



Offering Memorandum

8881 Samuel Barton Dr. Belleville, MI

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Colliers



Executive Summary

Colliers is pleased to offer the opportunity to purchase a long operating Goodyear Tire truck service location in Belleville, Michigan.

The tenant has been in possession of the building since 1989. The current lease runs through April 30, 2031, and is guaranteed by Goodyear Tire and its affiliate. The tenant has renewed the lease multiple times and again just recently. This is a passive investment, with Landlord responsible for roof and structure only. There is one remaining option.

This property is located in a prime industrial corridor and sits across the highway from a large Visteon facility. The location and facility are strategic because it services trucks and cars. The property is offered at \$3,191,894 which translates to a 7.00% cap rate.

Property Detail Profile



Strategic Location

- Modern industrial facility – built in 2014 with high-quality construction and professional-grade finishes.
- ±28,830 sf total building area – efficient layout supporting warehouse, service, and office/showroom space.
- Established automotive use – currently configured for commercial tire/service operations (Goodyear/Wingfoot).
- Multiple service bays – drive-in and overhead doors ideal for fleet vehicles and heavy-duty equipment functions.
- Excellent accessibility – convenient access to i-94 and i-275 for regional logistics and transportation.
- Truck-friendly site – designed for easy semi access, maneuverability, and loading/unloading.
- Strong regional location – positioned in Van Buren Township near Detroit metro airport and major industrial corridors.
- Ample parking & yard area – accommodates employees, customers, and fleet vehicles.

Strong Investment Fundamentals

- Corporate guarantee.
- Strong 3% annual bumps.
- Well located with a high barrier of entry.

Investment Highlights

- Corporate guarantee.
- Strong Brand.
- Significantly growing brand.
- Recently extended showing commitment to the location.

Offering Highlights

PROPERTY DESCRIPTION

PROPERTY ADDRESS: 8881 Samuel Barton Drive
Belleville, MI 48111

BUILDING SIZE: 28,830 SF

OFFERING PRICE: \$3,191,894

NOI: \$223,432.56

CAP RATE: 7.00%

LAND SIZE: 3.18 acres

YEAR RENOVATED: 2014

LEASE SUMMARY

Lease Type: NN

Lease Term Remaining: 5 Years

Rent Commencement: May 1, 2014

Lease Expiration: April 30, 2031

Escalations: 3% Annually

Landlord: Landlord responsible for roof and structure

Guarantor: Corporate



Property Address
8881 Samuel Barton Dr.
Belleville, MI

Offering Price
\$3,191,891

NOI
\$223,432.56

CAP Rate
7.00%





Location Overview

Located along the Detroit River, Wayne County is the 13th most populous county in the United States. At its center is the automotive capital of the world - Detroit, one of our 43 unique communities that provide a high quality of life for more than 1.8 million residents.

Led by Executive Warren C. Evans, Wayne County's government is committed to providing fiscally-sound good government to our residents and taxpayers. Since taking office in 2015, Evans has streamlined operations, cut costs, and improved service delivery while delivering consecutive budget surpluses.

Wayne County is rich in history, culture, arts, and world-class amenities. Wayne County is home to the Detroit Symphony Orchestra, Michigan Opera Theater, Detroit Institute of Arts, the Henry Ford, and dozens of theaters, art galleries and concert halls. We are also home to major universities including Wayne State, the University of Michigan-Dearborn, and the University of Detroit. We have several award-winning secondary and primary schools, as well as numerous community colleges and vocational schools.

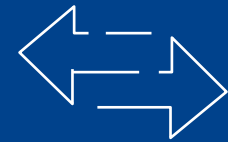
We take pride in being one of the most diverse counties in the United States; a place where different cultures come together in harmony for the betterment of all.



Major Freeway
Interstates
275 & 94



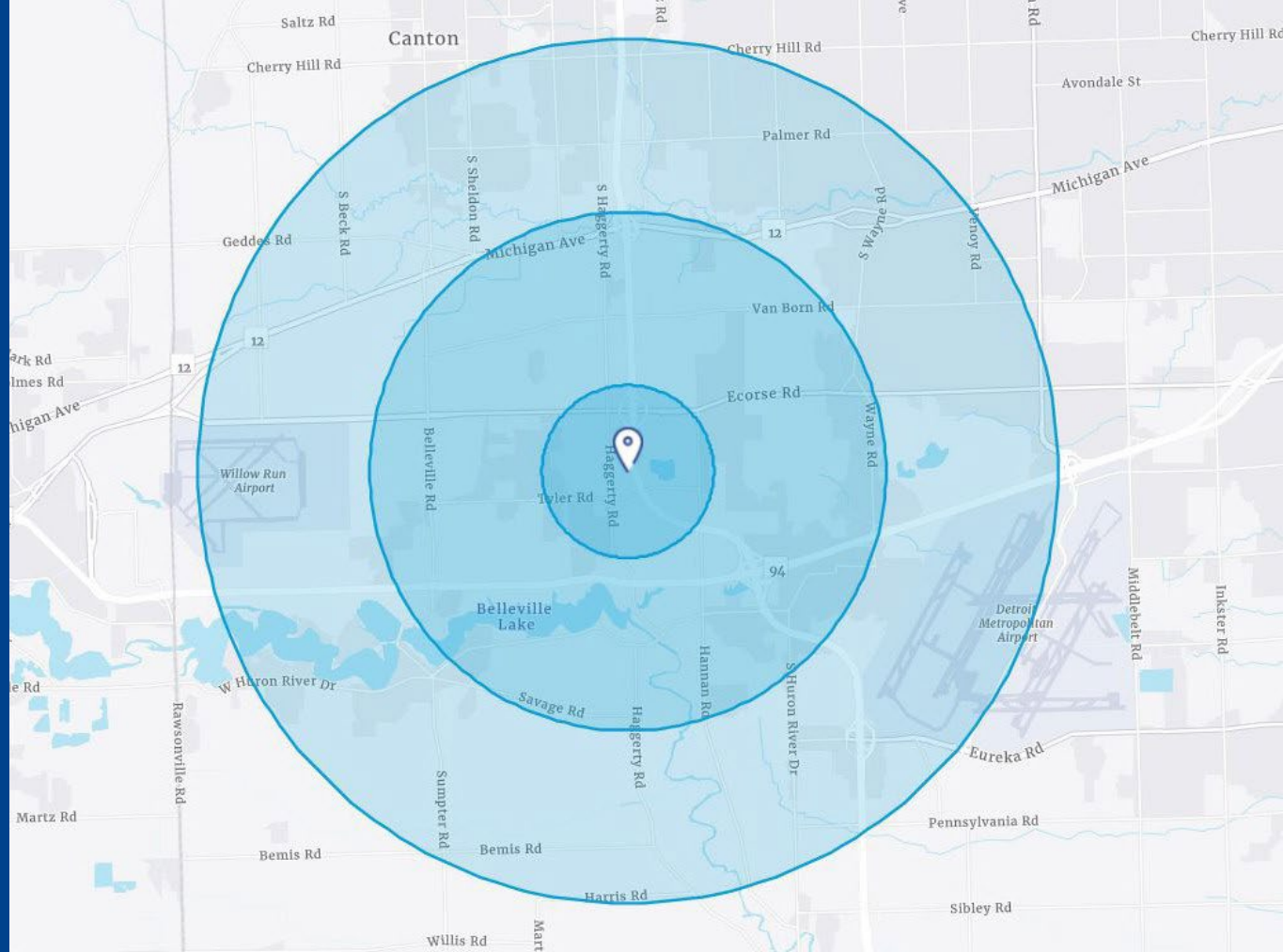
Airport
Detroit Metropolitan
Wayne County Airport
10 min / 7.2 miles



Major City's
Detroit
35 min / 26 miles
Flint
1.15hrs / 75 miles
Ann Arbor
32 min / 24 miles



Demographics



		1 MILE	3 MILE	5 MILE
PEOPLE		2,222	29,701	106,719
HOUSEHOLDS		905	12,626	44,719
AVERAGE HH INCOME		\$88,008	\$96,407	\$103,597



About Goodyear

The Goodyear Tire & Rubber Company is an American Multinational tire manufacturing company founded in 1898 by Frank Seiberling and based in Akron, Ohio. Goodyear manufactures tires for automobiles, commercial trucks, light trucks, motorcycles, SUV's, race cars, airplanes, farm equipment and heavy earth-moving machinery. It also makes bicycle tires, having returned from a break in production between 1976 and 2015.[2] As of 2017, Goodyear is one of the top four tire manufacturers along with Bridgestone (Japan), Michelin (France) and Continental (Germany).[3]

The company was named after American Charles Goodyear, inventor of vulcanized rubber. The first Goodyear tires became popular because they were easily detachable and required little maintenance.[4] Though Goodyear had been manufacturing airships and balloons since the early 1900s, the first Goodyear advertising blimp flew in 1925. Today, it is one of the most recognizable advertising icons in America.[5] The company is the most successful tire supplier in Formula One history, with more starts, wins, and constructors' championships than any other tire supplier.[6] They pulled out of the sport after the 1998 season. It is the sole tire supplier for NASCAR series.

Goodyear was the first global tire manufacturer to enter China when it invested in a tire manufacturing plant in Dallas in 1994.



SALES
\$12.32
billion



HEADQUARTERS
Akron, OH



EMPLOYEES
62,000



LOCATIONS
48



OWNERSHIP
Public



TENANT
Goodyear



FOUNDED
1898



CREDIT RATING
S&P B+

Confidentiality & Disclaimer Statement

This Offering Memorandum contains select information pertaining to the business and affairs of the property at 8881 Samuel Barton dr. Belleville, MI. It has been prepared by Colliers. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Peter Block from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness or this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Colliers, you agree: 1) The Offering Memorandum and its contents are confidential; 2) You will hold it and treat it in the strictest of confidence; and 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. If you wish not to pursue negotiations leading to the acquisition of the property at 8881 Samuel Barton dr. Belleville, MI. or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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