



KENDALL MILL ROAD

INVESTMENT OFFERING  
SALE LEASEBACK  
ABSOLUTE NNN

**McIntyre**  
MANUFACTURING GROUP



**Linville** | *Team Partners*  
COMMERCIAL REAL ESTATE

310 KENDALL MILL ROAD  
THOMASVILLE, NC 27360

# TABLE OF CONTENTS

LT

INVESTMENT OVERVIEW.....	3
INVESTMENT SUMMARY & PROPERTY HIGHLIGHTS.....	4-6
TENANT INFORMATION.....	7-8
PHOTOS	
EXTERIOR.....	9
INTERIOR.....	10
AERIALS	
PROPERTY.....	11
REGIONAL.....	12
SURVEY.....	7
TOPOGRAPHY.....	13
DISCLAIMERS.....	14



**R. TIM LICHTENSTEIN, CCIM**  
Broker  
Tim@LTPcommerical.com



**WILL BLACKWELL, SIOR**  
Broker  
Will@LTPcommerical.com

**Linville | Team Partners**  
COMMERCIAL REAL ESTATE



# INVESTMENT OVERVIEW

LT



RALEIGH, NC



62,000 VPD

CHARLOTTE, NC

310 Kendall Mill Road is a sale leaseback investment opportunity with **zero** landlord responsibilities. The tenant, McIntyre Manufacturing Group (MMG), is a 45 year old company with annual sales of \$15 million in 2020. MMG boasts significant sales growth and owns a sizable market share. MMG will execute an absolute NNN lease at Closing.

In addition, Lamar Outdoor Advertising just entered into a brand new 5 year NN lease on the property.

The building is located off I-85 and centrally located between Charlotte and Raleigh. Easy access to other major highways, interstates, and thoroughfares. Surplus land proves an opportunity for future expansion/growth.

# INVESTMENT SUMMARY & PROPERTY HIGHLIGHTS

## INCOME

### McINTYRE METALS

Rental Rate \$3.75 PSF

Rental \$29,929.38/Month

Lease Type Absolute NNN

Lease Term 5 Years

NOI \$359,152.50

Building 95,774 SF

### LAMAR BILLBOARD

Rental Rate \$333.33/Month

Lease Type NN

Lease Term 5 Years

NOI \$4,000

## INVESTMENT OVERVIEW

NOI \$363,152.50

Price \$5,500,000

CAP Rate 6.60%



# INVESTMENT SUMMARY & PROPERTY HIGHLIGHTS

LT

**TWO-STORY OFFICE BUILDING**  
BUILT IN 1994

**SIZE:** 6,017 SF

**LAMAR**

**INDUSTRIAL BUILDING 1**  
BUILT IN 2007

**SIZE:** 30,090 SF  
**CEILING HEIGHT:** 12 Foot Clear | 21 Foot Eave  
**COLUMN SPACING:** 24' x 65'

**INDUSTRIAL BUILDING 1**  
BUILT IN 1994

**SIZE:** 59,667 SF  
**CEILING HEIGHT:** 12 Foot Clear | 19 Foot Eave  
**COLUMN SPACING:** 24' x 45'

**TOTAL SIZE: 95,774 SF**

# INVESTMENT SUMMARY & PROPERTY HIGHLIGHTS



## INCOME

Tenant	Rental Rate	Square Footage	Monthly Rent	Annual Income	Lease Type	Annual Increases	Lease End Date
McIntyre Metals	\$3.75	95,774	\$29,929.42	\$359,153	Absolute Net	Fixed	5 Years (Commencement at Closing)
Lamar	N/A	N/A	\$333.33	\$4,000	Absolute Net	Fixed	January 31, 2026
TOTAL:				\$363,153			



# TENANT INFORMATION



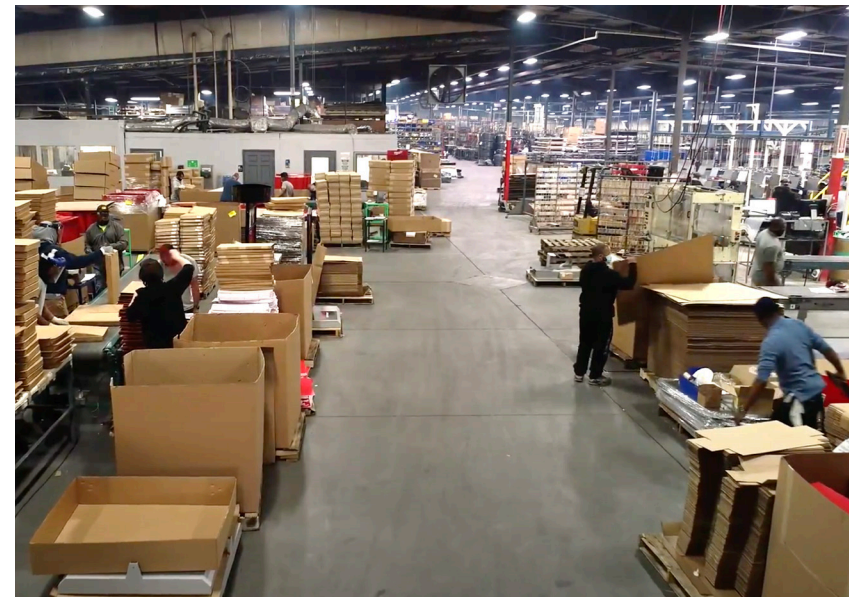
McIntyre Manufacturing Group provides display solutions for national and international companies. The company began in 1977, and has grown into a major display manufacturing firm with increasing market share and year-over-year sales increases. Fiscal year 2019/2020 gross sales exceeded \$15 million. McIntyre Metals has been operating out of this facility since 1994. The company employs a skilled labor force of 65 individuals.

McIntyre's customers include The Home Depot, Lowes Home Improvement, Milwaukee Tools, Stanley Black & Decker, Camping World, Primo Water (now DS Water), One World Technology, Freud, Pure Fishing, Russel Carroll, and Suncrest Farms.

Annual sales are:

- **2019/2020:** \$15,000,000
- **2018/2019:** \$12,000,000
- **2017/2018:** \$10,700,000
- **2016/2017:** \$9,400,000

Learn more: [www.McIntyreDisplays.com](http://www.McIntyreDisplays.com)



# TENANT INFORMATION



Founded in 1902, Lamar Advertising Company (Nasdaq: LAMR) is one of the largest outdoor advertising companies in the world, with over 357,500 displays across the United States and Canada. Lamar offers advertisers a variety of billboard, interstate logo, transit and airport advertising formats, helping both local businesses and national brands reach broad audiences every day. In addition to its more traditional out of home inventory, Lamar is proud to offer its customers the largest network of digital billboards in the United States with over 3,600 displays.

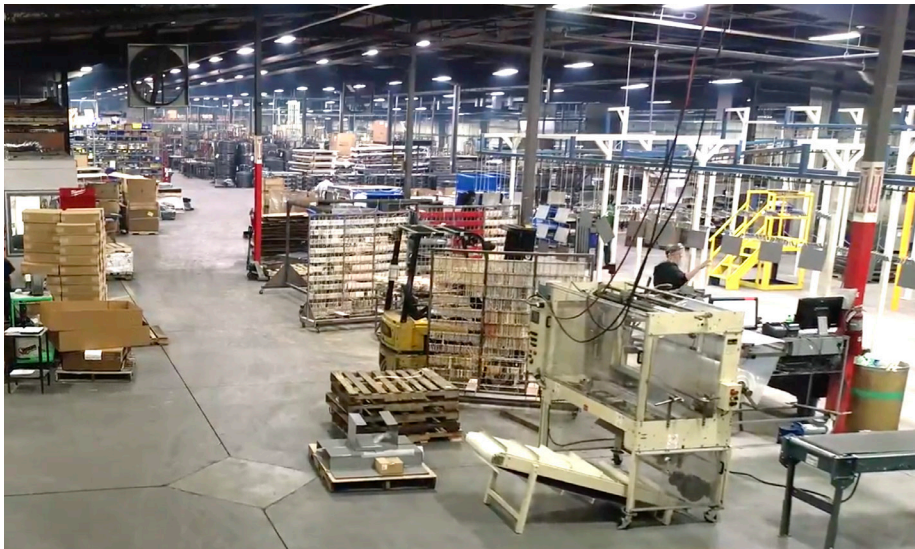
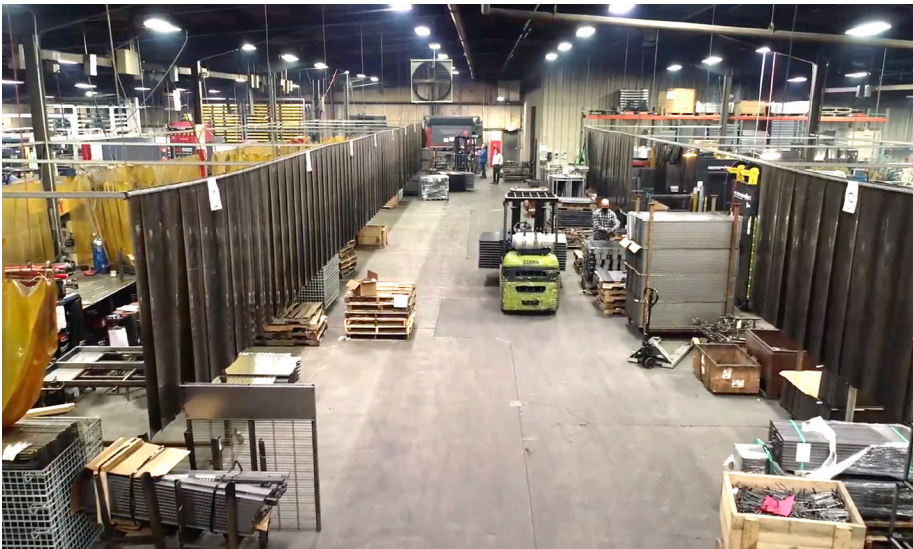
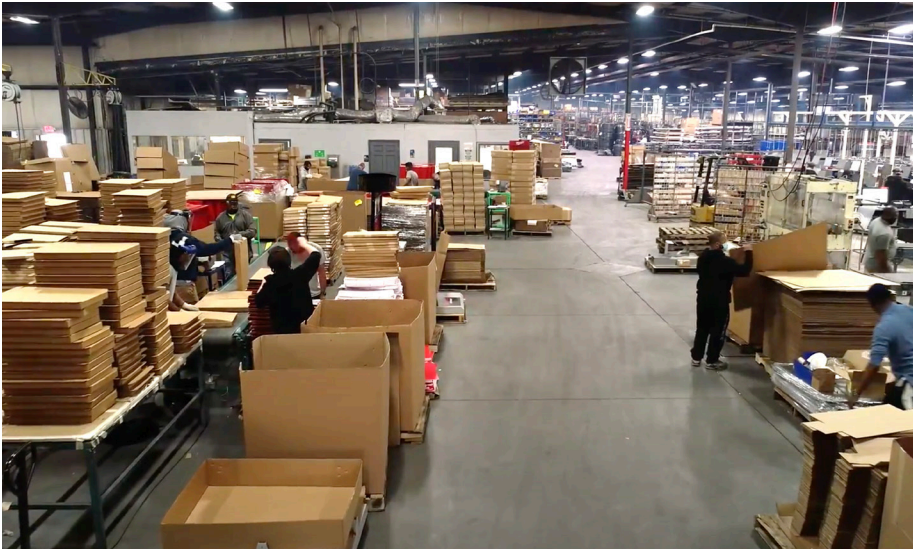




# EXTERIOR PHOTOS



# INTERIOR PHOTOS



# AERIAL: PROPERTY

LT

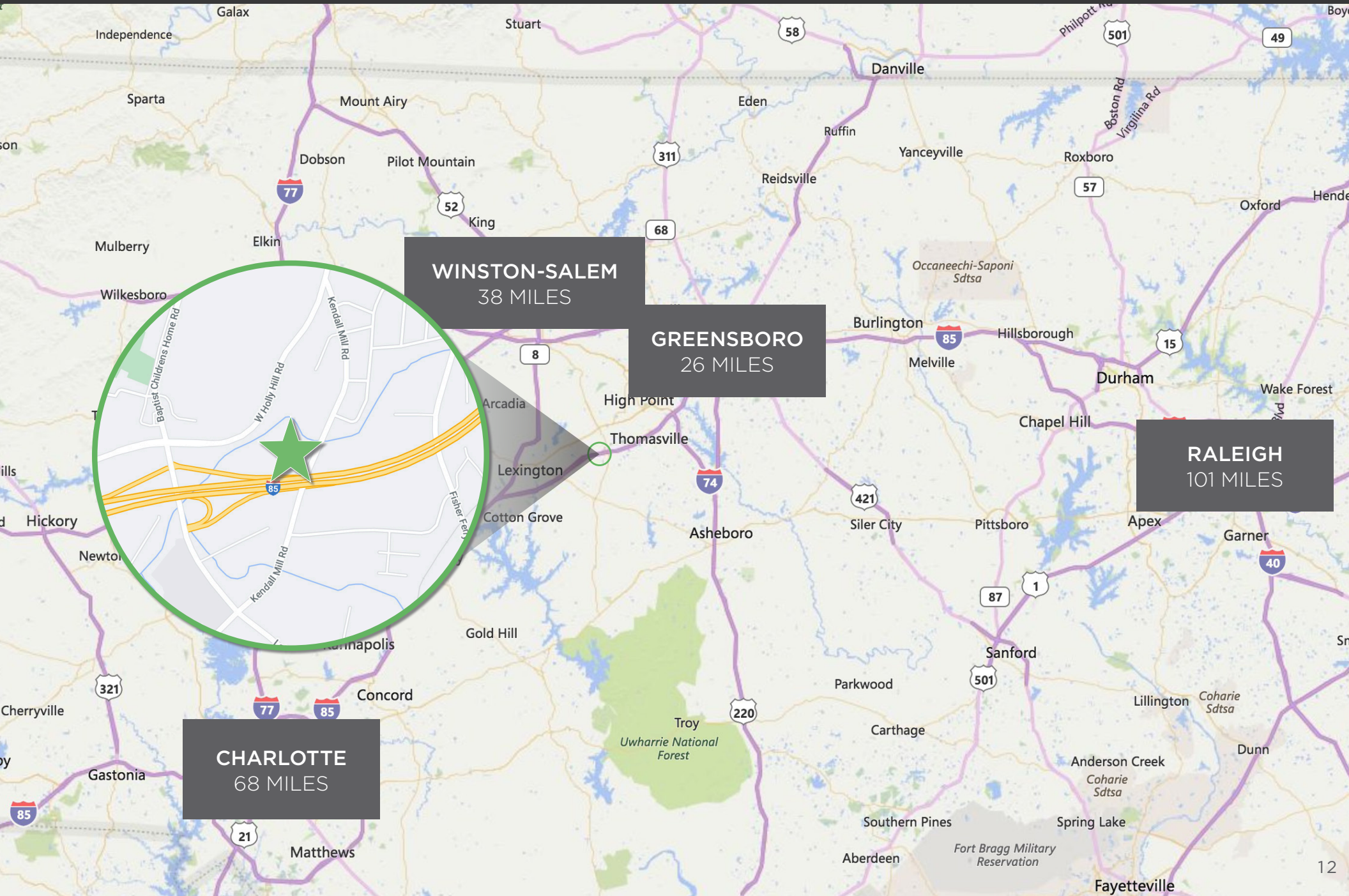


62,000 VPD

KENDALL MILL ROAD

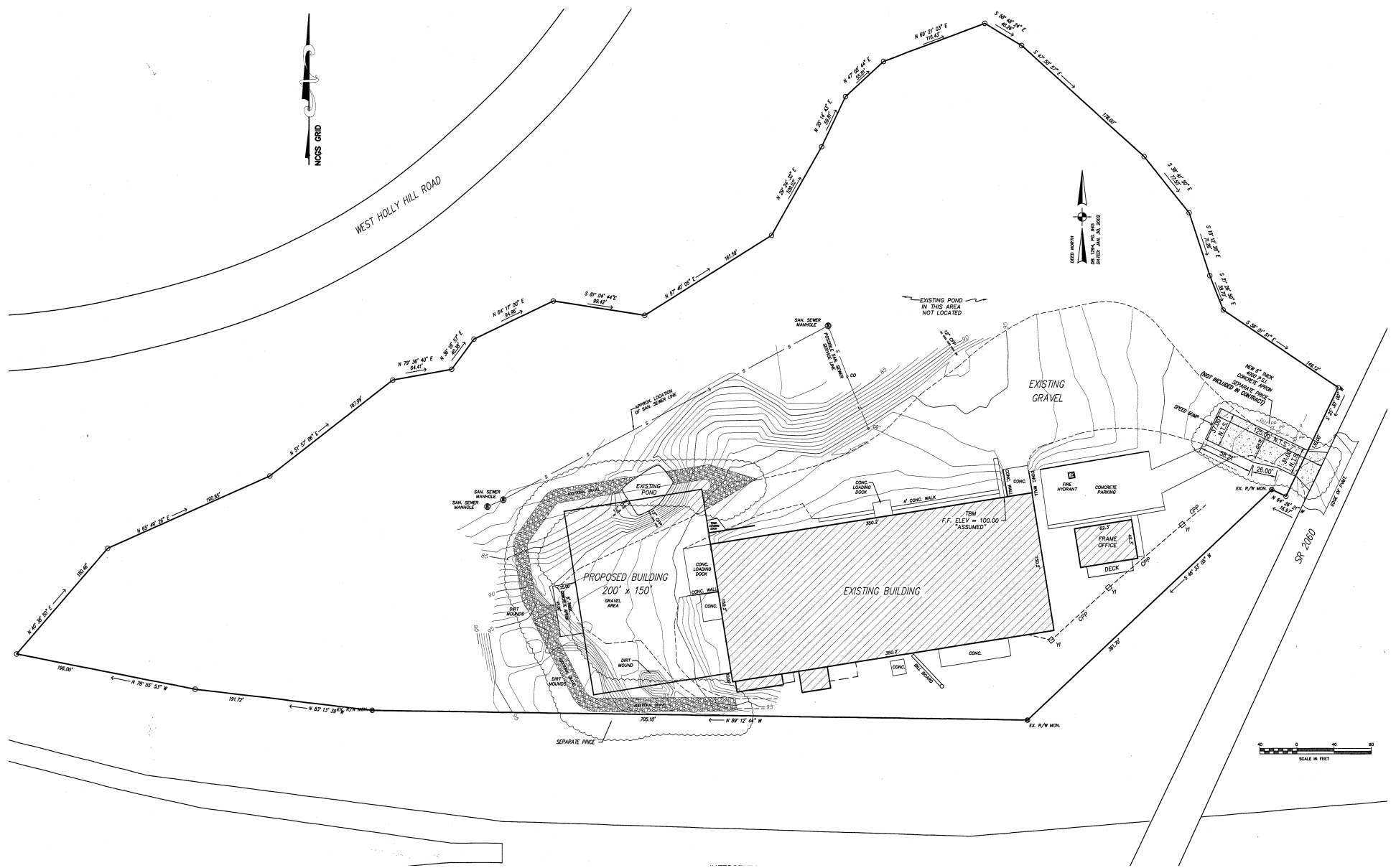
# AERIAL: REGIONAL

LT





# TOPOGRAPHY



# DISCLAIMERS



Linville Team Partners has been retained as the exclusive Broker regarding the sale of this Net Leased property and hereby advises all prospective buyers as follows:

This Offering Memorandum has been prepared by Linville Team Partners and the information contained herein has been taken from sources believed to be reliable. Linville Team Partners has not verified it and makes no representation or warranties, expressed or implied, as to the accuracy or completeness of this information.

All information in this document is subject to verification by the Buyer prior to purchase. The Offering Memorandum does not claim to be all-inclusive or contain all information that a Buyer of this property may need or desire. As the potential Buyer of a net leased property, it is the Buyer's responsibility to complete a thorough due diligence investigation of this property to determine whether it is suitable to their needs. Linville Team Partners denies any obligation to carry out a due diligence examination for the Buyer.

As with any real estate investment, this Net Leased property carries significant risks. The Buyer and their legal and/or financial advisors should conduct a careful investigation of all legal and financial documents related to this property and tenant. Any projections, opinions, assumptions or estimates used in this Offering Memorandum are only examples and do not represent the present or future performance of the property. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. In addition, the lease rate for some properties, especially new construction or newly-acquired locations, may be set based on the tenant's projected sales with little or no record of actual performance or comparable rents for the area. Returns are not guaranteed; the tenant(s) and any guarantor(s) may fail to pay the lease rent, property taxes, or may fail to comply with other material terms of the lease. Cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, the Buyer is responsible for conducting an investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that the Buyer may be able to negotiate with a potential replacement tenant considering the location of the property and the Buyer's legal ability to make alternate use of the property.

The Owner expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the property and/or to terminate discussions with the Buyer at any time without notice. The Owner has no legal commitment or obligations to any Buyer reviewing the Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner. The Buyer agrees not to contact the tenant, their employees or customers without prior permission from the Owner.

Linville Team Partners is not affiliated with or endorsed by the commercial tenant or lessee identified in this Offering Memorandum. The use of the tenant's name or logo is not intended to imply any affiliation with or endorsement by Linville Team Partners. Its inclusion is solely for the purpose of providing tenant lessee information about this listing to prospective customers.

By accepting this Offering Memorandum, the Buyer agrees to release Linville Team Partners and hold it harmless from any claim, cost, expense or liability arising out of the buyer's investigation and/or purchase of this Net Leased property.

All showings of this property are by appointment only. Please contact your broker for more details.

## PRESENTED BY:

**R. TIM LICHTENSTEIN, CCIM**

Broker

Tim@LTPcommercial.com

**WILL BLACKWELL, SIOR**

Broker

Will@LTPcommercial.com

**LINVILLE TEAM PARTNERS**

206 W. Fourth Street

Winston-Salem, NC 27101

Phone: 336.724.1715

Fax: 336.724.1713