	3,895	DOCK DOORS	4
ACRES	8.69	OVERHEAD DOORS	1
YEAR BUILT	1998 ADD: 2000 & 2003	ZONING	INDUSTRIAL
PPN	01-18-00130003	FLOOD ZONE	X



SVB | INTERIOR PHOTOS



FLOOR PLAN

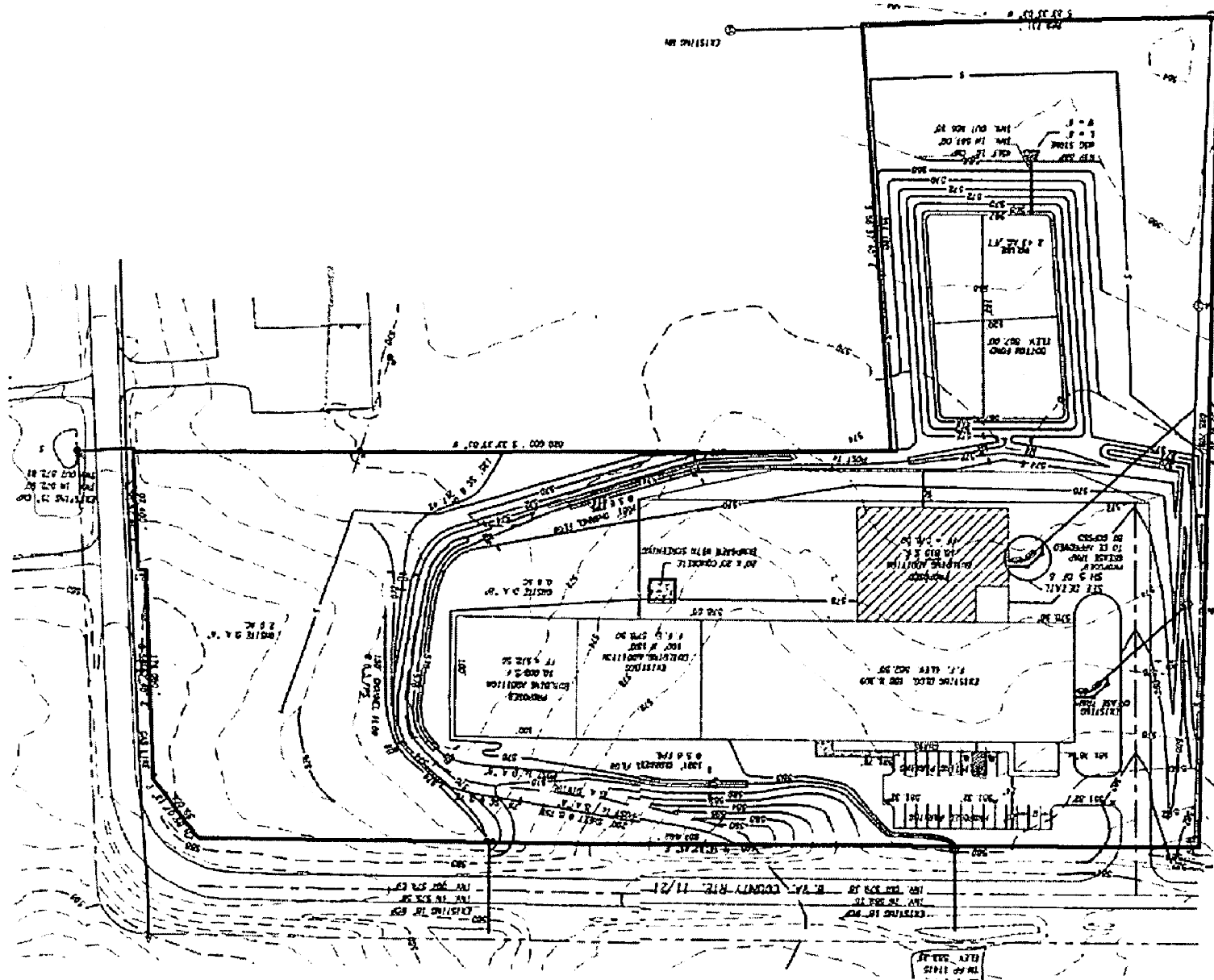


SVB | EXTERIOR PHOTOS





SITE PLAN



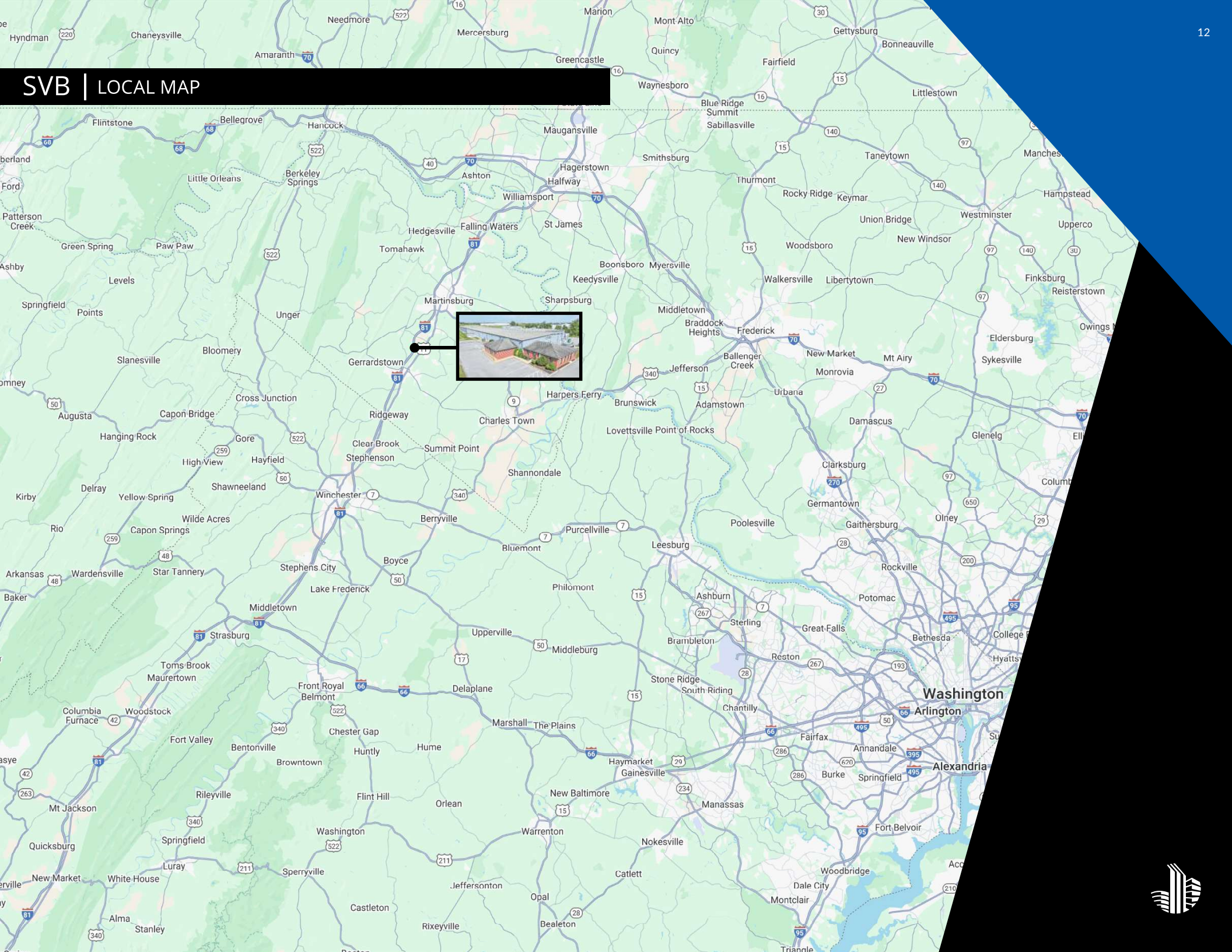
PARCEL BOUNDARY



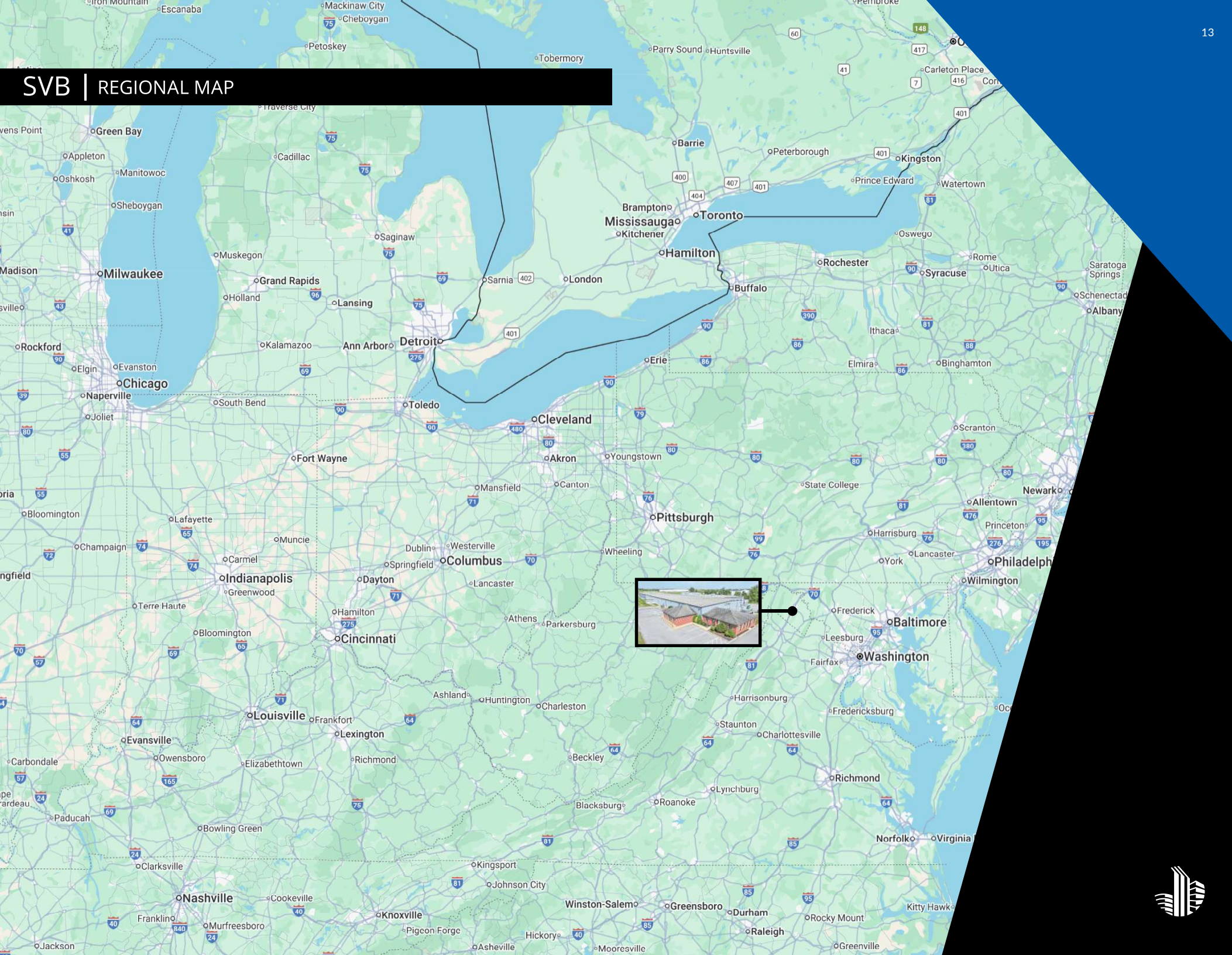
REGIONAL AERIAL



SVB | LOCAL MAP



SVB | REGIONAL MAP



DEMOGRAPHICS

10-MILE RADIUS

\$87,485

AVERAGE HH INCOME

\$235,625

MEDIAN HOME VALUE

116,473

TOTAL POPULATION

45,131

TOTAL HOUSEHOLDS

POPULATION SUMMARY

	3 MILES	5 MILES	10 MILES
2020 CENSUS	15,352	36,851	107,987
2024 ESTIMATE	16,859	40,285	116,473
2029 PROJECTION	19,383	46,200	132,389
2024-2029 GROWTH	3.00%	2.90%	2.70%

HOUSEHOLDS

	3 MILES	5 MILES	10 MILES
AVERAGE HH INCOME	\$86,409	\$85,762	\$87,485
MEDIAN HOME VALUE	\$219,185	\$224,620	\$235,625
2024 TOTAL HOUSEHOLDS	6,493	15,454	45,131
2029 TOTAL HH ESTIMATE	7,504	17,810	51,550
2020-2024 HH GROWTH	2.30%	2.10%	1.70%
2024-2029 HH GROWTH	3.10%	3.10%	2.80%

LEASE COMPARABLES

SVB FOOD & BEVERAGE

	ADDRESS	SIGN DATE	SF LEASED/ AVAILABLE	NNN RENT	STATUS	CLASS	YEAR BUILT
	717 CORNING WAY MARTINSBURG, WV 25405	-	64,046	\$7.88	-	B	1998
	5160 LAD LAND DRIVE FREDERICKSBURG, VA 22407	MAY 2026	43,407	\$12.00	LEASED	B	1984
	99 INDUSTRIAL ROAD ELIZABETHTOWN, PA 17022	DEC 2024	52,350	\$8.56	LEASED	B	1990
	1625 WILLOW STREET LEBANON, PA 17042	NOV 2022	37,500	\$8.50	LEASED	B	2000
	179 W AIRPORT ROAD LITITZ, PA 17543	OCT 2022	35,225	\$8.25	LEASED	B	1989
	151 ALLENDALE ROAD MECHANICSBURG, PA 17050	JUL 2025	71,095	\$8.04	LEASED	B	1980
	167 GREENFIELD ROAD LANCASTER, PA 17601	MAR 2024	43,989	\$7.95	LEASED	B	1955 REN. 2010

SALE COMPARABLES

SVB FOOD & BEVERAGE

	ADDRESS	SALE DATE	SIZE	SALE PRICE	PSF	CLASS	YEAR BUILT
	717 CORNING WAY MARTINSBURG, WV 25405	-	64,046	\$6,300,000	\$98.37	B	1998
	10033 GOVERNOR LANE BLVD WILLIAMSPORT, MD 21795	DEC 2022	54,000	\$8,500,000	\$157.41	B	1978
	5719 INDUSTRY LANE FREDERICK, MD 21704	MAR 2024	35,000	\$5,286,985	\$151.06	B	1982
	600 S MARKET STREET FREDERICK, MD 21701	FEB 2025	106,310	\$14,900,000	\$140.16	B	1984
	36 DAUPHIN DRIVE MECHANICSBURG, PA 17050	JUL 2024	146,590	\$17,350,000	\$118.36	B	1981
	120 NORTH STREET YORK, PA 17403	APR 2025	44,643	\$5,100,000	\$114.24	B	1980
	13338 MIDVALE ROAD WAYNESBORO, PA 17268	NOV 2022	44,544	\$4,400,000	\$98.78	B	1990

DISCLAIMER

The information contained in the following Investment Prospectus is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kwekel Companies, and should not be made available to any other person or entity without the written consent of Kwekel Companies. This offering memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property(s). The information contained herein is not a substitute for a thorough due diligence investigation. Kwekel Companies has not made any investigation, and makes no warranty or representation, with respect to the size and square footage of the property(s) and improvements, the compliance with State and Federal regulations, the physical condition of the improvements thereon. The information contained in this overview has been obtained from sources we believe to be reliable; Kwekel Companies makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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