

# UNIVERSE CORPORATION



INDUSTRIAL SALE LEASEBACK | 3333 FOERSTER ROAD, BRIDGETON, MO 63044 | \$8,358,000 | 15 YEAR TERM | 7.5% CAP | ABSOLUTE NNN



**KWEKEL**  
COMPANIES

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# UNIVERSE CORPORATION

## EXECUTIVE SUMMARY

Kwekel Companies is pleased to offer the sale leaseback of Universe Corporation's 63,100 square foot industrial building located on a 9.5 acre site near St. Louis, MO. Universe Corporation will execute a new 15 year absolute NNN lease at closing.

- PRICE: \$8,358,000
- CAP RATE: 7.5%
- 15 YEAR TERM
- NOI: \$627,845
- 2.0% ANNUAL INCREASES
- ABSOLUTE NNN
- MARKET BASED RENT | \$9.95 PSF
- 63,100 SF
- 3333 FOERSTER ROAD, BRIDGETON, MO 63044



**SPECIALIZED FACADE FABRICATOR** | Universe Corporation, operating as Universe Facade Solutions, is a long-standing facade materials fabricator and distributor specializing in fully fabricated rainscreen facade systems and panels-only solutions.



**NATIONAL PROJECT EXPERIENCE** | Founded in 1978, with decades of experience in architectural panel fabrication and delivery. Universe has fabricated and delivered approximately 40 million square feet of facade panels across more than 6,000 projects.



**ESTABLISHED OPERATING HISTORY** | The company has built a strong reputation in architectural panel fabrication, supporting commercial construction projects with precision-fabricated facade materials, engineering support, and installer-friendly systems.



**RECOGNIZED MATERIAL PARTNERSHIPS** | They work with leading facade materials including EQUITONE, TRESPA, ALPOLIC, STACBOND, MCM, ACM, fiber cement, and HPL panels.



**CENTRAL LOCATION** | St. Louis sits near the geographic center of the country, allowing Universe to efficiently serve projects across both coasts and throughout the Midwest and Sunbelt. This central positioning helps reduce freight costs, improve delivery timelines, and support nationwide distribution.



**PREMIER TRANSPORTATION INFRASTRUCTURE** | The St. Louis market benefits from extensive multimodal connectivity, including access to Interstates 44, 55, 64, and 70, six Class I railroads, inland port capabilities along the Mississippi River, and strong air cargo access.



# PROPERTY DESCRIPTION

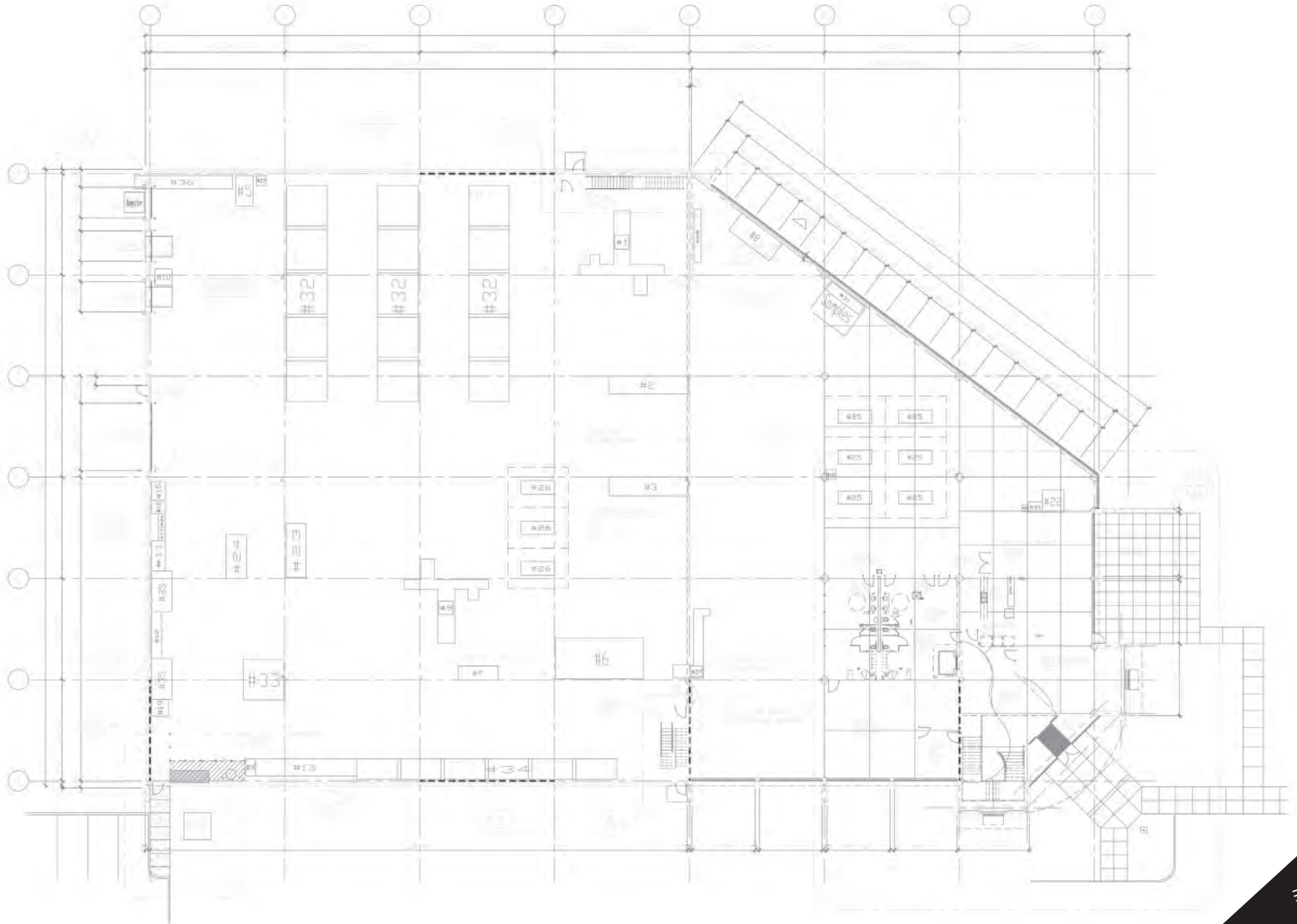
ADDRESS	3333 FOERSTER ROAD	CONSTRUCTION	MASONRY
CITY, STATE	BRIDGETON, MO 63044	ROOF	FLAT   TPO
TOTAL SF	63,100	CLEAR HEIGHT	28'
INDUSTRIAL SF	45,000	DOCK DOORS	3
OFFICE SF	18,100	OVERHEAD DOORS	2
ACRES	9.52	PARKING	74
YEAR BUILT	1999	ZONING	M-3P   PLANNED MANUFACTURING DISTRICT
PARCEL NUMBER	11O630306	FLOOD ZONE	X



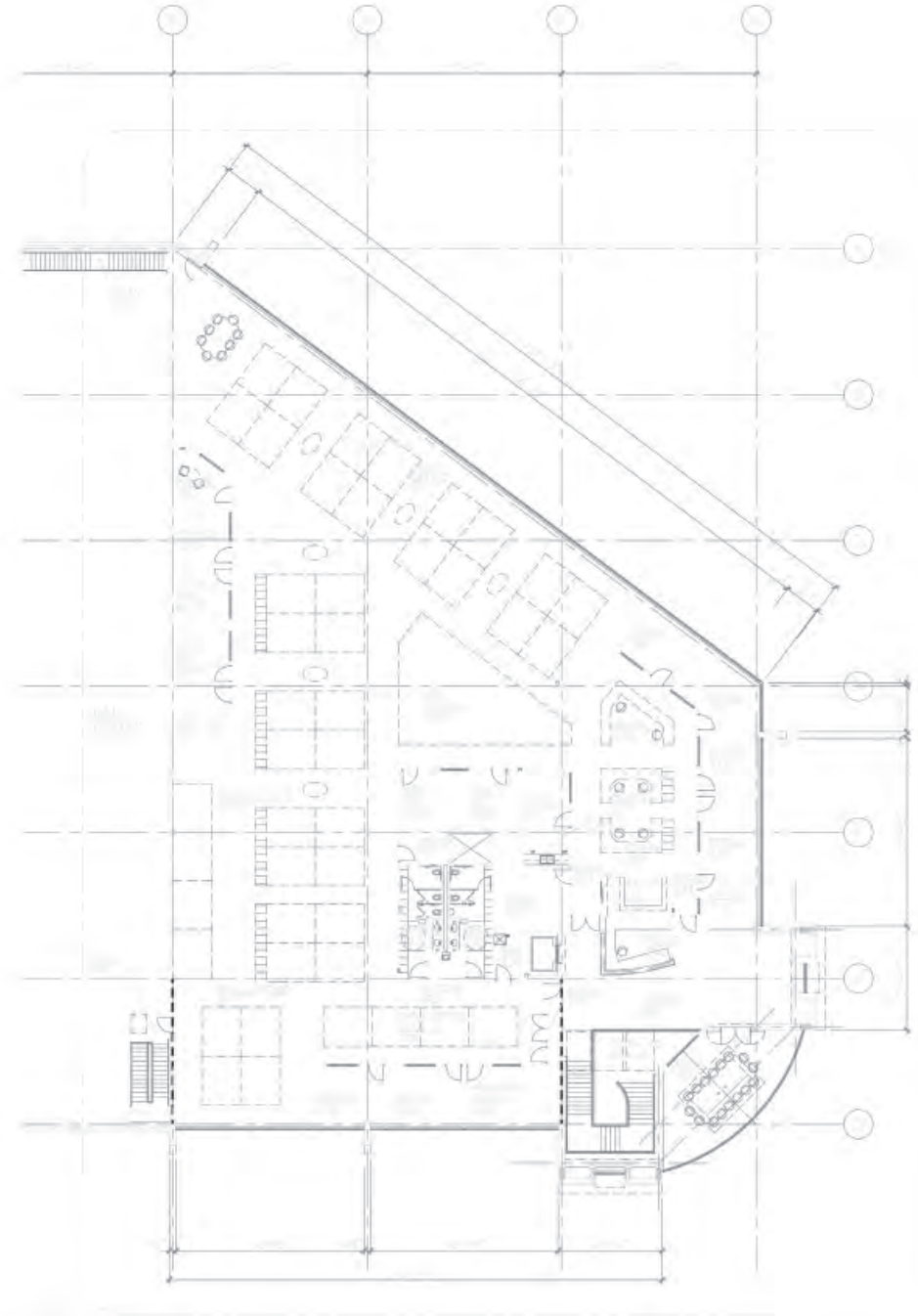
# UNIVERSE CORPORATION | INTERIOR PHOTOS



# FIRST FLOOR PLAN



# SECOND FLOOR PLAN

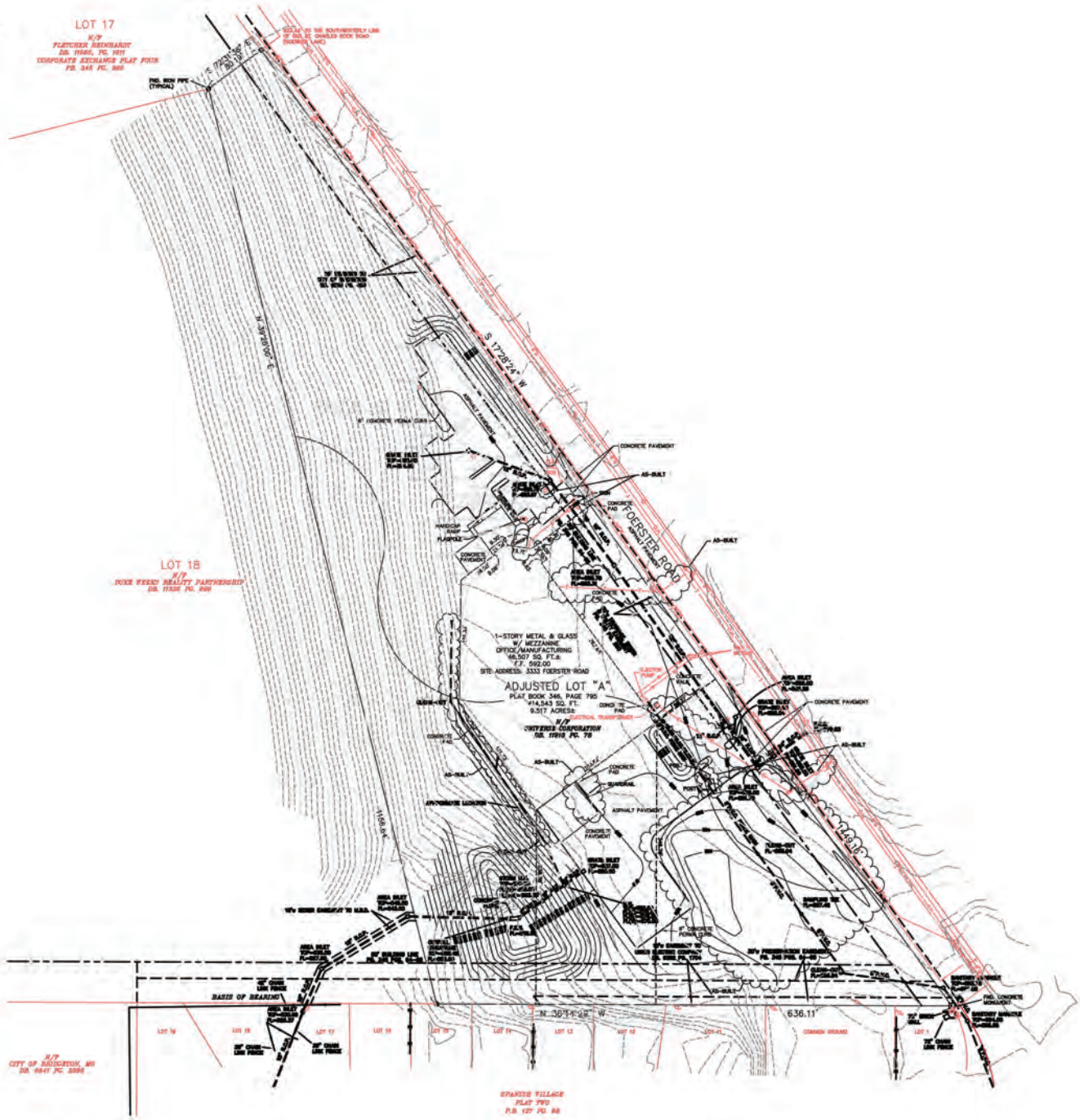


# UNIVERSE CORPORATION | EXTERIOR PHOTOS





# SITE PLAN



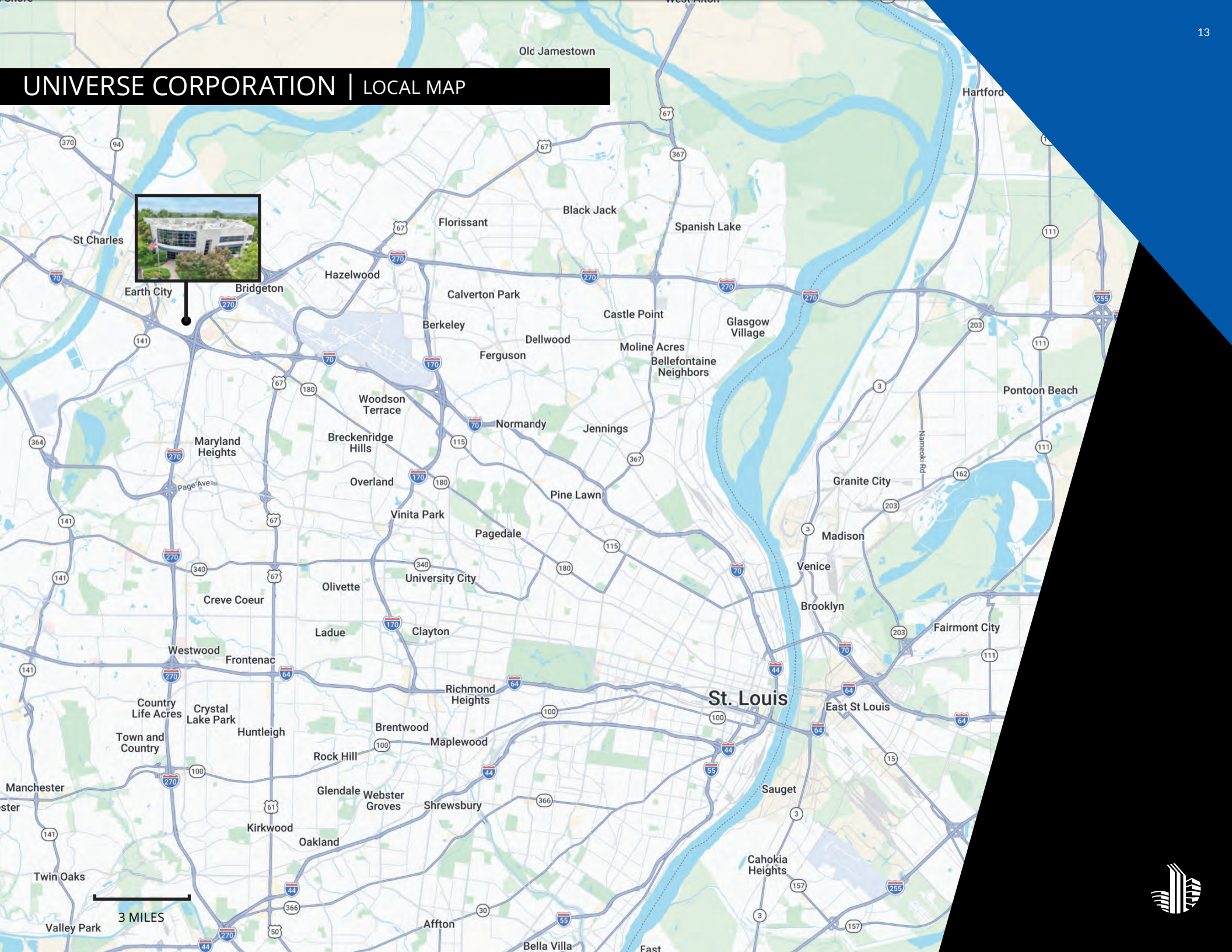
# PARCEL BOUNDARY



# LOCAL AERIAL



# UNIVERSE CORPORATION | LOCAL MAP





## ST. LOUIS, MO

Despite some moderation from the rapid post-pandemic expansion cycle, the St. Louis industrial market continues to demonstrate resilience and long-term stability. Demand remains active, with approximately 10 million SF of leasing activity recorded over the past year, supported by logistics, manufacturing, and food-related users. While tenant decision timelines have lengthened and larger logistics users have become more selective, this reflects a more disciplined leasing environment rather than a broad decline in demand.

A key strength of the market is its disciplined supply pipeline. With just 4.1 million SF under construction—primarily build-to-suit rather than speculative projects—St. Louis has avoided the oversupply challenges facing many peer markets. Vacancy currently sits at 5.4%, remaining approximately 200 basis points below the national average, while small-bay industrial space continues to perform particularly well with vacancy near 3% and steady leasing demand from local and regional users.

Rent growth has moderated but remains positive and continues to outperform national trends. Average asking rents have increased roughly 3.6% over the past year, supported by comparatively lower vacancy, limited speculative construction, and competitive occupancy costs that continue to attract tenants. Smaller and mid-sized logistics properties have maintained especially strong fundamentals, benefiting from consistent user demand and constrained supply.

Investment activity also reflects continued confidence in the market. Industrial transaction counts increased 45% year over year, led primarily by private capital, which accounted for roughly 80% of transactions. Investor interest remains concentrated in modern logistics facilities and established industrial corridors, underscoring confidence in St. Louis as a stable Midwestern industrial market.

From an economic perspective, St. Louis benefits from a diversified and durable foundation supported by manufacturing, healthcare, education, financial services, and logistics. Its central U.S. location, multimodal transportation infrastructure, educated workforce, and extensive industrial inventory continue to reinforce its role as a regional distribution and manufacturing hub.

While broader economic growth has moderated, the market's diverse employment base and supply-constrained industrial environment position it for continued stability through 2026 and beyond.

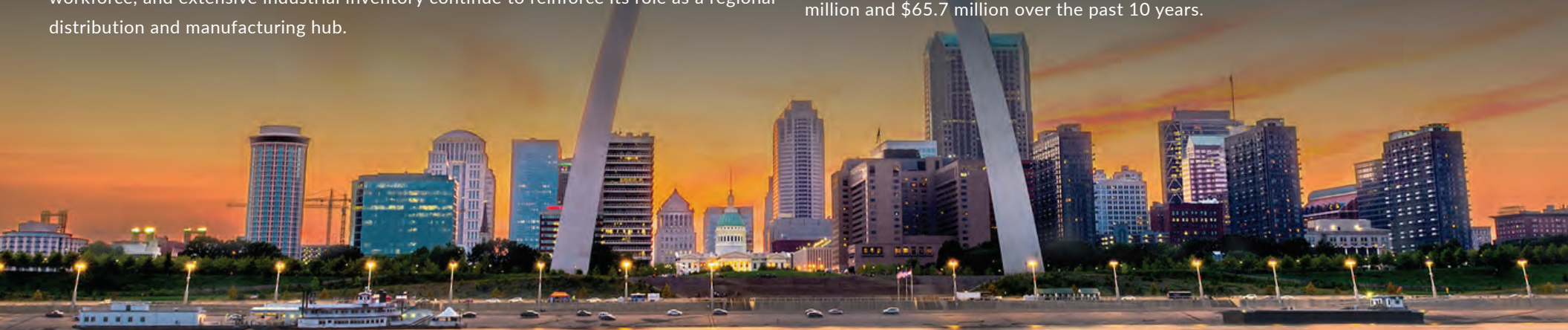
Overall, St. Louis remains favorably positioned relative to many national peers, with limited speculative supply, competitive rents, strong private capital participation, and resilient demand fundamentals providing a stable backdrop for industrial ownership and investment.

The facility is located within the Earth City industrial submarket. The Earth City industrial submarket has a vacancy rate of 6.3% as of the second quarter of 2026. Over the past year, the submarket's vacancy rate has changed by -0.7%, a result of no net delivered space and 190,000 SF of net absorption. Earth City's vacancy rate of 6.3% compares to the submarket's five-year average of 6.1% and the 10-year average of 7.5%.

The Earth City industrial submarket has roughly 3.4 million SF of space listed as available, for an availability rate of 13.5%. As of the second quarter of 2026, there is no industrial space under construction in Earth City. The Earth City industrial submarket contains roughly 24.8 million SF of inventory. The submarket has approximately 19.2 million SF of logistics inventory, 1.5 million SF of flex inventory, and 4.1 million SF of specialized inventory.

Rents have changed by 2.8% year over year in Earth City, compared to a change of 2.8% market wide. Market rents have changed by 1.7% in logistics buildings year over year, 4.6% in flex buildings, and 5.1% in specialized buildings. In Earth City, five-year average annual rent growth is 5.2% and 10-year average annual rent growth is 4.1%. Overall annual rent growth in the Earth City industrial submarket is forecast to end 2026 at 0.1%, matching the Saint Louis forecast for the same period of time.

Over the past year, 17 industrial properties traded in Earth City, accounting for 1.0 million SF of inventory turnover. Industrial sales volume in Earth City has totaled \$15.5 million over the past year. Average annual sales volume over the past five years is \$72.9 million and \$65.7 million over the past 10 years.



# DEMOGRAPHICS

## 10-MILE RADIUS

**\$104,001**

AVERAGE HH INCOME

**\$245,878**

MEDIAN HOME VALUE

**594,420**

TOTAL POPULATION

**246,099**

TOTAL HOUSEHOLDS

## POPULATION SUMMARY



	2 MILES	5 MILES	10 MILES
2020 CENSUS	12,223	135,919	588,438
2025 ESTIMATE	12,087	135,150	594,420
2030 PROJECTION	12,027	136,018	599,259
2025-2030 GROWTH	-0.10%	0.10%	0.20%

## HOUSEHOLDS

	2 MILES	5 MILES	10 MILES
AVERAGE HH INCOME	\$100,188	\$93,930	\$104,001
MEDIAN HOME VALUE	\$218,373	\$226,239	\$245,878
2025 TOTAL HOUSEHOLDS	4,927	58,702	246,099
2030 TOTAL HH ESTIMATE	4,897	59,098	248,155
2020-2025 HH GROWTH	0.0%	0.30%	0.50%
2025-2030 HH GROWTH	-0.10%	0.10%	0.20%

# LEASE COMPARABLES

## UNIVERSE CORPORATION

	ADDRESS	START DATE	SF LEASED/ AVAILABLE	NNN RENT	STATUS	CLASS	YEAR BUILT
	3333 FOERSTER ROAD BRIDGETON, MO 63044	-	63,100	\$9.95	-	A	1999
	12969 MANCHESTER ROAD DES PERES, MO 63131	APR 2024	49,183	\$13.75	LEASED	B	1968 REN 2006
	50 SOCCER PARK ROAD FENTON, MO 63026	DEC 2025	44,592	\$11.95	LEASED	A	2008
	4710 EARTH CITY EXPRESSWAY BRIDGETON, MO 63044	JAN 2024	48,566	\$9.95	LEASED	B	2000
	3655 PENNRIDGE DRIVE BRIDGETON, MO 63044	OCT 2023	30,849	\$9.50	LEASED	A	2023
	8610 PAGE AVENUE OVERLAND, MO 63114	-	66,537	\$12.00	FOR LEASE	B	1977 REN 2007
	1002 HANLEY INDUSTRIAL COURT BRENTWOOD, MO 63144	-	60,000	\$10.00	FOR LEASE	B	1965

# SALE COMPARABLES

## UNIVERSE CORPORATION

	ADDRESS	SALE DATE	SIZE	SALE PRICE	PSF	CLASS	YEAR BUILT
	3333 FOERSTER ROAD BRIDGETON, MO 63044	-	63,100	\$8,358,000	\$132.47	A	1999
	18777 US HIGHWAY 66 PACIFIC, MO 63069	JUL 2021	80,604	\$22,000,000	\$272.94	A	2019
	2295 HITZERT COURT FENTON, MO 63026	DEC 2023	30,000	\$5,950,000	\$198.33	A	2023
	1200 SUGAR CREEK SQUARE FENTON, MO 63026	SEP 2023	30,135	\$5,332,000	\$176.94	B	2015
	13910 ST CHARLES ROCK ROAD BRIDGETON, MO 63044	APR 2022	124,000	\$21,003,699	\$169.38	B	1996
	675 SPIRIT VALLEY CENTRAL DRIVE CHESTERFIELD, MO 63005	AUG 2024	36,000	\$5,500,000	\$152.78	A	2020
	527 TRADE CENTER BOULEVARD CHESTERFIELD, MO 63005	NOV 2022	40,300	\$6,000,000	\$148.88	B	2002

## DISCLAIMER

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