

80,000 SF



100% OCCUPIED INVESTMENT SALE - 6.8% Y1 Cap Rate

**3518 Dillon Road**

JAMESTOWN, NC 27282



# INVESTMENT HIGHLIGHTS

3518 DILLON ROAD, JAMESTOWN, NC

THE OFFERING

Cushman & Wakefield Greensboro is pleased to offer to qualified investors the opportunity to acquire a very high quality industrial real estate asset described as follows:

## HIGHLY FUNCTIONAL, MODERN INDUSTRIAL ASSET

- Tilt wall construction
- One owner/original developer seller
- Single-tenant continuous occupant

## LONG TERM NET LEASE WITH MINIMAL CAPEX EXPOSURE

- The in-place rent is 10% below market
- NNN lease structure
- New HVAC units, exterior paint & paving in 2026

## TRIAD INFILL LOCATION

- Jamestown location easily accessible to I-40, I-85, I-73, I-840 and US Hwy 29.
- Prime Airport/West Guilford submarket location – one of the largest and most institutional submarkets in the Triad.
- Airport/West Guilford average asking rents of \$6.76 PSF while vacancy is only 6.3%.

## LEASED BY INTERNATIONAL MANUFACTURING TENANT

- Founded in 1924, Teknor Apex has since grown to a company of 14 manufacturing facilities and additional sales offices, with a primary footprint of 10 locations in North America (including GA, KY, NC, RI, and TX) and international sites in Belgium, Germany, Singapore, and China.
- Teknor Apex is ideally diversified across numerous market segments in the manufacturing industry, with an extensive product portfolio with offerings in vinyl, thermoplastic elastomers, engineering thermoplastics, colorants, and other specialty compounds and esters.
- Dillon Road currently serves as the company's only location in North Carolina.
- New 10-year lease to Teknor Apex North Carolina as business acquiror of ongoing tenant, Viking Polymers, which uses the facility as a strategic link in its nationwide manufacturing and distribution footprint.

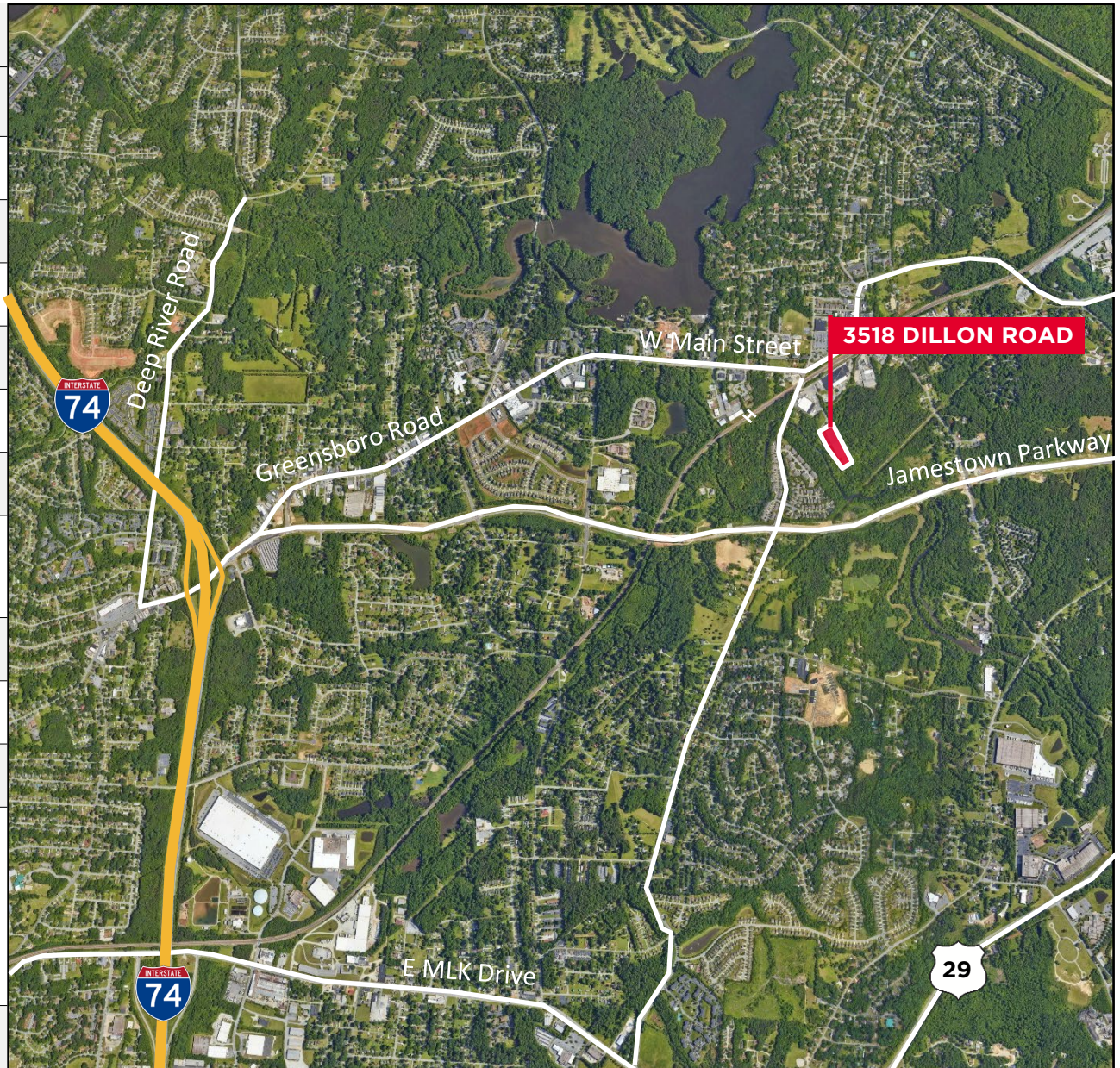
<b>Pricing</b>	<ul style="list-style-type: none"><li>• \$7,000,000 guidance.</li><li>• 6.8% Cap Rate on Year 1 income.</li><li>• \$87.50 psf basis</li></ul>
<b>Base Terms</b>	<ul style="list-style-type: none"><li>• Ten (10) year lease commencing 5/1/2026.</li><li>• \$5.92 PSF NNN with 3% annual escalations.</li><li>• Parent company corporate guaranty.</li></ul>

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## PROPERTY HIGHLIGHTS

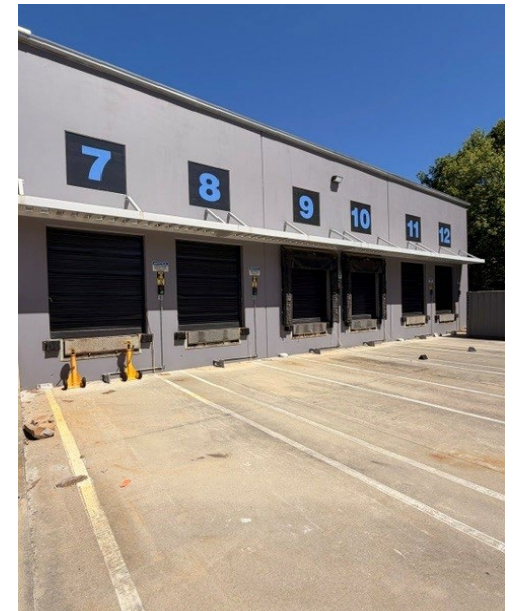
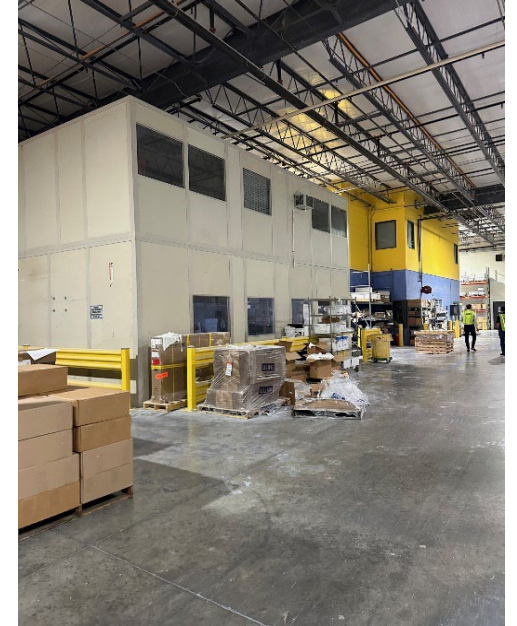
<b>Address</b>	3518 Dillon Road, Jamestown, NC
<b>Tax Parcel</b>	7821-26-8042
<b>Total Building SF</b>	+/- 80,000 SF
<b>Zoning</b>	Industrial District (IND) Town of Jamestown
<b>Land Area</b>	+/- 15.43 Acres
<b>Parking</b>	62 Auto Parks (Four ADA)
<b>Clear Height</b>	<ul style="list-style-type: none"><li>• 22'7" Clear at Center</li><li>• 21' Clear at Eaves</li></ul>
<b>Column Spacing</b>	48'w x 53' Long
<b>Sprinkler</b>	<ul style="list-style-type: none"><li>• 40K SF Original Section is Ordinary Hazard</li><li>• 40K Expansion Section is ESFR Sprinkler with K-25 Heads</li></ul>
<b>Dock Doors</b>	10 Docks (8'w x 10'h)
<b>Drive-In Doors</b>	One Drive-In (12'w x 14'h)
<b>Floor Thickness</b>	6"
<b>Power</b>	Two Main Electrical Panels <ul style="list-style-type: none"><li>• Original section panel shows 3,000 amps 480Y/277V 3-phase</li><li>• Expansion section panel shows 3,000 amps panel currently only fed by 1,500 amps from adjacent transformer</li></ul>
<b>Year Built</b>	Original Section: 1999 Expiration: 2004



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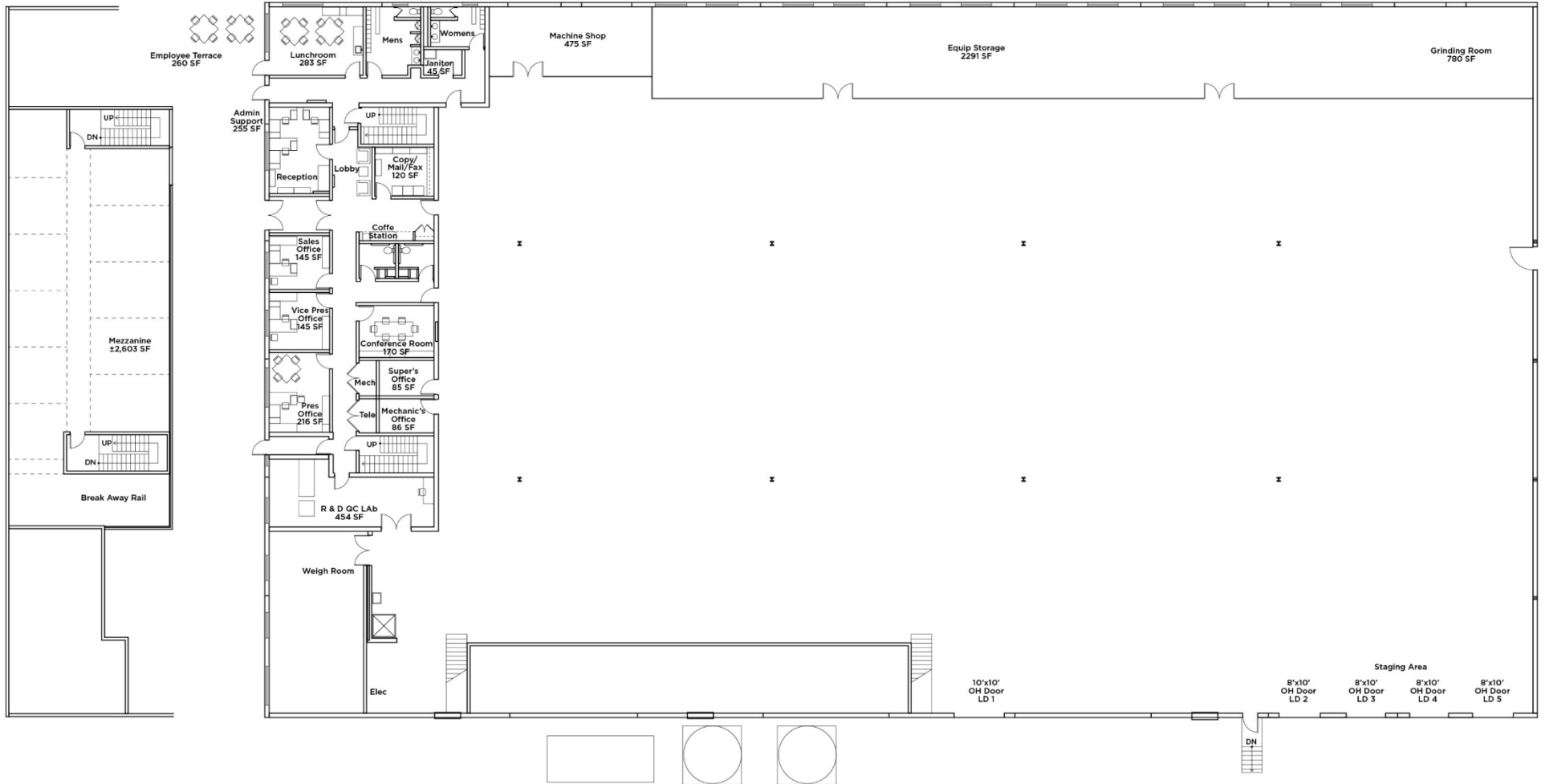
PROPERTY PHOTOS



# 80,000 SF

3518 DILLON ROAD, JAMESTOWN, NC

FLOOR PLAN

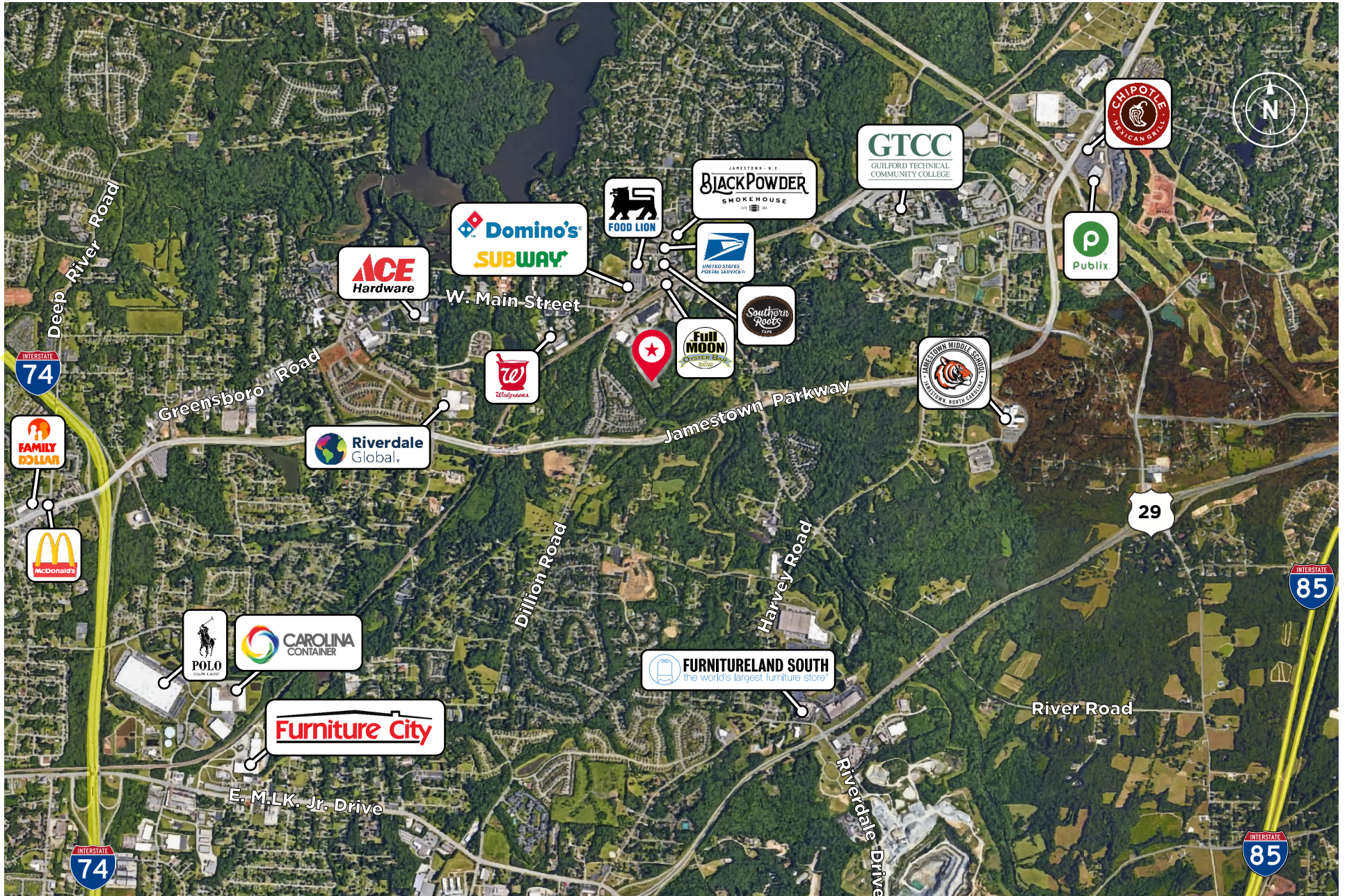


Original Section

# 80,000 SF

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LOCATION WITH SURROUNDING BUSINESSES



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PROPERTY AERIAL  
(showing shared access driveway)



HOOD CONTAINER  
Plant

Shared Driveway

HOOD CONTAINER  
Warehouse

3518 Dillon  
Road

ORIGINAL  
BUILDING

EXPANSION



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