
FOR SALE

# United Precision Products

**25040 Van Born Road, Dearborn Heights, MI 48125**

savills


# Contents

# Executive summary

Savills is pleased to offer for sale a 14,976 square-foot single-tenant aerospace/precision manufacturing property located in Dearborn Heights, MI. The subject property is 100% occupied by United Precision Products Company, Inc. (UPP).

At the time of sale, United Precision will sign a 15-year lease. The lease will be on an Absolute NNN basis, whereby Landlord has zero responsibilities. The lease will contain 3% annual escalations.

United Precision is a Tier 1 precision aerospace components manufacturer with 70+ years of operating history. They manufacture high-quality, precision-made fasteners and related hardware, and specialty machined parts for the aerospace market, specifically for commercial/general aviation and defense end markets. Some notable clients include Rolls-Royce, Boeing, Raytheon, UTC Aerospace Systems, Gexpro, Pratt & Whitney Canada, Bell Flight, and Pattonair.

**Investment Highlights**

1. Longtime Historical Occupancy: United Precision has been operating at this site for over 70 years
2. Inflation Hedging & NOI Growth: 3% annual bumps taking effect upon Lease Commencement
3. Strong traffic counts over 24,000 vehicles per day
4. Densely populated area with over 101,000 residents within a 3-mile radius of subject property
5. Six (6) drive-ins and ample parking (1.34/1,000 sq ft)
6. Healthy rent-to-revenue ratio (speak with brokerage team for additional information)
7. Only 5 miles from Detroit Metro International Airport (DTW)
8. Wayne County industrial vacancy rate of 5.0% is well below the national average (7.5%) with consistent YoY rent growth
9. Recent heavy Tenant investment into operating equipment

25040 Van Born Rd, Dearborn Heights, MI 48125

$2,658,462

14,976 SF

0.72 AC


# Financial overview

# Net operating income

| PRICE | PRICE / SF | CAP RATE | RENTABLE SF |
|---|---|---|---|
| $2,658,462 | $230 | 8.45% | 14,976 |

| | Year One NOI 6/2026 - 5/2027 | Monthly | Per SF |
|---|---|---|---|
| Total Base Rent | $224,640.00 | $18,720.00 | $15.00 |
| Scheduled Base Rental Revenue | $224,640.00 | $18,720.00 | $15.00 |
| Expense Reimbursement Revenue | | | |
| Real Estate Taxes | $0.00 | $0.00 | $0.00 |
| Insurance | $0.00 | $0.00 | $0.00 |
| Common Area Maintenance & Repairs | $0.00 | $0.00 | $0.00 |
| Total Expense Reimbursement Revenue | $0.00 | $0.00 | $0.00 |
| Gross Potential Income | $224,640.00 | $18,720.00 | $15.00 |
| Effective Gross Income | $224,640.00 | $18,720.00 | $15.00 |
| Operating Expense Estimates | | | |
| Real Estate Taxes | $0.00 | $0.00 | $0.00 |
| Insurance | $0.00 | $0.00 | $0.00 |
| Common Area Maintenance & Repairs | $0.00 | $0.00 | $0.00 |
| Total Common Area Expenses | $0.00 | $0.00 | $0.00 |
| Total Expenses | $0.00 | $0.00 | $0.00 |
| **Net Operating Income** | **$224,640.00** | **$18,720.00** | **$15.00** |

# Cash flow schedule

| | | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
|---|---|---|---|---|---|---|
| **Sales Price** | | $2,658,462 | $2,658,462 | $2,658,462 | $2,658,462 | $2,658,462 |
| **Down Payment** | 30% | $797,538 | $797,538 | $797,538 | $797,538 | $797,538 |
| **Loan Amount** | | $1,860,923 | $1,860,923 | $1,860,923 | $1,860,923 | $1,860,923 |
| **Interest Rate** | | 5.75% | 5.75% | 5.75% | 5.75% | 5.75% |
| **Amortization** | | 25 | 25 | 25 | 25 | 25 |
| **Net Operating Income** | | $224,640 | $231,379 | $238,321 | $245,470 | $252,834 |
| **Cash Flow Analysis** | | | | | | |
| **Proposed Annual Debt Service** | | ($140,486) | ($140,486) | ($140,486) | ($140,486) | ($140,486) |
| **Debt Coverage Ratio** | | 1.60 | 1.65 | 1.70 | 1.75 | 1.80 |
| **Net Cash Flow After Debt Service** | | $84,154 | $90,893 | $97,834 | $104,984 | $112,348 |
| **Year One Cash on Cash Return** | | 10.55% | 11.40% | 12.27% | 13.16% | 14.09% |
| **CAP Rate** | | **8.45%** | **8.70%** | **8.96%** | **9.23%** | **9.51%** |
| **Price per Square Foot** | | $178 | $178 | $178 | $178 | $178 |

# Lease abstract

| United Precision Products Company - Dearborn Heights, MI | |
|---|---|
| Tenant | United Precision Products Company |
| Size | 14,976 |
| Lease Type | Absolute NNN |
| Start Date | Upon sale |
| Year One Rent | $224,640 |
| Initial Lease Term | 15 |
| Lease Term Remaining | 15 |
| Escalations | 3.0% annual |
| Renewal Options | Three 5-year options |
| Option to Purchase | Tenant shall have an option to purchase building at Fair Market Value after 5 years |
| Right of First Refusal | Yes, 20 days from Tenant's receipt of LOI |
| **Operating Expenses** | |
| Taxes | Tenant shall pay for all real estate taxes |
| Insurance | Tenant shall pay for all insurance premiums associated with the property |
| CAM | Tenant shall pay for all Common Area Maintenance |
| Utilities | Tenant shall pay for its use of utilities |
| Landlord Responsibilities | None |
| Assignment and Sublease | Tenant may not assign or sublet the premises without the prior written consent of Landlord, which shall not be unreasonable withheld |

# Location summary

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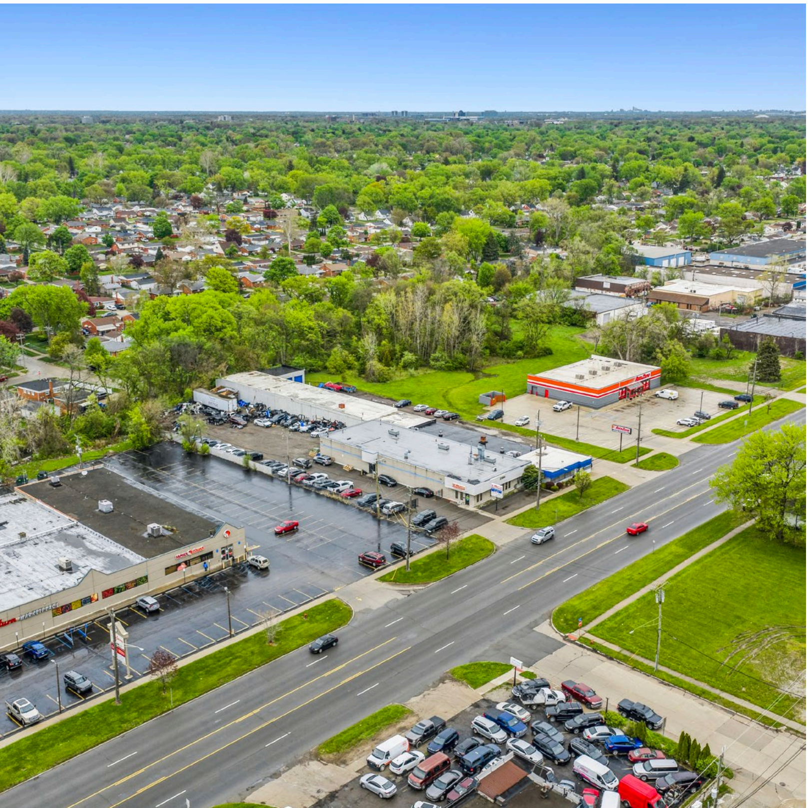
Located on the busy Van Born Rd, the subject property sees over 24,000 vehicles per day. United Precision is located in Wayne County, a manufacturing-dependent submarket with a low 5.0% average vacancy across all industrial (nat'l average: 7.5%). The subject property is located between a highly trafficked AutoZone and Family Dollar. The subject property is strategically situated about 2,000 feet from the I-94 exit, which sees over 140,000 vehicles per day, easing supply requirements for Tenant's operation.

**HIGHLIGHTS**

- Located on a main thoroughfare (Van Born Rd) with over 24,000 vehicles per day
- 2,000 feet from I-94 exit (140,000+ vehicles per day)
- High commerce/foot trafficked corridor with AutoZone, Family Dollar, ALDI, Walgreens, Wendy's Sherwin-Williams, CVS, all located within 2,000 feet of subject property
- Part of the Detroit Metropolitan area, 14th largest MSA in country, with over 4.4 million residents
- 5 miles from Detroit Metro International Airport (DTW)

# Location map

Dearborn Heights, MI




UNITED
PRECISION
PRODUCTS CO


AutoZone


# Tenant summary

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## United Precision Products Co., Inc. (UPP)

United Precision Products Co., Inc. (UPP) is a Michigan-based precision manufacturer with over 70 years of operating history specializing in high-quality fasteners, related hardware, and specialty machined parts for the aerospace market. The company serves commercial and general aviation, defense, and OEM customers, with an established blue-chip customer base that includes Rolls-Royce, Boeing, Raytheon, UTC Aerospace Systems, Gexpro, Pratt & Whitney Canada, Bell Flight, and Pattonair.

UPP manufactures from a broad range of materials including conventional steels, super alloys, and corrosion-resistant and nickel-based exotic alloys. The company operates under a cellular manufacturing model and has embraced Kaizen continuous improvement methodology since 1996, enabling production flexibility, cost efficiency, and consistent quality throughput. UPP holds ITAR registration and QSLM certification, reflecting its compliance with aerospace-grade quality and regulatory standards.

# Disclaimer

Savills Inc., representative of the Seller, is solely authorized to present this property investment offering (the "Offering"). This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of (the "Property").

Prior to submitting an offer to purchase the Property, interested parties should perform and rely upon their own investigations, analyses, estimates and projections and otherwise satisfy any concerns regarding material aspects of the proposed transaction including, but not limited to legal, municipal, environmental, operational, seismic, financial and physical issues, and all other matters affecting or pertaining to the Property. The Seller will be offering the Property including all appurtenances and tenant improvements, solely on an "As-Is, With-All-Fault" basis, without any representations or warranties. No person is authorized to make any representations or warranties on behalf of the Seller regarding the Property. Any and all information regarding the Property provided to any interested party by the Seller or Savills Inc., including all information contained in the Offering, is provided without any representation or assurance express or implied, regarding the accuracy, completeness or current status of applicability of such information. Each interested party is expected to undertake such reviews and investigations and make such inquiries as such party may believe to be necessary, appropriate or advisable for the purpose of forming a decision to make an offer to acquire the Property.

The Owner expressly reserves the right, as its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with an entity at any time with or without notice which many arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

The material contained herein is confidential and is presented strictly as information for the exclusive use of the prospective purchaser. Receipt and review of this Offering by the prospective purchaser constitutes an agreement not to divulge, share or distribute the information to any other party, except the prospective purchaser's legal counsel and financial advisors, without the prior specific written authorization of the Seller or Savills Inc. Each prospective purchaser shall also agree to and comply with the provisions of the confidentiality agreement executed by such prospective purchaser prior to receipt of this Offering.

This Offering is submitted subject to errors, changes, omissions, changes in price, market and other conditions. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that prospective purchasers may desire. It should be noted that any and all market analyses, estimates, and projections contained in this Offering are provided for general reference purposes only and are based on assumptions related to the general economy, competitions, real estate market trends, and other factors beyond the control of the Seller or Savills Inc.

Such analyses, estimates and projections are therefore subject to material variation, and my not be consistent with the views or assumptions held by other professionals.

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