Investment Summary

1201 S Wade Blvd

Millville, New Jersey

66,900 Square Foot
Single Tenant Net Leased
Investment Opportunity

Colliers
Accelerating success.

Capital Markets Advisor:

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Offering **Procedure**

Owner Representatives will assess the qualifications of any party submitting a non-binding letter of intent in accordance with Seller's objectives. In making this assessment, consideration will be given to a number of factors, including, but not limited to, price, timing of closing, and the perceived ability of the investor to complete the transaction. Offers may be submitted at any point during the marketing process. A deadline for offers will be established at a later date. All submissions must be emailed. Offers should be submitted in the form of a non-binding letter of intent and should specify the following:

- Offering Price
- Study Period (if any)
- Earnest Money Deposit
- Contingencies (if any)
- Documentation of previously completed transactions
- References
- Sources of Funds (Equity and Debt)
- Consents and/or approvals needed (if any)
- Any other information having a direct bearing on the investor's ability to close the proposed transaction

Guided Property Tours

Property inspections will be made by appointment only and arranged through Colliers.

Exclusive Representation

Colliers is exclusively representing the Owner in this offering. All communications, requests, and other inquiries should be addressed to the Capital Markets Advisor as representative of the Owner. All Purchaser Representatives will be compensated by Purchaser.

Executive Summary

Colliers, as the exclusive advisor to the Owner, is pleased to present to qualified investors the opportunity to acquire 1201 S. Wade Boulevard, in Millville, New Jersey. The property is a newly constructed 66,900 square foot single-tenant NNN leased industrial facility. This attractive industrial investment opportunity has a ten-year lease term with three options and includes expansion acreage. The tenant has a long tenure in Millville and is consolidating three other properties into this facility. This property is an essential site for the tenant, which will use it for a significant portion of its northeast customers. 1201 S. Wade Boulevard represents an investment opportunity of new and securely-leased industrial manufacturing space.

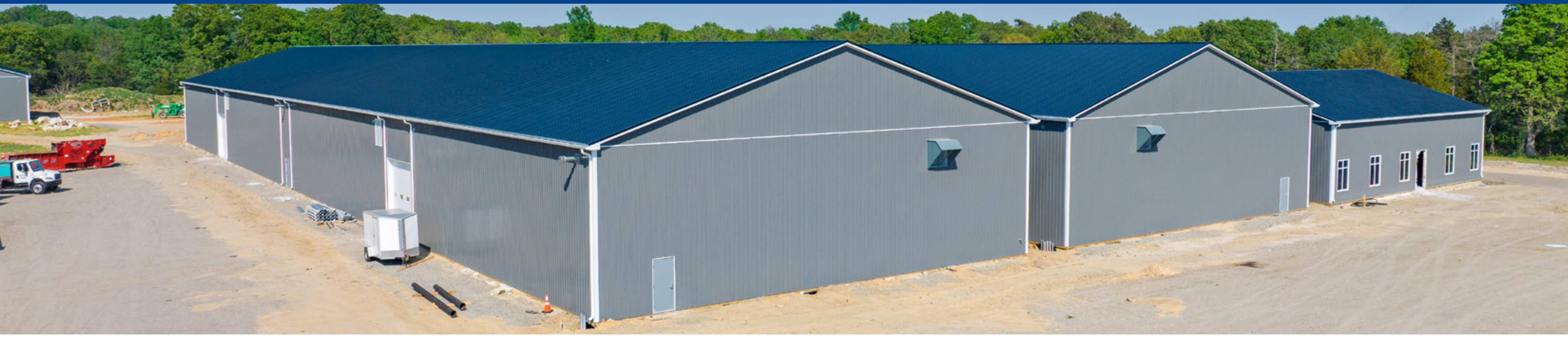
1201 S. Wade Boulevard is a 23’ clear height industrial Build-to-Suit warehouse and manufacturing property. The building has 15 platform docks and 4 drive-in doors. The tenant will be occupying the facility in the summer of 2026. The property is easily accessible from many major highways. It is 1.5 miles from the Route 55 interchange with East Main Street in Millville. It is 40 miles to Atlantic City.

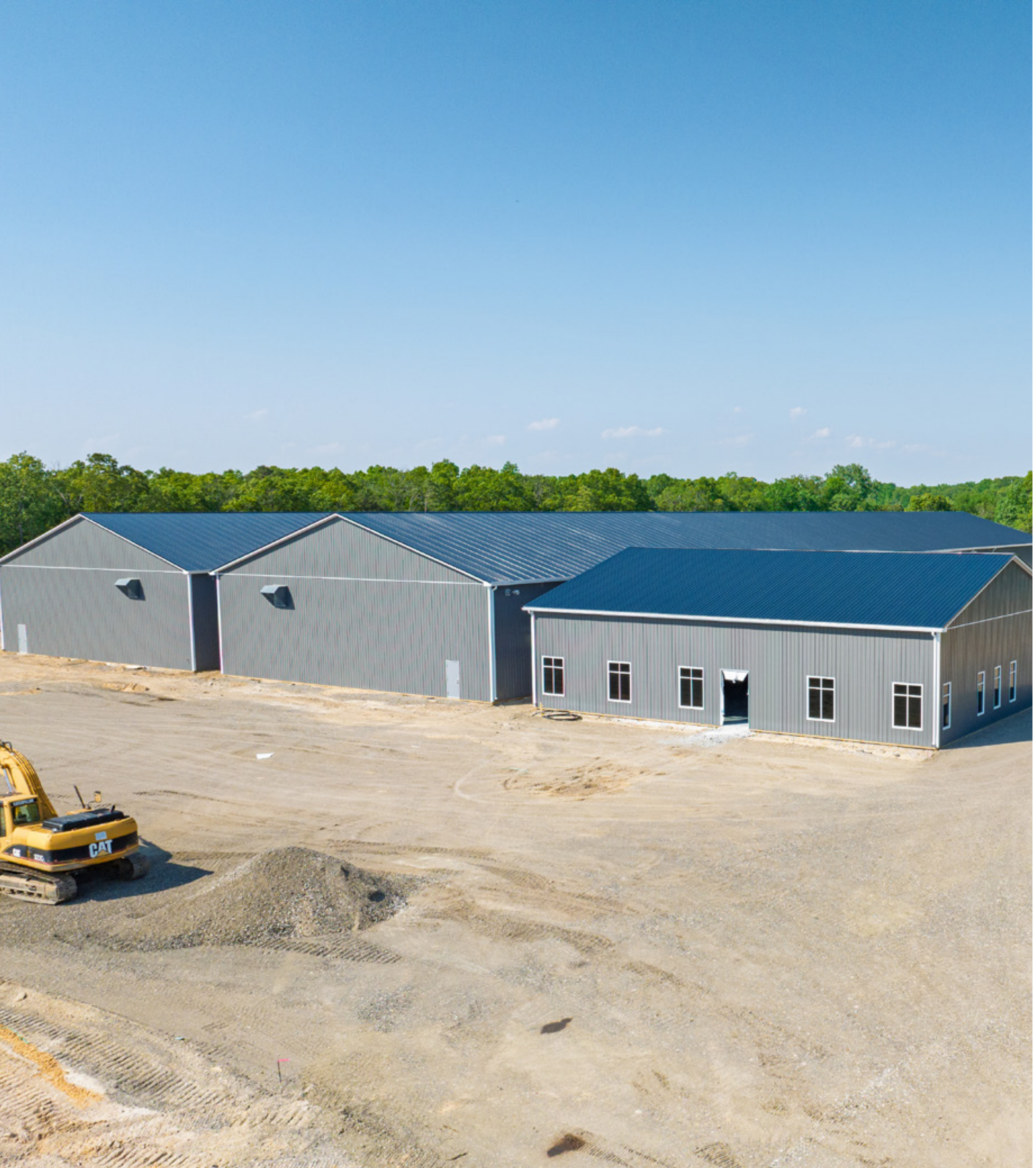
The regional Cumberland County industrial market has developed a pronounced shortfall of supply at its current 98% occupancy. With a prominent place in the region, the 9.4 million square foot Cumberland County industrial market has kept high occupancy over the recent term and is witnessing strongly increasing rental rates.

The tenant, Kamps, Inc., is the nation’s largest manufacturer and service provider for new and recycled pallets. They manage close to half a billion pallets annually through a network of company-owned manufacturing and recycling facilities. Kamps has over 400 locations in its national network, which includes over 50 asset-based manufacturing and recycling facilities and multiple company-owned sawmills. It is privately held by private equity firm Freeman Spogli & Co. and senior management. It has an estimated $1.2 billion in sales.

The 100% occupied and NNN leased, 66,900 square foot single-tenant building offers the opportunity to acquire a secure cashflow asset with excellent returns. This is due to the advantage of acquiring a new industrial warehouse/manufacturing asset in a solid location with increasing rents.

Offering Summary	
Address	1201 S. Wade Boulevard Millville, NJ 08332
Square Feet	66,900 Square Feet
Single Tenant	Kamps, Inc.
Lease Type	NNN for OPEX
Year Built	2026
Lease Expiration	10-years with options
% Office Finish	Approximately 7.5%

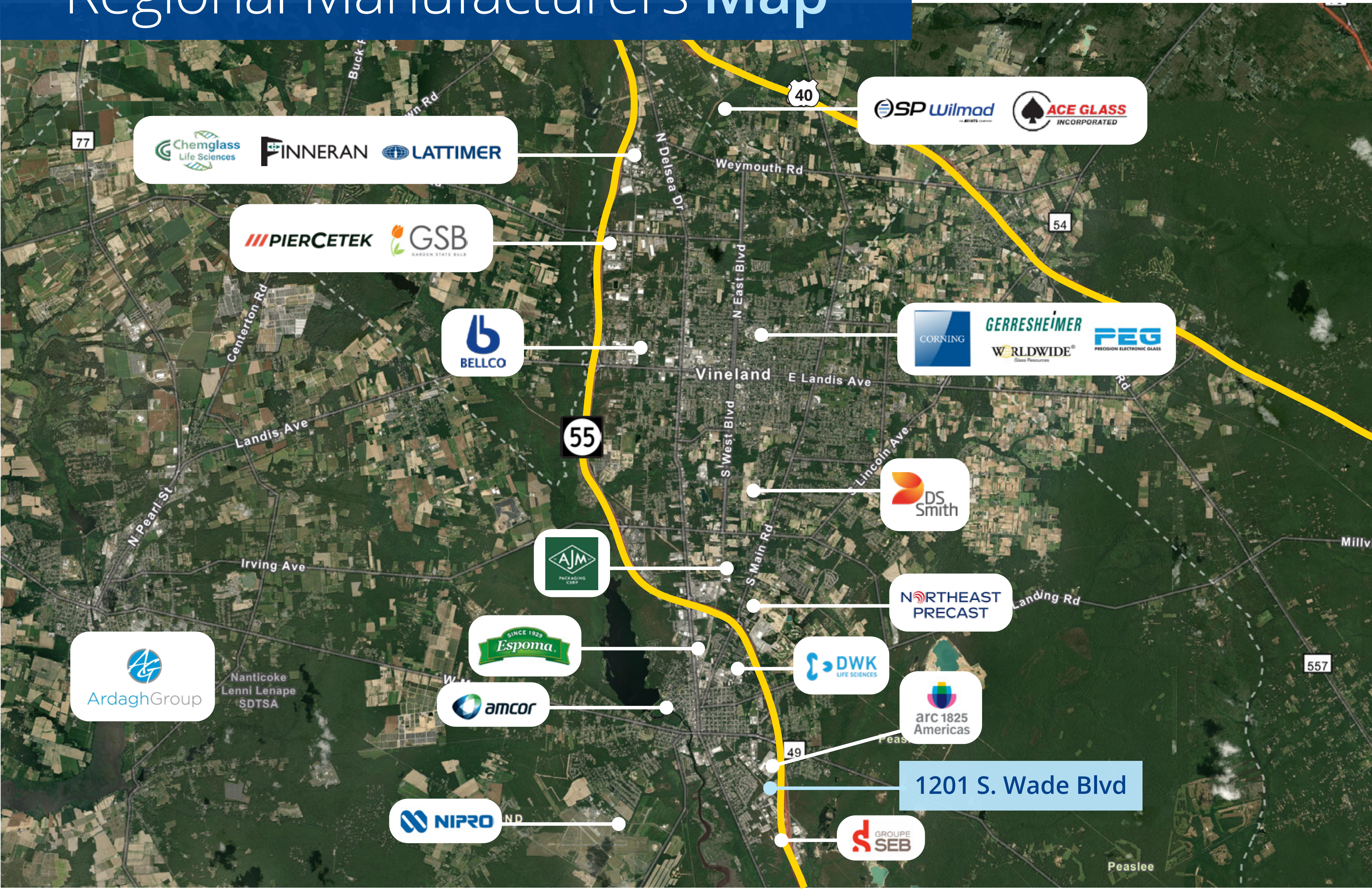




Investment **Highlights**

- Sticky Tenure – Tenant lease term is 10-years plus three 5-year options
- Site is a consolidation of three Kamps facilities - Tenant is spending over $2MM in bolt down costs
- Single-tenant occupancy – simplified asset management
- Predictable in-place cash flow – with a long ten-year remaining term
- A new build-to-suit facility that is adaptable for future use
- Limited Competitive Space - vacancy under 3%
- Subdividable – building easily divides for future multi-tenancy
- Dynamic Market – Rental rates and occupancy have surged
- Ability to Increase Cash Flow – Five scheduled rent increases

Regional Manufacturers **Map**



Property **Summary**

66,900

Square Feet

23'

Clear Height

15/6

Dock Doors/Drive-Ins

2026

Year Built

100%

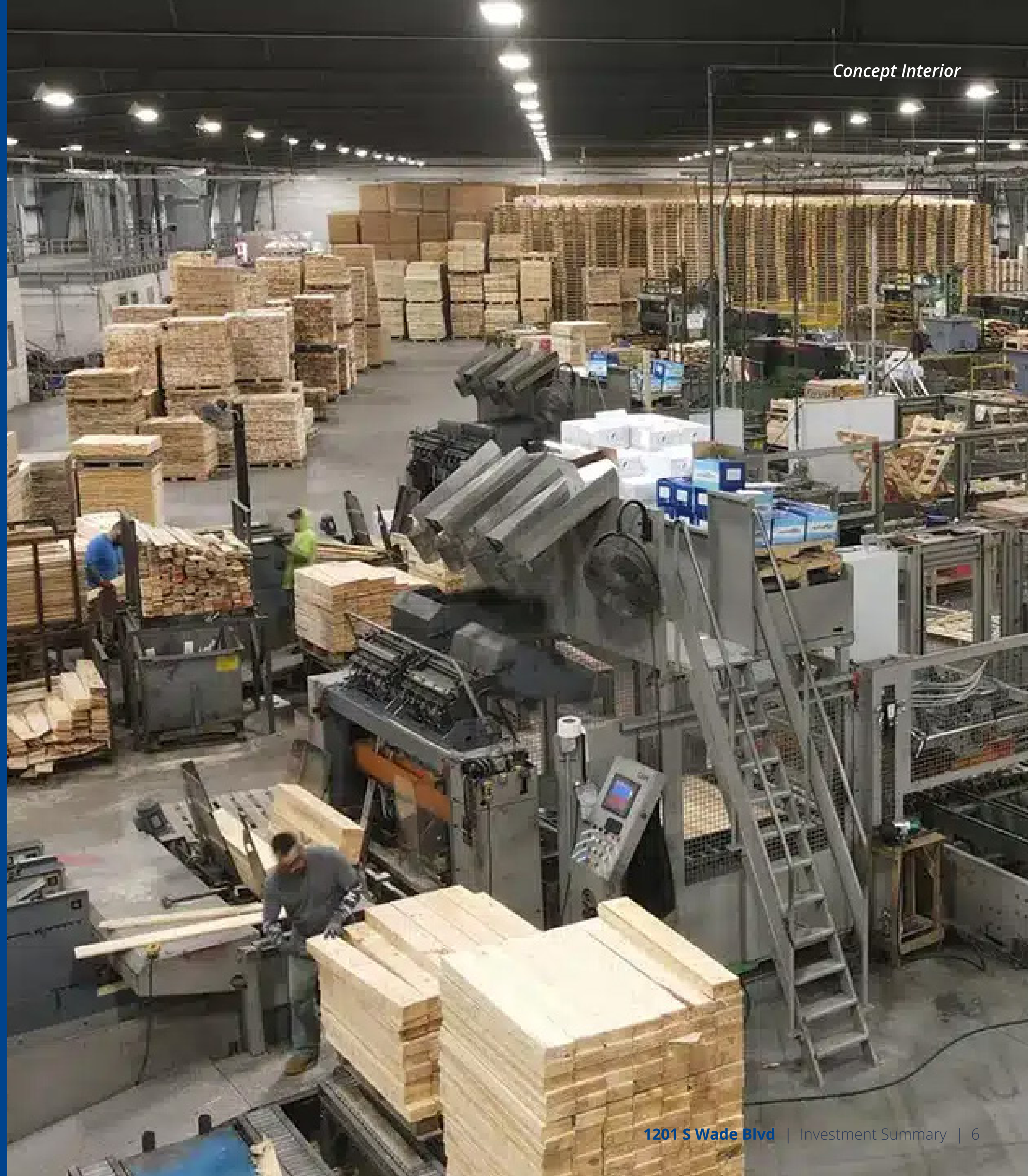
Occupancy

70

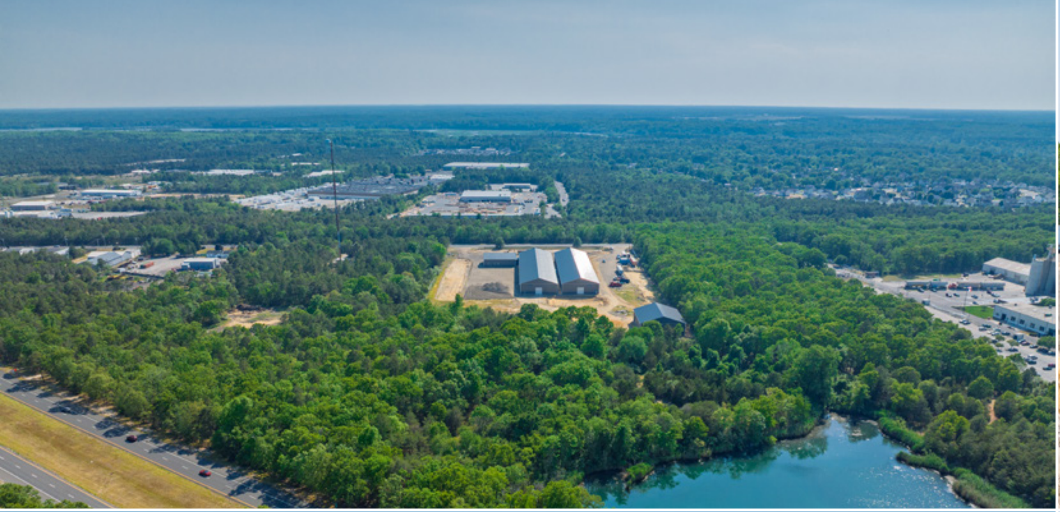
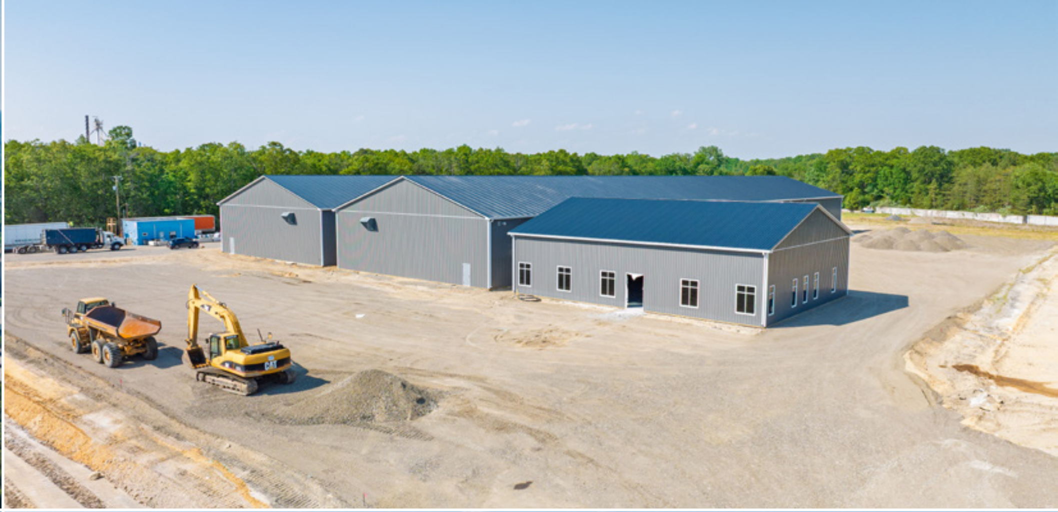
Car Spaces

3 Bays

Truck Maintenance Shop



Concept Interior

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