



**2206 Oakland Parkway**  
Columbia, TN 38401

**NNN Leased  
Investment Opportunity**  
Offering Memorandum



**MATTHEWS™**



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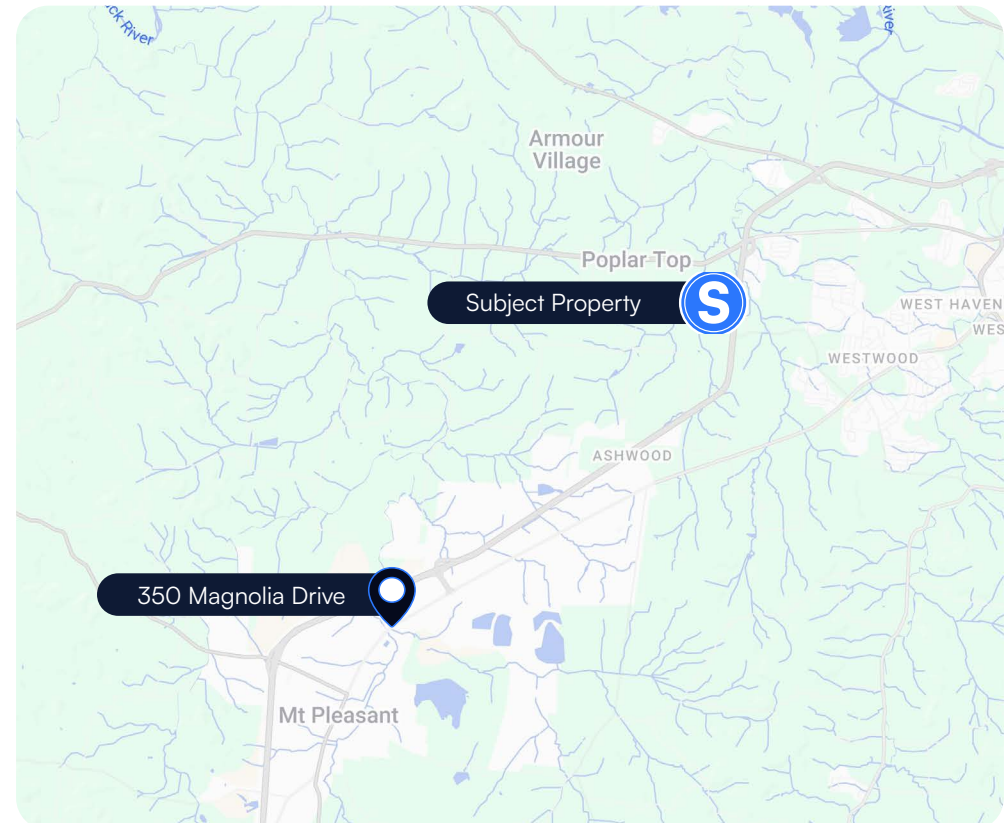
# Executive Summary

2206 Oakland Parkway in Columbia, TN presents an exceptional opportunity to acquire a  $\pm 162,934$  SF industrial facility on  $\pm 15.49$  acres, 100% leased to GCP Applied Technologies, Inc. This facility is equipped with 21 dock doors, 9 drive in doors and clear heights ranging from  $\pm 16$  Ft to  $\pm 27$  Ft.

The tenant recently executed a new 10-year NNN lease starting at \$7.25/SF with 2.5% annual rent increases and two 5-year renewal options. This offering delivers a stable yield in the expanding Middle Tennessee industrial market, just 45 miles south of Nashville.

GCP currently operates a manufacturing plant at 350 Magnolia Drive, Mt. Pleasant, TN, approximately  $\pm 6$  Miles from the subject property. The proximity between GCP's existing plant in Mt. Pleasant and the subject property in Columbia allows for enhanced logistics coordination and shared labor resources to support their growing operations.

This expansion strategy is indicative of a long-term operational commitment to the area. Backed by the strength of Saint-Gobain, this expansion reinforces GCP's established footprint in Middle Tennessee.





# | Lease Overview

Tenant	GCP Applied Technologies, Inc. ( <a href="https://gcpat.com/en">https://gcpat.com/en</a> )
Lease Type	NNN
Year 1 Lease Rate	\$7.25/SF NNN (\$1,181,271.50 Annual Base Rent)
Annual Increases	2.5%
Rent Commencement	February 1, 2026
Lease Expiration	January 31, 2036
Renewal Options	Two, 5-Year Options w/ 2.5% Annual Rental Increases Continued





# Rent Schedule

Lease Term	Base Rent Annual	Base Rent Month	Base Rent SF
December 1, 2025 - January 31, 2026	-	-	-
February 1, 2026 - January 31, 2027	\$1,181,271.50	\$98,439.29	\$7.25
February 1, 2027 - January 31, 2028	\$1,210,803.29	\$100,900.27	\$7.43
February 1, 2028 - January 31, 2029	\$1,241,073.37	\$103,422.78	\$7.62
February 1, 2029 - January 31, 2030	\$1,272,100.20	\$106,008.35	\$7.81
February 1, 2030 - January 31, 2031	\$1,303,902.71	\$108,658.56	\$8.00
February 1, 2031 - January 31, 2032	\$1,336,500.28	\$111,375.02	\$8.20
February 1, 2032 - January 31, 2033	\$1,369,912.78	\$114,159.40	\$8.41
February 1, 2033 - January 31, 2034	\$1,404,160.60	\$117,013.38	\$8.62
February 1, 2034 - January 31, 2035	\$1,439,264.62	\$119,938.72	\$8.83
February 1, 2035 - January 31, 2036	\$1,475,246.23	\$122,937.19	\$9.05





# Property Overview

Address	2206 Oakland Pkwy
City	Columbia
State	TN
Zip Code	38401
RBA	±162,934 SF
Land Area	±15.49 AC
Dock Doors	21
Drive-In Doors	9
Clear Heights	±16'—27'

- TPO roofing system installed in 2016 with 20-year warranty. Currently ±10 years remaining.
- HVAC system provides 435 tons of cooling capacity.
- Fully equipped with a 100% wet sprinkler system supported by a 1,500 GPM electric fire pump.
- 277/480V three-phase power with a 2,000-amp capacity.
- 6' reinforced concrete flooring.







SMITH CONSTRUCTORS, INC.



Subject Property

43 ± 15,000 VPD



Google Earth



DRIVING DISTANCE FROM  
SUBJECT PROPERTY

 .....±19 Miles  
 .....±30 Miles  
Nashville.....±52 Miles

Nashville

± 41,000 VPD

± 39,000 VPD

Subject Property





**Headquarters**  
**Cambridge, MA**

**Employees**  
**1,800+**

**Operational Reach**  
**100+ Countries**

**Store/Facility Count**  
**50+ production facilities globally**

## Tenant Overview

GCP Applied Technologies is a globally recognized leader in specialty construction chemicals and building materials, delivering innovative, high-performance solutions for infrastructure, commercial, and residential construction. With a diverse portfolio that includes industry-leading brands such as PREPRUFE®, BITUTHENE®, and SILCOR®, GCP has built a strong reputation for technical excellence, durability, and customer trust across its global operations. The company offers products in concrete admixtures, waterproofing systems, and air/vapor barriers, serving clients in over 100 countries.

Originally formed as a spin-off from W.R. Grace & Co. in 2016, GCP became a wholly owned subsidiary of Saint-Gobain S.A. in 2022, a move that has significantly strengthened its financial and operational position. Under Saint-Gobain's ownership, GCP now operates as part of the parent company's global construction chemicals platform. This affiliation provides the tenant with access to substantial resources, broad distribution networks, and a more conservative financial foundation.

- **Global Operational Footprint**  
With facilities in over 100 countries and 50+ manufacturing sites, GCP offers geographic diversification and resilient supply chain infrastructure.
- **Technical Product Leadership**  
Proprietary, branded solutions like PREPRUFE® and BITUTHENE® give GCP competitive insulation and deep market penetration in high-specification construction applications.
- **Strong Market Demand Drivers**  
Exposure to infrastructure, commercial, and residential building sectors positions GCP for growth amid increased public and private investment in construction.



# Columbia, TN

## Market Demographics



**43,971**

Total Population

**\$61,204**

Median HH Income

**16,215**

# of Households

**63.6%**

Homeownership Rate

**21,229**

Employed Population

**20%**

% Bachelor's Degree

**35.9**

Median Age

**\$261,700**

Median Property Value

## Local Market Overview

The Columbia / Maury County area has experienced steady population growth in recent years, drawing both residential and industrial development outward from the core. The city of Columbia now supports a population in the low-to-mid 40,000s, with growth rates over 3 % annually. (DataUSA) Surrounding submarkets within 3 to 5 miles of Oakland Parkway show robust household growth and rising household incomes, reinforcing demand for industrial, logistics, and support services. (LoopNet demographics)

From a traffic perspective, Oakland Parkway and the adjacent arterial routes provide direct connectivity into major thoroughfares and to Interstate corridors. The property lies within a growing industrial node, benefitting from both local workforce proximity and transportation access. Nearby commercial and industrial corridors support synergy for tenants seeking regional distribution or manufacturing staging operations.





## Columbia / Maury County remains a manufacturing and logistics hub driven by strong automotive and advanced manufacturing presence.

Strategically located in Southern Middle Tennessee, the region offers direct access to I-65 and proximity to Nashville, making it a preferred distribution gateway.

### Economic Drivers

Maury County's long history in automotive manufacturing has anchored its economy; the plant in Spring Hill (GM) continues to draw supply chain firms and associated logistics businesses. (Maury Alliance, Maury Industry profile) With a growing local workforce and lower cost structure relative to core metro markets, the area is capturing expansion activity in diversified industrial segments. Healthcare, regional medical services, and education institutions provide balance to the manufacturing base.

### Primary Industries

- Automotive & component manufacturing
- Advanced manufacturing / fabrication
- Logistics & distribution
- Healthcare & medical services
- Professional services / support

### Top Employers

- General Motors / Spring Hill plant
- Maury Regional Health (system)
- Maury County Public Schools
- Williamson County Schools / State education entities
- Tennessee Farm Bureau / agribusiness

# \$5.57B

Regional Gross Domestic Product

# ±52 Miles

Distance to Nashville, TN





# Nashville, TN - MSA

## Market Demographics



**2,040,000**

Total Population

**\$82,499**

Median HH Income

**830,000**

# of Households

**65.6%**

Homeownership Rate

**1,080,000**

Employed Population

**38%**

% Bachelor's Degree

**36.8**

Median Age

**\$376,800**

Median Property Value

## Local Market Overview

Nashville's industrial market sits at the crossroads of major southeast U.S. logistics corridors, anchored by I-40, I-65, and I-24. Its location enables two-day ground delivery to a large portion of the U.S., which supports sustained demand for warehouse and distribution space. The region has seen robust population and employment growth in the metro area, with increasing household incomes bolstering local consumption and industrial output.

Land availability is still present in suburban and peripheral counties, and traffic counts on major arterials and interstates continue to support industrial access and visibility. As occupiers seek functional space proximate to transport nodes, the region continues to attract new industrial users and expansion of distribution footprint across the county and adjacent submarkets.





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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **2206 Oakland Pkwy, Columbia, TN 38401** ("Property"). The 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 Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, 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.

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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.

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