



PRIMEROCK

An aerial photograph of a large, modern industrial warehouse complex. The building has a flat roof and several loading docks. The image is overlaid with a dark blue, semi-transparent filter. The text is centered over the middle of the building.

OFFERING MEMORANDUM
325K sf NNN Lease - South Carolina

Confidentiality Agreement

THIS IS A CONFIDENTIAL OFFERING MEMORANDUM intended solely for your own limited use in considering whether to pursue negotiations to purchase for 1589 Cedarhurst Road, Chester, SC 29706 (the "Property"). Prime Rock Energy Capital, LLC. (the "Agent") has been engaged as the exclusive sales representative to sell the Property by 'Ownership' (the "Seller"). No agent or broker is authorized to offer the Property unless and until that agent or broker has executed a written agreement with Prime Rock Energy Capital, LLC. and that agreement has been executed by their interested purchaser. This confidential offering memorandum contains brief, selected information pertaining to the business and affairs of the Property and has been prepared by the Agent. Although this confidential memorandum has been reviewed by representatives of the Seller, it does not purport to be all-inclusive or to contain all of the information which a prospective purchaser may desire. Neither the Seller nor the Agent, nor any of their partners, officers, employees or agents have independently verified the information contained herein and they are not responsible for any errors or inaccuracies in the information. No representation or warranty, express or implied, is made as to the accuracy or completeness of this confidential memorandum or any of its contents, or any other written or oral communication transmitted to a prospective purchaser during its evaluation of the proposed sale of the Property. There is no representation as to the environmental condition of the Property. You agree that the memorandum and its contents are confidential, that you will hold and treat it in confidence and that you will not disclose this memorandum or its contents, including but not limited to information regarding the tenants' leases at the Property, to any other firm or entity without prior written authorization. Photocopying or other duplication is prohibited. You will use this confidential memorandum only for the purpose of evaluating the possible acquisition of the Property. All prospective purchasers agree that they will conduct their own independent investigation of those matters which they deem appropriate in order to evaluate this offering. Seller and the Agent, expressly reserve the right at their sole discretion to reject any or all proposals, offers, or expressions of interest in the Property and to terminate discussions with any party at any time with or without notice.

FOR FURTHER INFORMATION, PLEASE CONTACT:

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Executive Summary

Prime Rock is seeking a sale at our newly expanded modern industrial building. The property consists of a 325,076 SF distribution facility and a truck parking pad across 30 acres of fenced-in land with rail access available. It is located 45 minutes south of Charlotte and one hour north of Columbia along I-77. The Tenant has leased 140,000 SF of distribution space at the site for more than 20 years. They signed a 9-year lease after Prime Rock built a new Class A expansion facility on-site in 2024. The Tenant has a separate manufacturing plant 1 mile down the road that stores and distributes its inventory to-and-from our warehouse.

The Tenant's lease starts at \$6.25 PSF NNN on 325,076 SF with fixed annual rent bumps for the next 9 years through September 2033. The sale will be structured to accommodate a tax-free exchange.

Lease Start	October 2024
Address	1589 Cedarhurst Rd, Chester, SC, 29706
Parcel	097-00-00-066-000
Tenant	Confidential; Large Corporation
Acres	30 Acres
Square Feet	325,076 SF
Year 1 Rent	\$6.25 PSF with 3% fixed annual rent bumps
Year 1 NOI	\$2,031,725
Expenses	NNN



Tenant and Lease Background

The Tenant

The Tenant has been a leading provider of roofing products in the United States for several decades and has over 30+ manufacturing sites around the country.

Our 325k SF building for sale (1589 Cedarhurst Rd) stores and distributes materials that are manufactured 1 mile down the road at the Tenant's manufacturing plant (902 Old Richburg). These materials ship from our building to more manufacturing plants located between Chicago and Florida and serves a mission-critical operation that supplies a significant amount the Tenant's total production.

Business	Roofing and Building Materials
Operations On-site	Storage and Distribution Only
Lease Terms	\$6.25 PSF NNN on 325,076 SF with 3% fixed annual rent bumps for 9 years starting October 1, 2024
Expenses	NNN; Tenant pays for CAM, utilities, insurance, taxes, repairs & maintenance, and 4% property MGMT fees
Credit Risk	Low Risk – Private Company; Large Corporation
Environmental Risk	None



Property Specifications

Property Specifications – 1589 Cedarhurst Road, Chester SC 29706

SF 325,076 (1,040 SF of Office; <1% of Total Building)

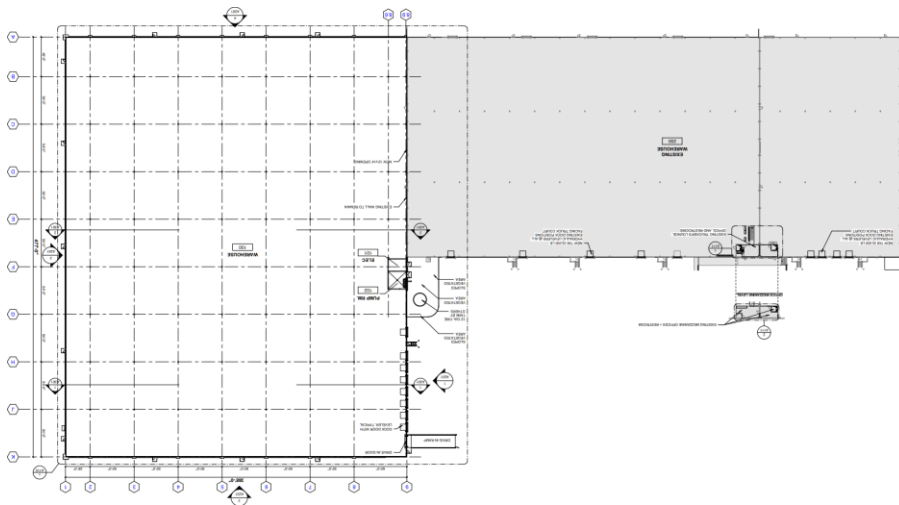
Year Built 2024 including renovation of existing site

Dock Loading 9 Dock High Loading Doors
8 Dock High Loading Doors w/ Hydraulic Levelers
1 Drive-In Door and Dock Ramp

Parking Ample Employee and Truck Parking

Power 600 A 480V 3P; upgraded 2024

Taxes Tenant and Landlord entered into a Fee-In-Lieu incentive agreement with the South Carolina Coordinating Council for Economic Development to lock the millage rate for 20 years



Market Information

Chester County, SC is developing as an affordable industrial market along the I-77 Corridor between the rapidly growing economies of Charlotte, Columbia, and the Port of Charleston. The Chester County Economic Development Office has led successful efforts to become the new manufacturing center of the Carolinas by providing large incentives for corporations to locate their East Coast operations to Chester. Besides for the tenant, most recently:

- Albemarle Corporation began construction in 2024 of their Megaflex lithium hydroxide processing facility as part of a \$1.3bn investment into Chester County.⁽¹⁾
- E.J. Gallo Winery began construction in 2024 of their 1mm+ SF production and distribution center at a 650-acre site as part of their \$423mm investment into Chester County.⁽²⁾
- IKO Industries began construction in 2024 of a 325k SF facility next to 1589 Cedarhurst Rd as of their \$363mm investment into Chester County.⁽³⁾

9 Million

Industrial Submarket SF⁽⁴⁾

Chester County has 8.98mm SF of Industrial Rentable Building Area

4.3%

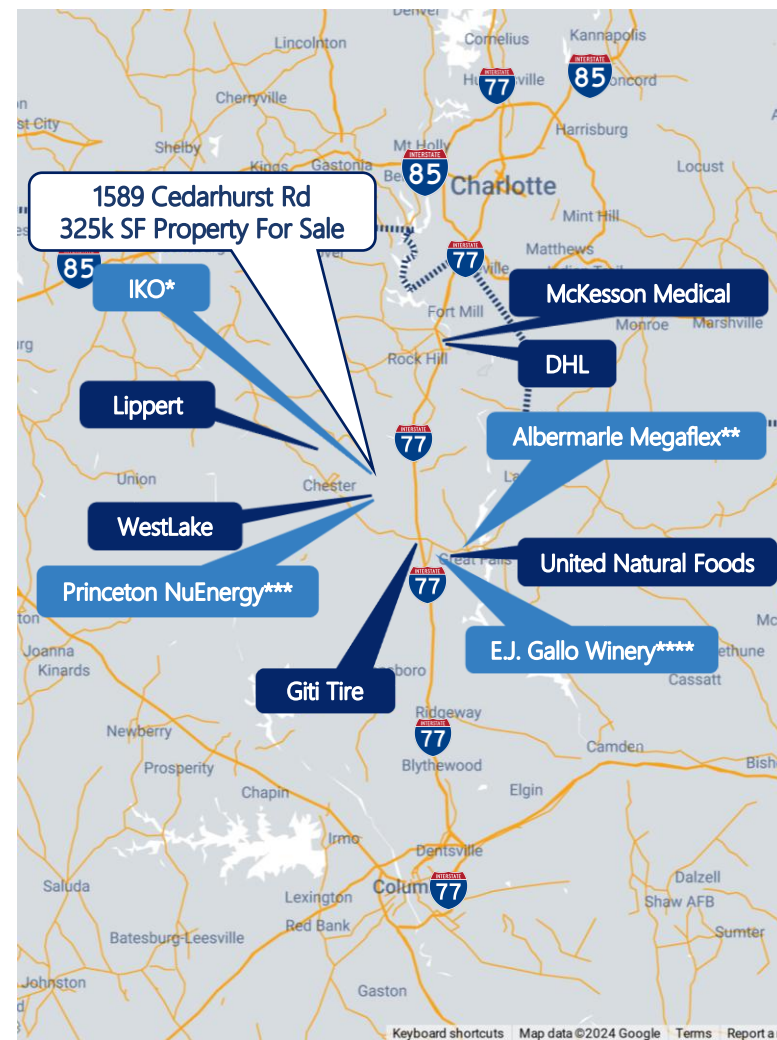
Vacancy Rate⁽⁴⁾

Chester County has an industrial vacancy rate of 4.3%

\$1.97bn+

Capital Investment in 2023⁽⁵⁾

Chester County received commitments of \$1.97bn+ of capital investment in 2023 alone.



*IKO began construction of a neighboring 325,000 SF facility in 2024

**Albermarle began construction of their Megaflex Plant in Jan 2024

***Princeton NuEnergy announced recycling plant in June 2024!

****E.J. Gallo Winery began construction of 1,000,000+ SF facility in 2023

(1) SC.GOV - Albemarle Corporation selects Chester County for South Carolina operations | S.C. Governor Henry McMaster

(2) E.J. Gallo Winery - Food + Beverage - Chester County Economic Development (choosechester.com)

(3) Columbia Business Report - Global roofing manufacturer to invest \$363M in Chester County operations

(4) Chester County Submarket June 2024 CoStar Report

(5) Chester County Economic Development - Chester County Has Record Economic Development Year

Pro Forma Cash Flows

Pro Forma Annual Cash Flow Forecast	Year 1 Sep-25	Year 2 Sep-26	Year 3 Sep-27	Year 4 Sep-28	Year 5 Sep-29	Year 6 Sep-30	Year 7 Sep-31
Revenue							
Base Rent	2,031,725	2,092,677	2,155,457	2,220,121	2,286,724	2,355,326	2,425,986
Gross Rental Revenue	2,031,725	2,092,677	2,155,457	2,220,121	2,286,724	2,355,326	2,425,986
Reimbursements							
CAM Reimbursements*	-	-	-	-	-	-	-
Insurance Reimbursements	94,208	97,034	99,945	102,944	106,032	109,213	112,490
Property Management Reimbursements	81,269	83,707	86,218	88,805	91,469	94,213	97,039
Property Tax Reimbursements	401,221	401,221	401,221	401,221	487,197	487,197	487,197
Utilities Reimbursements*	-	-	-	-	-	-	-
Total Reimbursements Revenue	576,698	581,963	587,385	592,970	684,698	690,623	696,726
Effective Gross Revenue	2,608,423	2,674,639	2,742,842	2,813,090	2,971,423	3,045,949	3,122,712
Expenses							
CAM Expenses*	-	-	-	-	-	-	-
Insurance Expenses	(94,208)	(97,034)	(99,945)	(102,944)	(106,032)	(109,213)	(112,490)
Property Management Expenses	(81,269)	(83,707)	(86,218)	(88,805)	(91,469)	(94,213)	(97,039)
Property Tax Expenses**	(401,221)	(401,221)	(401,221)	(401,221)	(487,197)	(487,197)	(487,197)
Utilities Expenses*	-	-	-	-	-	-	-
Total Operating Expenses	(576,698)	(581,963)	(587,385)	(592,970)	(684,698)	(690,623)	(696,726)
Net Operating Income	2,031,725	2,092,677	2,155,457	2,220,121	2,286,724	2,355,326	2,425,986

*Tenant manages own Common Area Maintenance and Utilities, including HVAC Servicing, Landscaping, and Repairs and Maintenance

**Tenant agreed to a Fee-in-Lieu Property Tax Incentive Program with the South Carolina Coordinating Council for Economic Development

Rent Roll	SF	Rate	Term	Start	End	Expenses	Escalations
Tenant	325,076	\$6.25	9 years	10/1/2024	9/30/2033	NNN	3%

Comparable Sales



Property	4357 S Alston Ave	10800 Wither Cove Park Dr	3058 Lakemont Blvd	2140 Logistics Way
Address	Durham, NC 27713	Charlotte, NC 28278	Fort Mill, SC 29708	Charlotte, NC 28214
Sale Date	Jun 2021	May 2022	Feb 2022	Dec 2021
Rentable Square Feet	236,976 SF	300,000 SF	176,939 SF	207,774 SF
Year Built	2017	2001	2009	2020
Price/ Sq. Ft	\$213.1	\$116.67	NNN Portfolio Sale	\$134.74
Cap Rate	5.38%	3.5%	4.38%	2.7%
Seller	Centrum Realty and Development	Lee & Keller	Monmouth REIT	McCraney Property Company
Buyer	Eaton Vance	Dogwood Industrial Properties	Industrial Logistics Properties Trust	ARES Management LLC
Occupancy at Sale	100% to Fedex	100% to Essendant	100% to FedEx	100% to Tempur Sealy



Property	2020 Trade Center Blvd	10480 Marina Dr	120 15 th Street	180 Centreport Pky
Address	Rincon, GA 31326	Olive Branch, MS 38654	Gaston, SC 29053	Stafford, VA 22555
Sale Date	Aug 2023	Aug 2023	June 2023	June 2023
Rentable Square Feet	1,208,060 SF	1,085,280 SF	497,952 SF	486,720 SF
Year Built	2023	2021	2023	2023
Price/ Sq. Ft	\$111.41	\$67.72	\$93.78	\$163.34
Cap Rate	4.5%	5.1%	5.8%	5.91%
Seller	Stonemont Financial Group	Hillwood Investment Properties	Red Rocks Development	Blue Vista
Buyer	MetLife, Inc.	Kin Properties, Inc.	LBA Realty	CSG Partners
Occupancy	100% to Lowes	100% to Walmart	50% to Smart Warehousing	100% to FedEx



Prime Rock is an opportunistic real estate developer that is adaptive to the needs of property owners and tenants. Prime Rock's strength lies in the flexibility of its team to accommodate various situations, whether it be significant build-to-suit renovations, unique lease structures, or complex transactions with property owners. We invest a high-level of personal-involvement and professionalism into all our relationships.

Prime Rock is location-agnostic but focused on the East coast. For additional information on potential acquisitions, sales, or joint ventures, please connect.

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Redevelopment of 136,546 SF Industrial Facility outside Charlotte in July 2024

1379 McDow Drive, Rock Hill, SC 29732



Redevelopment of 400,000 SF Industrial Park outside Asheville in April 2024

4600 Hendersonville Road, Fletcher, NC 28732



Ground-Up Development of 325,076 SF Industrial Distribution Facility South of Charlotte in June 2023

1589 Cedarhurst Road, Chester, SC, 29702



Redevelopment of 150+ acre medical & office campus and residential development in 2021

1667 East Landis Avenue, Vineland, NJ 08361



Acquisition and Redevelopment of 360,000+ SF Mall in Industrial Park in 2021

4146 Okeechobee Rd, Fort Pierce, FL 34947

