

INDUSTRIAL INVESTMENT OFFERING

32 RABBIT TRAIL, EDGEFIELD, SC 29824

Linville | Team Partners

COMMERCIAL REAL ESTATE



PRESENTED BY:

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Broker of Record

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Bang Realty - South Carolina Inc.



Linville Team Partners has been retained as the exclusive Broker regarding the sale of this 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 this 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 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 building's past performance at this location is an important consideration, it is not a guarantee of future success. 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 tenants 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 tenants, their employees or customers without prior permission from the Owner.

Linville Team Partners is not affiliated with or endorsed by the commercial tenants or leasees identified in this Offering Memorandum.

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 property.

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THE OFFERING



INVESTMENT HIGHLIGHTS

..... TOTAL NOI

\$816,000

..... BUILDINGS

1

..... BUILDING SIZE

±306,000 SF

..... LEASED

100%

..... TENANT

BLUE RIDGE POWER

..... LEASE TERM

4 YEARS

TWO 1-YEAR OPTIONS

Linville Team Partners, on behalf of ownership, is pleased to exclusively offer for sale 32 Rabbit Trail in Edgefield, South Carolina. The property boasts approximately 306,000 square feet located on 43.24 acres with quality single tenant NNN lease in place.

The Tenant, Blue Ridge Power, is committed to generating renewable energy to achieve energy independence, increase well-paying jobs for American workers, and create a more sustainable world for the next generation. Blue Ridge Power has a proven track record of successfully executing complex solar projects in building 7 GW of solar infrastructure across the United States.

TENANT SUMMARY



TENANT OVERVIEW



ESTABLISHED IN 2021 AND HEADQUARTERED IN ASHEVILLE, NC.



BLUE RIDGE POWER'S POWERUP WORKFORCE DEVELOPMENT PROGRAM IS DESIGNED FOR THOSE WHO ARE READY FOR A HIGH-PAYING AND FULFILLING CAREER IN SOLAR THROUGH PAID INTERNSHIPS AND APPRENTICESHIPS.



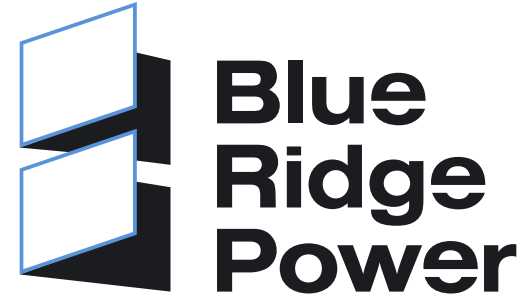
OVER THE LAST DECADE, THE SOLAR INDUSTRY HAS GROWN ABOUT 33% EACH YEAR.



#9 ON THE 2023 TOP SOLAR CONTRACTORS LIST AND #11 ON THE 2023 TOP POWER CONTRACTORS LIST.



SPECIALTIES INCLUDE SOLAR EPC, ENGINEERING, PROCUREMENT, CONSTRUCTION, AND CLEAN ENERGY.



The Tenant, Blue Ridge Power is committed to generating renewable energy to achieve energy independence, increase well-paying jobs for American workers, and create a more sustainable world for the next generation. Blue Ridge Power has a proven track record of successfully executing complex solar projects in building 7 GW of solar infrastructure across the United States. Talented team of 850+ employees working toward shared goals: generating renewable energy to achieve energy independence, increasing well-paying jobs for American workers, and creating a more sustainable world for the next generations.

Headquarters: Asheville, NC

Company Offices: Fayetteville, NC | Wilson, NC | Lexington, SC

121 Active Projects:

- North Carolina: 44
- Michigan: 22
- Mississippi: 22
- South Carolina: 15
- Oregon: 5
- Georgia: 4
- Pennsylvania: 3
- Texas: 3
- Kentucky: 1
- Nebraska: 1
- Virginia: 1

BLUE RIDGE POWER	
LOCATION	Edgefield, SC
BUILDING SIZE ±	306,000 SF (300,000 SF usable)
EXECUTED LEASE	February 2, 2022
INITIAL TERM	5 Years
COMMENCEMENT	May 1, 2022
EXPIRATION	April 30, 2027
RENEWALS	Two 1-Year Options
GROSS RENT	\$816,000
PRICE PER SF	\$2.72
RENT INCREASES	2.8% Annually
GROSS TICAM	\$153,000 Annually
TICAM	\$0.51/SF
CONCESSIONS	Free Rent 2nd and 9th Months
USE	Warehouse and Storage

TENANT RESPONSIBILITIES

All utilities. Maintain interior of the building, doors and door jambs (inside and out), ceiling tile, windows, window casings, window sills (inside and out) plate glass, dock doors, levelers and seals, heating, ventilation, air conditioning ("HVAC", plumbing and electrical systems. Tenant's maintenance and repairs requirements shall not exceed \$5,000 per year. Commercial liability policy no less than \$2,000,000.00 naming the landlord as an additional insured. Worker's compensation insurance with coverage no less than \$1,000,000.00.

LANDLORD RESPONSIBILITIES

Maintain exterior roof and building structure. Testing for fire, life safety and/or sprinkler systems, including any required annual inspections of the fire system, flow tests, and routine maintenance and replacement of sprinkler heads, and shall be reimbursed through Tenant's payment of TICAM. Exterior landscaping reimbursed through Tenant's payment of TICAM. Real property taxes reimbursed through Tenant's payment of TICAM. Structural insurance in the amount of full replacement cost reimbursed through Tenant's payment of TICAM.

PROPERTY SUMMARY

Edgefield, South Carolina is located 15 miles north of I-20, 20 miles north of Augusta, Georgia, 60 miles west of Columbia Metropolitan Airport, and 155 miles west of Port of Charleston.



PROPERTY OVERVIEW



ADDRESS

32 RABBIT TRAIL
EDGEFIELD, SC 29824



BUILDING SIZE

306,000 SF



ACRES

43.24



YEAR BUILT/RENOVATED

1991 / 2010



ZONING

ID - INDUSTRIAL



REGIONAL LOCATOR

AUGUSTA, GA METRO



PARCEL NUMBER

138-00-01-047-000



SITE PHOTOGRAPHY

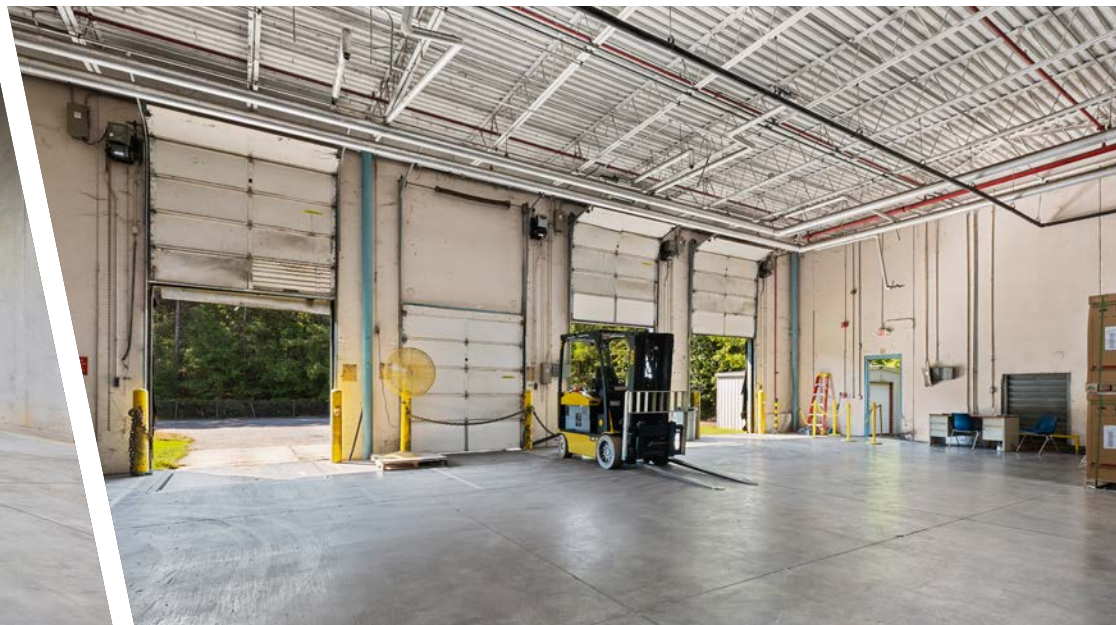
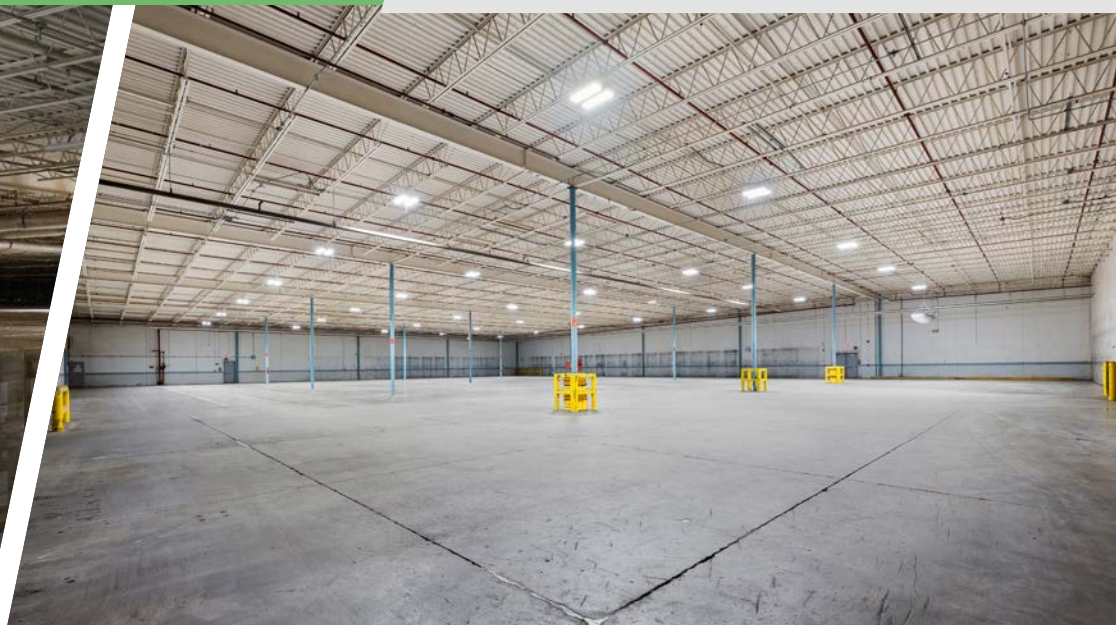
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SITE PHOTOGRAPHY

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ADDITIONAL PROPERTY INFO



LIGHTING Updated lighting in warehouse with sensors

OFFICE FACILITIES ±4,900 SF main office consisting of 5 private offices, a conference room, lobby, IT room and nurses station

RESTROOMS 3, all ADA compliant

HVAC

Office areas are heated and cooled via rooftop package units. The production area is temperature and humidity controlled by one 1992 Carrier 654 ton Centrifugal R-11 chiller, one 1993 Carrier 695 ton Centrifugal R-11 chiller and ten air washers. Heat to the production area was provided by production equipment that has been removed.

TRUCK LOADING

Eight 8' x 9' electric dock high doors with manual levelers, seals, and awnings (4 on each end of the building). One compactor door on the north end of the facility. Drive-in doors to the mechanical rooms.

COMPRESSORS

One 50 HP compressor and dryer remain with one storage tank. Air lines remain in the manufacturing area.

COOLING TOWERS

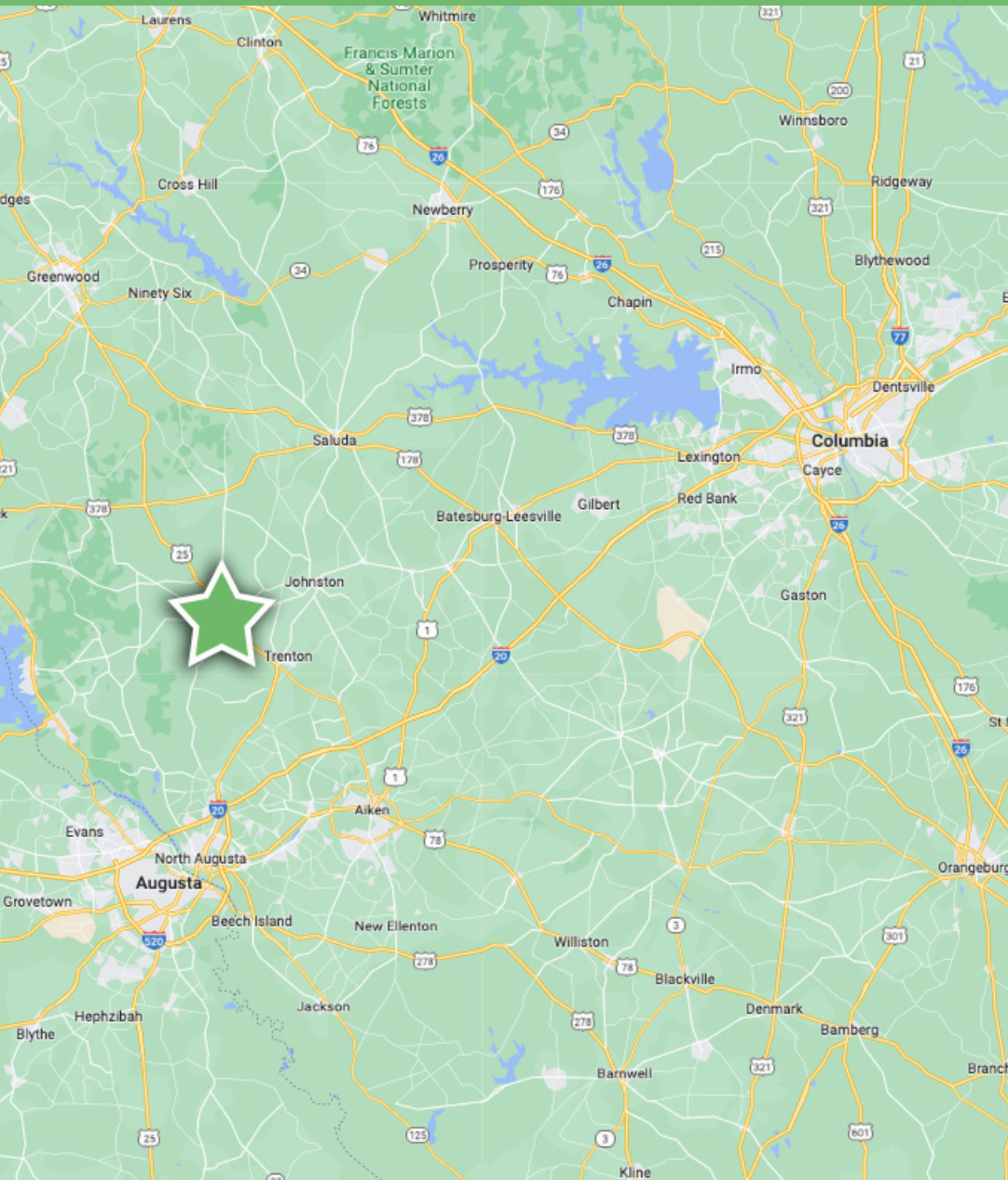
Two Marley cooling towers

SECURITY

Fencing around the rear perimeter of the building, swipe card access

MISC.

Electric gate controls access to the rear fenced truck and car area, ±600 SF storage building also on site



EDGEFIELD, SOUTH CAROLINA

- Located 15 miles north of I-20 via Highway 25 (exit 18)
- Located 20 miles north of Augusta, Georgia
- Located 60 miles west of Columbia Metropolitan Airport
- The Augusta metropolitan area is in the states of Georgia and South Carolina, centered on the principal city of Augusta. The region spans over 4,045 square miles with a population total of 615,963. Median age for the metropolitan area is 38.1 with a median household income of \$56,515. Average commute time to work is 23.8 minutes.
- CoStar data reports vacancy rate at 4.99% and strong annual rent growth at 9.8%. Market rents are currently at \$5.89 per square foot and trending upwards. Market cap rate for industrial in this area are 7.56%.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	677	5,213	6,616
AVERAGE HH INCOME	\$51,468	\$56,465	\$61,292
DAYTIME POPULATION	1,031	4,541	5,708

CONTACT US

The Portfolio is being offered without a formal asking price. We're encouraging qualified investors to thoroughly review the Offering Memorandum and submit offers as they are ready, and not at a pre-determined date in the future.

Our contact information is below for questions and to request access to our Due Diligence package.

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