



OFFERING

- Seven (7), single tenant investment properties throughout the St. Louis Metropolitan area, leased on a triple-net basis
- National Credit Tenancy: All properties are leased to Genuine Parts Company, a national credit tenant, of which Napa Auto Parts is a division
- Properties include industrial, service-center, and office-warehouse properties
- All properties are available as a package but individual sales may be considered

TENANT INFORMATION:



Tenant Background: Napa Auto Parts, established in 1925, operates more than 5,950 stores nationwide as a division of Genuine Parts Company (NYSE: GPC). GPC is a publicly traded, investment-grade-rated S&P 500 company with roughly \$23 billion in annual revenue, more than 10,800 locations across 17 countries, and a record of consecutive dividend increases spanning over 60 years.

CONTACT

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SAVOY PROPERTIES

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SAVOYPROPERTIES.COM

The information above has been obtained from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



11652 Fairgrove Industrial Blvd
Maryland Heights, MO 63043

- Building Size: 31,450 SF
- Lot Size: 1.41 acres
- Clear Height: 18'
- Loading: Six (6) loading docks
- Lease Expiration: May 31, 2031



11688 Fairgrove Industrial Blvd
Maryland Heights, MO 63043

- Building Size: 31,450 SF
- Lot Size: 1.53 acres
- Clear Height: 19'
- Loading: 5 docks + 1 ramped drive-in door
- Lease Expiration: May 31, 2031



427 E Wabash
O'Fallon, MO 63366

- Building Size: 5,050 SF
- Lot Size: 0.32 acres
- Clear Height: 13'-14'
- Loading: One (1) drive-in door
- Configuration: Primarily warehouse
- Lease Expiration: May 31, 2029



2150 N Waterford Dr
Florissant, MO 63033

- Building Size: 5,700 SF
- Lot Size: 0.36 acres
- Clear Height: 13'-14'
- Loading: One (1) overhead door
- Configuration: 20% office-showroom/80% warehouse
- Lease Expiration: May 31, 2029

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1825A Lemay Ferry Rd
St. Louis, MO 63125

- Building Size: 13,090 SF
- Lot Size: 1.39 acres
- Additional: Lower-level space
- Lease Expiration: May 31, 2029



2512 Nameoki Rd
Granite City, IL 62040

- Building Size: 5,395 SF
- Lot Size: 0.24 acres
- Clear Height: 9'-12'
- Lease Expiration: May 31, 2029



201 E 4th Street
Waterloo, IL 62298

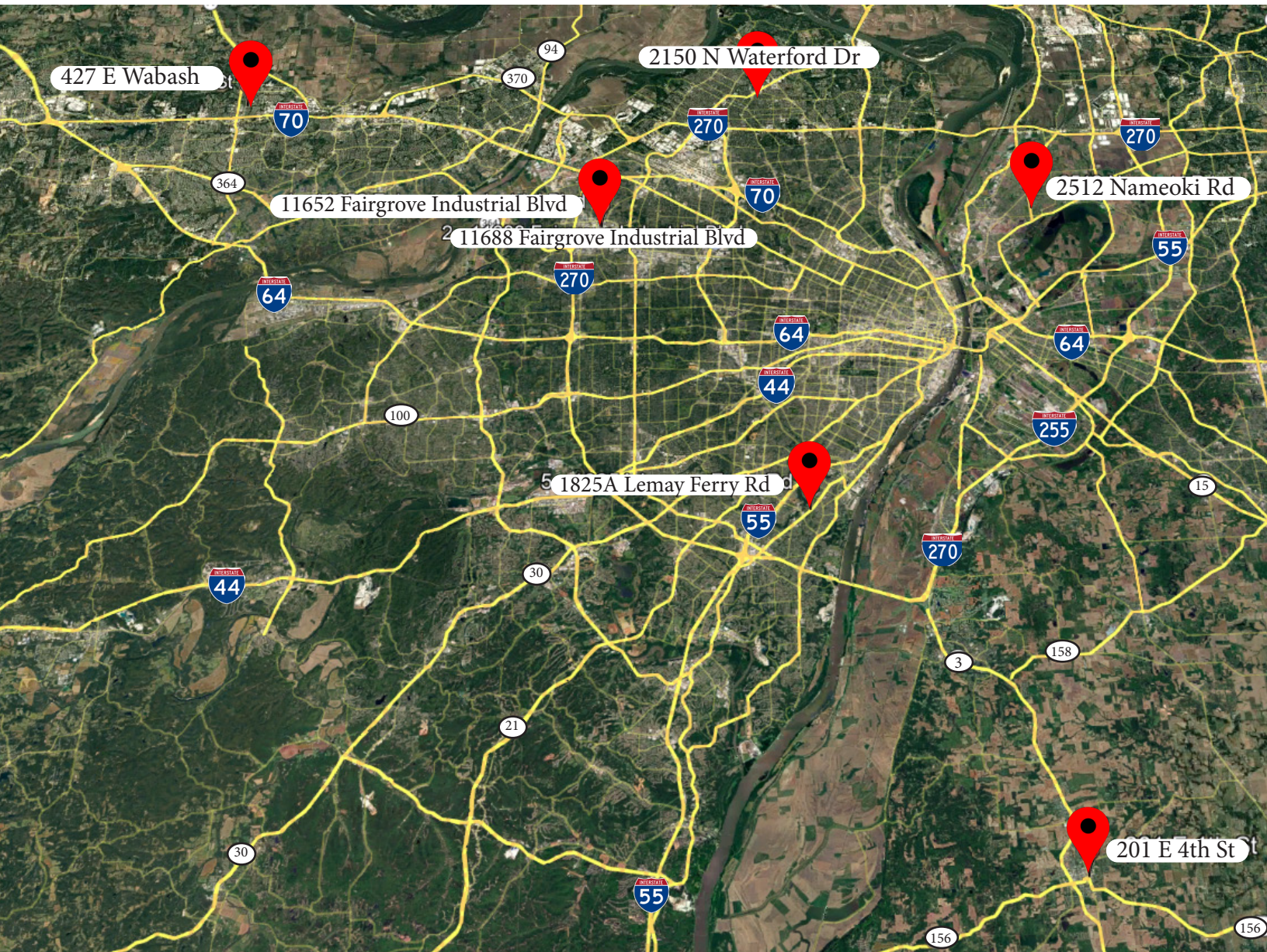
- Building Size: 5,586 SF
- Lot Size: 0.20 acres
- Clear Height: 9'-12'
- Lease Expiration: May 31, 2029
- Includes adjacent residential property at 207 E 4th Street

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ST. LOUIS INDUSTRIAL MARKET INFORMATION:

Market Fundamentals: The Saint Louis industrial occupancy rate is consistently strong and outperforms the national average. For the first time in more than a decade, Saint Louis rent growth has eclipsed the national average, doubling the rate of most markets at 4.2%.

“St. Louis appears more insulated from economic pressures than other logistics-heavy markets, with stable demand and disciplined development helping to preserve market balance.” -CoStar- 2026 Industrial Market Report

St. Louis Metro Area: Saint Louis is near the geographic center of the United States, within 500 miles of one-third of the U.S. population. Approximately 2.8 million people live in the metro area, which encompasses counties in both Missouri and Illinois. The economy of Saint Louis is diverse and home to a number of Fortune 500 companies, including Anheuser Bush, Enterprise Holdings (world’s largest rental car operator), Edward Jones, Centene, Emerson Electric, Post Holdings (food businesses), and Graybar Electric, among others.

In addition to the Gateway Arch, Saint Louis boasts world class museums, a nationally ranked zoo, and one of the largest urban central parks in the country. Saint Louis features two nationally renowned universities: Washington University and St. Louis University. It is also the host of three major professional sports teams: the Saint Louis Cardinals (Major League Baseball), the Saint Louis Blues (National Hockey League), and St. Louis City SC (Major League Soccer).