



GLA +/- 154,080 SF | LOT SIZE: +/- 10.28 ACRES

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THE DISALVO GROUP

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EXCLUSIVELY LISTED BY

Joseph DiSalvo

Senior Managing Director Investments

Senior Director - National Office and
Industrial Properties Group,
National Healthcare Group

Indianapolis Office

License: IN: RB14051407

Office: (317) 218-5334

Cell: (317) 410-8788

Joseph.DiSalvo@MarcusMillichap.com

Forest Bender

Managing Director Investments

Director - National Office and Industrial
Properties Group

Indianapolis Office

License: IN: RB14049223

Office: (317) 218-5346

Cell: (765) 748-6570

Forest.Bender@MarcusMillichap.com

BOR: Steven Weinstock | Chicago Oak Brook | License: 471.011175

BOR: Julia Evinger | Indianapolis, IN | License: RB14040143

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TABLE OF CONTENTS

1	INVESTMENT OVERVIEW	PG. 5
	Investment Summary	
	Property Overview	
	Local Aerial Map	
2	FINANCIAL ANALYSIS	PG. 16
	Offering Highlights	
	Operating Statement	
	Tenant Summary	
3	MARKET OVERVIEW	PG. 20
	Market Analysis	
	Demographic Analysis	

INVESTMENT OVERVIEW

SECTION 1



RARE SINGLE-TENANT NET LEASE INDUSTRIAL PORTFOLIO – 3 BUILDINGS

Three-Building Industrial Portfolio - Indiana & Illinois

800 Growth Pkwy, Angola, IN 46703 | 914 Wohlert St, Angola, IN 46703 | 802 E. 11th St, Rock Falls, IL 61071

3 BUILDINGS 2 STATES	7 YRS LEASE TERM REMAINING	20+ YEARS AT THESE LOCATIONS	STNL SINGLE-TENANT ABSOLUTE NET LEASE	INTL. CREDIT TENANT
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PORTFOLIO OVERVIEW

- Rare three-building, single-tenant absolute net lease (STNL) industrial portfolio – two properties fully occupied by a single international credit tenant
- across two states
- 7 years of lease term remaining across all three buildings, providing an investor with an exceptional long-duration, passive income stream from day one
- 20+ year operating history at these specific locations
- Geographically diversified across Angola, Indiana (two buildings) and Rock Falls, Illinois – two proven Midwest industrial submarkets with strong manufacturing fundamentals
- Offered as a portfolio – a turn-key, fully occupied multi-building industrial acquisition with no lease-up risk and no near-term rollover exposure



INVESTMENT HIGHLIGHTS & VALUE PROPOSITION

- Institutional-quality, passive income stream – 7 years of lease term remaining across three buildings eliminates management complexity, leasing risk, and near-term rollover exposure
- Backed by an international parent (Samuel, Son & Co.) with a 170-year operating history and a continent-wide manufacturing and distribution platform
- Midwest industrial corridor positioning offers access to major freight networks, population centers, and a deep skilled labor pool at below-coastal operating costs
- Strong industrial real estate fundamentals in both markets – limited new supply and sustained manufacturing demand support long-term occupancy and rent growth
- Ideal for 1031 exchange buyers, net lease investors, or institutional capital seeking durable, credit-backed cash flow in the industrial sector

TENANT PROFILE - INTERNATIONAL CREDIT OPERATOR

Samuel Metal Spinners

A division of Samuel, Son & Co., Limited — Mississauga, Ontario, Canada | Founded 1855

- Samuel, Son & Co. is a Canadian multinational and one of North America's largest integrated metal processors, manufacturers, and distributors — a family-owned enterprise with 5,200+ employees across 100+ facilities throughout North America
- Samuel Metal Spinners is a leading precision metal-forming company specializing in metal spinning, hydroforming, and deep drawing for the air handling, energy, agriculture, aerospace, and automotive industries
- Samuel acquired Metal Spinners Holdings in 2018 to accelerate its aerospace growth strategy — affirming the long-term strategic value of these Indiana and Illinois production facilities
- Serves major aerospace and industrial OEMs globally; recognized as a market leader with a blue-chip, multinational customer base
- Tenant's 20+ year presence at these locations, combined with 7 years of lease term remaining, reflects a level of operational commitment that is exceptionally rare in the net lease industrial market
- Continued investment in CNC automatic lathes and advanced laser technology at these facilities signals sustained, long-term operational commitment



ANGOLA, IN – MARKET & LOCATION HIGHLIGHTS

800 Growth Pkwy & 914 Wohler St | Fort Wayne–Huntington–Auburn CSA

- Angola is situated approximately 45 minutes north of Fort Wayne, IN — Indiana's second-largest city and anchor of a Combined Statistical Area with over 645,000 residents
- Angola is a designated Micropolitan Statistical Area within the Fort Wayne CSA, offering lower-cost industrial real estate with direct access to major-market labor and logistics infrastructure
- Direct access to I-69, a primary north-south freight corridor connecting Indianapolis to the Michigan state line — critical for Samuel's multi-regional distribution and supply chain network
- Steuben County's manufacturing-driven economy mirrors the tenant's operational profile; major area employers include Autoform Tool & Mfg and Vestil Manufacturing
- Trine University and Purdue Fort Wayne support a skilled technical and engineering workforce pipeline serving the broader northeast Indiana industrial base
- Available IEDC incentives including tax credits, grants, and customized training programs further reduce tenant operating costs and reinforce long-term occupancy



ROCK FALLS, IL – MARKET & LOCATION HIGHLIGHTS

802 E. 11th St | I-88 / Ronald Reagan Memorial Tollway Corridor

- Centrally positioned between the Quad Cities MSA (~55 miles southwest, 467,000+ population) and the Rockford MSA (~70 miles northeast, 349,000+ population) — two of northern Illinois' largest industrial hubs
- Direct access to I-88 (Chicago–Kansas City Expressway) via two interchanges — connecting to Chicago's western suburbs in ~1 hour and downtown Chicago in ~2 hours
- Situated at the intersection of US Route 30 and IL Route 40, key arterial corridors supporting regional manufacturing and freight movement
- Whiteside County Enterprise Zone provides significant industrial incentives including tax credits, exemptions, and development grants supporting tenant operations and investor value
- Whiteside County Airport (6,500 ft. runway) located less than ½ mile from I-88 — providing air freight access and executive travel convenience
- Rock Falls' municipal electric utility holds a Platinum RP3 rating — the highest-ranked municipal electric system in Illinois — a meaningful cost and reliability advantage for energy-intensive industrial manufacturing



METAL SPINNERS

📍 800 Growth Pkwy Angola, IN. 46703

YEAR BUILT

1997

YEAR RENOVATED

2024 - Roof Repairs

TOPOGRAPHY

Flat

FOUNDATION

Concrete slab on grade

STRUCTURAL FRAME

Steel frame

EXTERIOR WALLS

Steel panels

ROOF

Standing seam with steel panels

HVAC

Office -fully conditioned
Warehouse - heated only

FIRE PROTECTION

Sprinkler system

DOCKS

The northwest corner of the building has one interior loading dock and one exterior loading dock.

BUILDING HEIGHT

The eave height is 24.5' and the peak height is 28'.

01

NUMBER OF UNITS



01

NUMBER OF BUILDINGS



01

NUMBER OF STORIES



50,000 SF

GROSS LEASEABLE AREA

5.23 ACRES

ACRES +/-



PROPERTY TYPE

Industrial Manufacturing



PARKING

Surface spaces available



APN

76-06-15-000-001.050-012



ZONING

I2, Moderate Intensity Industrial



HIGHWAY ACCESS

I-69 | US-20



AIRPORT

57 Minutes to Fort Wayne International Airport



WOHLERT STREET 914

 914 Wohlert St. Angola, IN. 46703

YEAR BUILT	1971
YEAR RENOVATED	2024 - Roof Repairs
<hr/>	
TOPOGRAPHY	Flat
FOUNDATION	Concrete slab on grade
STRUCTURAL FRAME	Steel frame
EXTERIOR WALLS	Steel panels
ROOF	Standing seam with steel panels

HVAC	Office -fully conditioned Warehouse - heated only
BUILDING HEIGHT	9,600 sf of the warehouse has an eave height of 21' and a peak height of 25' The remainder of the warehouse has an eave height of 16' and a peak height of 21'

01
NUMBER OF UNITS



01
NUMBER OF BUILDINGS



01
NUMBER OF STORIES



52,080 SF
GROSS LEASEABLE AREA

2.78 ACRES
ACRES +/-



PROPERTY TYPE
Industrial Warehouse



PARKING
Surface spaces available



APN
76-06-23-310-208.000-012



ZONING
I2, Moderate Intensity Industrial



HIGHWAY ACCESS
I-69 | US-20



AIRPORT
56 Minutes to Fort Wayne International Airport



📍 914 Wohlert St. Angola, IN. 46703

802 INDUSTRIAL PARK ROAD

📍 802 Industrial Park Rd. Rock Falls, IL. 61071



802 E. 11th STREET

 802 E. 11th St. Rock Falls, IL. 61071

Tenant is dark and not currently operating at this location.

YEAR BUILT	Between 1970-1988
YEAR RENOVATED	2024 - Roof Repairs
TOPOGRAPHY	Flat
FOUNDATION	Poured concrete slab
STRUCTURAL FRAME	Steel
EXTERIOR WALLS	Metal panel walls in warehouse, concrete in office
ROOF	Rubber membrane
CLEAR HEIGHT	16'
DOCK DOORS	Five (5)
CRANEWAY	One - 40ft.
HVAC	Office - roof central mounted Manufacturing Plant - gas fired unit heaters
FIRE PROTECTION	Wet Sprinkler System

01
NUMBER OF UNITS

 **01**
NUMBER OF BUILDINGS

 **01**
NUMBER OF STORIES



52,000 SF
GROSS LEASEABLE AREA

2.26 ACRES
ACRES +/-



PROPERTY TYPE
Industrial Warehouse



PARKING
Asphalt
36 Free Surface Spaces Available
Ratio of 0.69/1,000 SF



APN
1134202001



ZONING
M-2, General Industrial District



HIGHWAY ACCESS
US-30 | I-88



AIRPORT
~109 miles to Chicago O'Hare International Airport

FINANCIAL ANALYSIS

SECTION 2



SAMUEL METAL SPINNERS

800 Growth Pkwy & 914 Wohlert St. Angola, IN. 46703 |
802 Industrial Park Rd. Rock Falls, IL. 61071

\$5,300,000

OFFERING PRICE

8.31%

CAP RATE



154,080 SF

GROSS LEASEABLE AREA



10.28 ACRES

LOT SIZE



\$34.40

PRICE/SF



\$440,583

NOI



100%

OFFERING HIGHLIGHTS

SAMUEL METAL SPINNERS



800 Growth Pkwy & 914 Wohlert St. Angola, IN. 46703 | 802 Industrial Park Rd. Rock Falls, IL. 61071

LEASE SUMMARY

LEASE TYPE	Absolute Net
TENANT SINCE	September 2005
LEASE EXPIRATION DATE	August 2033
LEASE TERM REMAINING	Seven (7) Years
TAXES, CAM & INSURANCE	Tenant reimburses taxes and insurance, pays everything else direct.
OWNER'S OBLIGATIONS	None.

COMMENTS:

For the Rock Falls location, the tenant is dark and not currently operating at that location.

LEASE YEAR	BASE RENT PER MONTH	BASE RENT SF/ MONTH	BASE RENT PER YEAR	BASE RENT SF/ YEAR	RENT ESCALATION
Sep-2025	\$35,819.76	\$0.23 SF	\$429,837.12	\$2.79 SF	2.50%
Sep-2026	\$36,715.25	\$0.24 SF	\$440,583.00	\$2.86 SF	2.50%
Sep-2027	\$37,633.14	\$0.24 SF	\$451,597.68	\$2.93 SF	2.50%
Sep-2028	\$38,573.96	\$0.25 SF	\$462,887.52	\$3.00 SF	2.50%
Sep-2029	\$39,538.31	\$0.26 SF	\$474,459.72	\$3.08 SF	2.50%
Sep-2030	\$40,526.77	\$0.26 SF	\$486,321.24	\$3.16 SF	2.50%
Sep-2031	\$41,539.94	\$0.27 SF	\$498,479.28	\$3.24 SF	2.50%
Sep-2032	\$42,578.44	\$0.28 SF	\$510,941.28	\$3.32 SF	2.50%

MARKET OVERVIEW

SECTION 3



FORT WAYNE

INDIANA

The Fort Wayne metro is situated in Northeastern Indiana, with Ohio serving as the eastern border and roughly 125 miles northeast of Indianapolis. The market consists of Allen, Wells and Whitley counties. Approximately 85 percent of the metro's population resides in Allen County, including 266,000 people living in Fort Wayne.



The city's downtown is a target for revitalization, as two mixed-use developments near the St. Marys River and the redevelopment of a former General Electric are expected to bring over 1 million square feet of retail space into a revived downtown



THRIVING MEDICAL INDUSTRY

Northeast Indiana has one of the highest concentrations of orthopedic jobs globally, supported by graduates from nearby research universities.



AUTOMOTIVE INDUSTRIAL BASE

Multiple suppliers serving the nearby General Motors (GM) plant provide a cluster of transportation-related manufacturers.

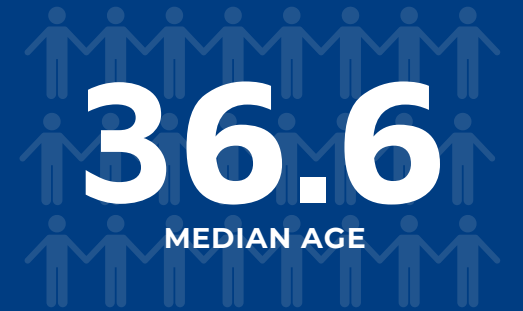


TRANSIT NETWORK

An extensive transportation network across the metro supports notable food packaging industries, including corn, soybeans and ice cream



POPULATION
455K



36.6
MEDIAN AGE



HOUSEHOLDS
180K
3.2%
GROWTH 2023-2028*



MEDIAN HOUSEHOLD INCOME
\$62,000

U.S.
MEDIAN
\$68,500



ECONOMY

- Boosted by Lincoln Financial, the metro is home to numerous insurance companies. This includes MedPro Group and Brotherhood Mutual, which are both headquartered in the market.
- More than 25,000 employees work in the auto industry at companies that include GM, Dana Incorporated and Michelin/BF Goodrich.
- Access to nearby major markets and the FedEx hub in Indianapolis motivated BAE Systems, General Mills and Walmart to invest in logistics infrastructure near Fort Wayne International Airport.
- Regional health care networks provide more than 12,000 jobs, primarily at Parkview Health Systems and Lutheran Health Network.

DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES	10 MILES
2030 PROJECTION	4,518	12,813	17,574	35,327
2025 ESTIMATE	4,499	12,696	17,380	34,922
2020 CENSUS	4,436	12,437	17,027	34,278
2010 CENSUS	4,316	11,651	16,259	33,873
2024 DAYTIME POPULATION	6,389	18,994	22,470	36,511

HOUSEHOLD	1 MILE	3 MILES	5 MILES	10 MILES
2030 PROJECTION	1,979	4,907	6,980	14,442
2025 ESTIMATE	1,941	4,814	6,845	14,170
2020 CENSUS	1,869	4,635	6,586	13,642
2010 CENSUS	1,741	4,326	6,238	13,268

HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES	10 MILES
AVERAGE HOUSEHOLD INCOME	\$73,459	\$87,579	\$91,782	\$94,572
MEDIAN HOUSEHOLD INCOME	\$58,637	\$70,726	\$75,780	\$79,358
PER CAPITA INCOME	\$31,722	\$34,528	\$36,901	\$38,993

CHICAGO

ILLINOIS

Chicago-Naperville-Elgin is one of the largest metros in the nation. The Chicagoland area is bounded to the east by Lake Michigan, expands over a 5,000-square-mile region in northeastern Illinois and extends into Wisconsin and Indiana. The metro houses 9.6 million people and comprises 14 counties.

The city of Chicago contains 2.7 million residents. During the past 20 years, the greatest growth occurred in the western portion of the region and was exemplified between 2020-2021. Since then, movement back into downtown Chicago is gaining headway as employers increasingly push for in-person work attendance, while progressing tourism levels support activity in the urban core.



SECOND-LARGEST METROPOLITAN AREA

The metro population trails only Los Angeles in size. Slowing population growth, however, has been noted over the previous decade.



WEALTH OF INTELLECTUAL CAPITAL

Illinois trails only New York City, Texas and California in total corporate headquarters. There are over 30 Fortune 500 companies based locally.



LARGE, DIVERSE EMPLOYMENT BASE

The Chicago metro employs 4.8 million workers in an array of industries, including the growing tech and logistics sectors

POPULATION
9.6M



0.5%
GROWTH 2023-2028*



Chicago is the second-most populous metro in the U.S., with 9.5 million residents. During the next five years, however, the population is expected to lower marginally



HOUSEHOLDS

3.7M

MEDIAN HOME PRICE

\$356,200

MEDIAN HOUSEHOLD INCOME

\$76,800



U.S.
MEDIAN
\$68,500



0.8%

GROWTH 2023-2028*

Cultural activities and artistic venues underpin the metro's cosmopolitan lifestyle. The region is home to various well-known museums, including the world-class Field Museum, Shedd Aquarium, the Museum of Science and Industry, the Art Institute of Chicago and Adler Planetarium. The theater scene rivals the world's best, and troupes, dance companies, symphony orchestras and music venues abound. Chicago is also home to the upcoming Obama Presidential Center, which is set to open in 2026.

70
MUSEUMS

29
MILES OF SHORELINE

MORE THAN

40%

OF ILLINOIS RESIDENTS LIVE IN THE SUBURBS OF CHICAGO, MANY OF WHOM COMMUTE INTO THE CITY FOR WORK

MILLION TEU'S

17.2

MOVED THROUGH METRO IN 2020

CHICAGO HAS

3

INTERNATIONAL AIRPORTS

RAIL LINES

7

FOR FREIGHT, PASSENGERS & COMMUTE



DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES	10 MILES
2029 PROJECTION	5,028	24,615	29,666	36,072
2025 ESTIMATE	5,077	25,011	30,110	36,572
2020 CENSUS	5,245	26,126	31,391	38,128
2010 CENSUS	5,551	27,628	33,198	40,275
2024 DAYTIME POPULATION	3,382	24,056	30,360	35,421

HOUSEHOLD	1 MILE	3 MILES	5 MILES	10 MILES
2030 PROJECTION	2,328	11,021	13,308	16,010
2025 ESTIMATE	2,329	11,096	13,387	16,100
2020 CENSUS	2,331	11,241	13,539	16,270
2010 CENSUS	2,340	11,245	13,545	16,257

HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES	10 MILES
AVERAGE HOUSEHOLD INCOME	\$65,649	\$71,587	\$76,791	\$84,486
MEDIAN HOUSEHOLD INCOME	\$53,258	\$58,674	\$62,943	\$48,498
PER CAPITA INCOME	\$29,971	\$31,972	\$33,882	\$33,216

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Senior Managing Director Investments
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Office: (317) 218-5334
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