

Nice-Pak Portfolio

Smyrna (Nashville MSA), TN & St. Louis, MO

- Mission-Critical Liquid Manufacturing & Product Development Facilities
- Manufacturer of Germ-X® Hand Sanitizer and Essential Consumer Health & Hygiene Products
- \$6M+ Tenant Investment in Facility Improvements Since 2025
- Absolute NNN Lease Structure



INVESTMENT SALES

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Smyrna, TN



St. Louis, MO (Parcel outlines are approximate)