

IMMEC

STNL Investment Offering

351 & 469 Ronthor Drive, Social Circle, GA. 30046

IMMEC



Confidentiality and Restricted Use Agreement

Offered Exclusively By:

Jeremy Dupree, SIOR
Principal
770.633.5312
jdupree@COREcommercialinc.com
www.corecommercialinc.com

Table of Contents

Section 1:
Executive Summary & Investment
Highlights

Section 2:
Property Specifications & Property
Photography

Section 3:
Location & Tenant Overview

This Confidential Offering Memorandum (“COM”) is provided by CORE Commercial Real Estate, Inc. (“CORE”), solely for your consideration of the opportunity to acquire the commercial property described herein (the “Property”). This COM may be used only as stated herein and shall not be used for any other purpose, or in any other manner, without prior written authorization and consent of CORE.

This COM does not constitute or pertain to an offer of a security or an offer of any investment contract. This COM contains descriptive materials, financial information and other data compiled by CORE for the convenience of parties who may be interested in the Property. Such information is not all inclusive and is not represented to include all information that may be material to an evaluation of the acquisition opportunity presented. CORE has not independently verified any of the information contained herein and makes no representations or warranties of any kind concerning the accuracy or completeness thereof. All summaries and discussions of documentation and/or financial information contained herein are qualified in their entirety by reference to the actual documents and/or financial statements, which upon request may be made available. An interested party must conduct its own independent investigation and verification of any information the party deems material to consideration of the opportunity, or otherwise appropriate, without reliance upon CORE.

The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time. The Property is offered and sold by its owner(s) as is, where is, and with all faults, without representation or warranty of any kind except for any customary warranties of title.

BY ACCEPTING THIS COM, YOU AGREE THAT: (1) all information contained herein, and all other information you have received or may hereafter receive from CORE relating to the Property, whether oral, written or in any other form (collectively, the “Information”), is strictly confidential; (2) you will not copy or reproduce, and claim as your own without attribution to CORE, all or any part of this COM or the Information; (3) upon request by CORE at any time, you will return and/or certify your complete destruction of all copies of this COM and the Information; (4) for yourself and all your affiliates, officers, employees, representatives, agents and principals, you hereby release and agree to indemnify and hold harmless CORE all of its affiliates, officers, employees, representatives, agents and principals, from and with respect to any and all claims and liabilities arising from or related to the receipt or use of this COM and/or any other Information concerning the Property; (5) you will not provide this COM or any of the Information to any other party unless you first obtain such party’s acceptance and approval of all terms, conditions, limitations and agreements set forth herein, as being applicable to such party as well as to you; and (6) monetary damages alone will not be an adequate remedy for a violation of these terms and that CORE shall be entitled to equitable relief, including, but not limited to, injunctive relief and specific performance, in connection with such a violation and shall not be required to post a bond when obtaining such relief.

Executive Summary & Investment Highlights

CORE Commercial, on behalf of ownership, is pleased to present the exclusive opportunity to acquire a 100% fee simple interest in the IMMEC Manufacturing Facility located at 351 & 469 Ronthor Dr. Social Circle, GA. (the “Property”). Originally constructed in 1988 and retro-fitted in 2013 & 2014 for IMMEC, the Property encompasses a total of ±124,120 square feet on ±16.76 acres, positioned within the Social Circle/Walton County Industrial Park this property has easy access to the Social Circle Bypass, Ga. Hwy 11, and I-20. IMMEC has continued to expand this facility since moving here in 2007.

The lease, which offers roughly 7.5+ years of term remaining to be followed by two, five-year options, is Landlord-favorable with responsibility limited to roof and structural components.

Social Circle corporate neighbors include Dart, General Mills, GoodYear, Contract Lumber, MasterRack, Certainteed, Southern Metalcraft, Rivian, and Standridge Color Corporation.

Located only 8.5 miles from Covington Municipal Airport, the Non-Controlled Towered airport has a 6,000 ft long runway, capable of handling all light general aviation aircraft and most corporate jet aircraft in operation today. Covington Municipal Airport operates the new 9,000 SF state of the art FBO.



Offering Summary

Offering Price	Unpriced
Current NOI	\$744,000
Ownership Interest	Fee Simple

Property Summary

Address	351 & 469 Ronthor Dr., Social Circle, GA 30046 (Walton County)
Property Zoning/ Type	LI: Light Industrial - IOS
Year Built	1988 (Renovated in 2013/2014); Expanded New 2018, 2022
Building GLA	±124,120 SF
Land Area	±16.76 AC (±7 AC of IOS)

Tenant & Lease Summary

Tenant	IMMEC, LLC Parent Company(Core IndustrialPartners)
Lease Type LL Resp.	NNN Roof & Structural Components
Term Remaining (Exp. Date)	7.5+ Yrs (August 31, 2033)
Renewals	2, 5-Year Options, FMV
Annual Base Rental Increases	2.00%



• Social Circle, GA

Property Summary

IMMEC

• Social Circle, GA

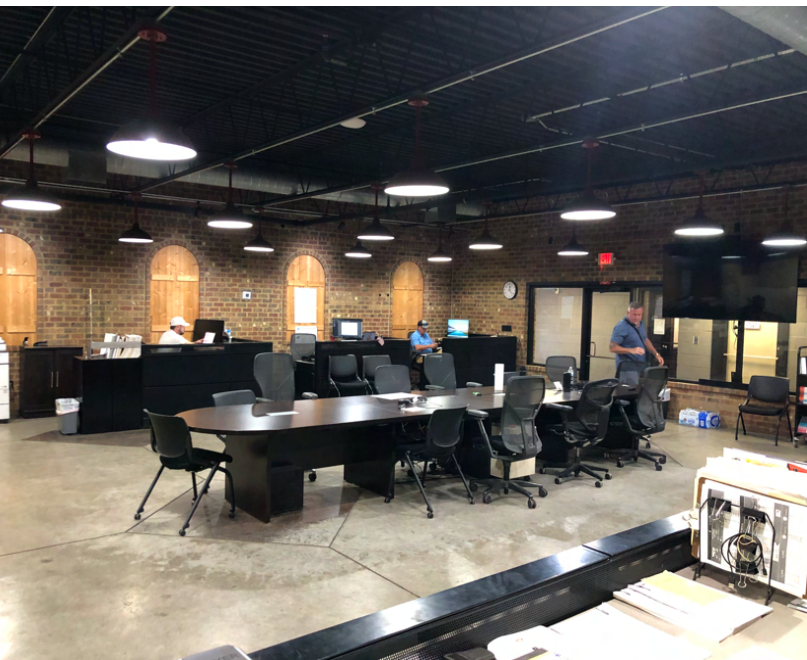
Total SF: ±124,120
Zoning: LI (City of Social Circle)
Acreage: ±16.76 Acres
IOS: ±7 Acres

Main Building: ±100,320 SF Total

- ± 12,320 SF Office and Engineering Offices
- ± 88,000 SF Manufacturing and Warehouse Storage
- Heavy Power: 3 Phase (Both 480 & 220)
- Multiple Bridge Cranes: 5 & 10 tons
- Oversized Grade-Level Doors
- On-Site Fuel Containment and Distribution

Secondary Buildings: ±23,800 SF Total

- ±15,800 SF Warehouse (Docks & Grade-level doors)
- ±8,000 SF Equipment Maintenance Building
- Drive Through Bays



Tenant Overview



Founded in 2002, IMMEC is a full-service provider of maintenance, retrofit, and renovation services, serving customers in transportation, government and municipal, food products, pulp and paper, and other industrial sectors. The Company offers automation, crane & rigging, fabrication, plant maintenance, civil engineering, electrical, and mechanical services to facility owners and general contractors across the Southeastern U.S. For more information, visit www.immec.com.

Parent Company: CORE Industrial Partners

CORE is an industrials-focused private equity firm with more than \$1.58 billion in total limited partner capital commitments across four funds investing in North American manufacturing, industrial technology, and industrial service businesses. With offices located in Chicago, Austin and Cleveland, CORE's team is comprised of highly experienced former CEOs and investment professionals with shared beliefs, deep experience, and a demonstrated track record of building market-leading businesses. Through our capital, insight, and operational expertise, CORE partners with families, entrepreneurs and management teams and strives to build best-in-class companies. For more information, visit www.coreipfund.com.

****Secondary Buildings: ±15,800 SF (Supply Storage) and ±8,000 SF (Equipment Maintenance Building)**

