

2020 Waldrep Industrial Boulevard
Dublin, GA 31021
Laurens County

**INDUSTRIAL FACILITY
SALE AND LEASEBACK**

DINEX DUBLIN INDUSTRIAL FACILITY OFFERING MEMORANDUM



4124 Arkwright Road, Suite 1, Macon, GA 31210 | (478) 750-7507 | Fax (478) 750-9002 | www.thesummitgroupmacon.com

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INVESTMENT HIGHLIGHTS

The Summit Group, as sole exclusive agent, is pleased to offer this **sale and leaseback opportunity** of the Dinex industrial facility (collectively known as the "Property") located in Dublin, Georgia. The Property is an industrial production warehouse currently owned and occupied by Dinex Emissions, Inc., a manufacturer and distributor of innovative engineered exhaust and emission control products. Dinex Dublin is a part of the Dinex Group based in Denmark. The company operates in 16 countries employing over 1,300 people.

Key Considerations

- Gross Leasable Area: ±60,000 SF
- Net Operating Income: \$204,000/year
- Cap Rate: 7.5%
- Lease Term: 10 years (unbreakable)
- Tenant has a strong financial position and is part of a large multinational company
- 10-year leaseback fulfillment guaranteed by the Danish parent company

SALE AND LEASEBACK HIGHLIGHTS

The property is being sold fully leased to Dinex Dublin. The average rental rate is at or slightly above market level. The company's financial results suggest that the annual rent payments are sustainable at this level. The sale and leaseback agreement assumes triple net cost coverage where real estate taxes, property insurance and day-to-day maintenance costs are covered by the tenant; Landlord will be responsible for the main building structures.

Transaction will be structured as an asset deal. Interested parties are asked to submit a non-binding Letter of Intent for the property on the basis of the information provided herein. Based on received offers, Seller will follow-up with negotiations.

ASKING PRICE: \$2,720,000



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FACILITY & PROPERTY

The parcel of property consists of approximately 22.44 acres most of which is fenced and features paved parking. It is located in Laurens County Industrial Park. The property is well-drained.

The production facility contains approximately 60,000 SF of which 7,200 SF is a two-story office at the front of the building. The office portion features 10' ceiling height, dropped acoustical ceiling with recessed fluorescent lighting, sheetrock walls, carpet and tile flooring, and central HVAC.

The building has a metal roof and primarily tilt-up concrete walls with the exception of the bricked façade located on the front (office) portion of the building. The eave height is 28' and there are six (6) 8' x 12' dock doors with levelers. Flooring is reinforced concrete slab. Power is supplied by two (2) 1,600 amp panels of 3-phase, 480 volt services.

There is a 50' x 200' shed attached to the rear of the building and a 1,600 SF detached shed for additional storage. There are plans to expand the production line area.



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LOCATION

Dublin (Laurens County) is located south of the geographic center of the state of Georgia along the Oconee River. It is approximately 50 miles southeast of Macon; 135 miles southeast of Atlanta; 140 miles east of Columbus; 130 miles southwest of Augusta; and 120 miles northwest of the port city of Savannah. Laurens County is one of the largest counties in the state of Georgia at 812.6 square miles.

TRANSPORTATION

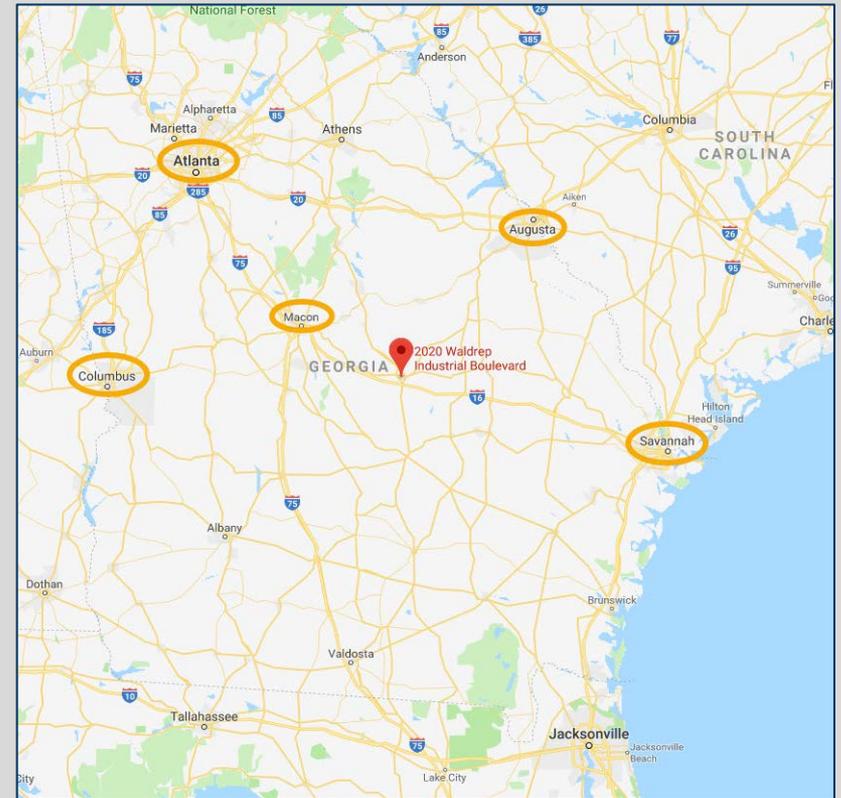
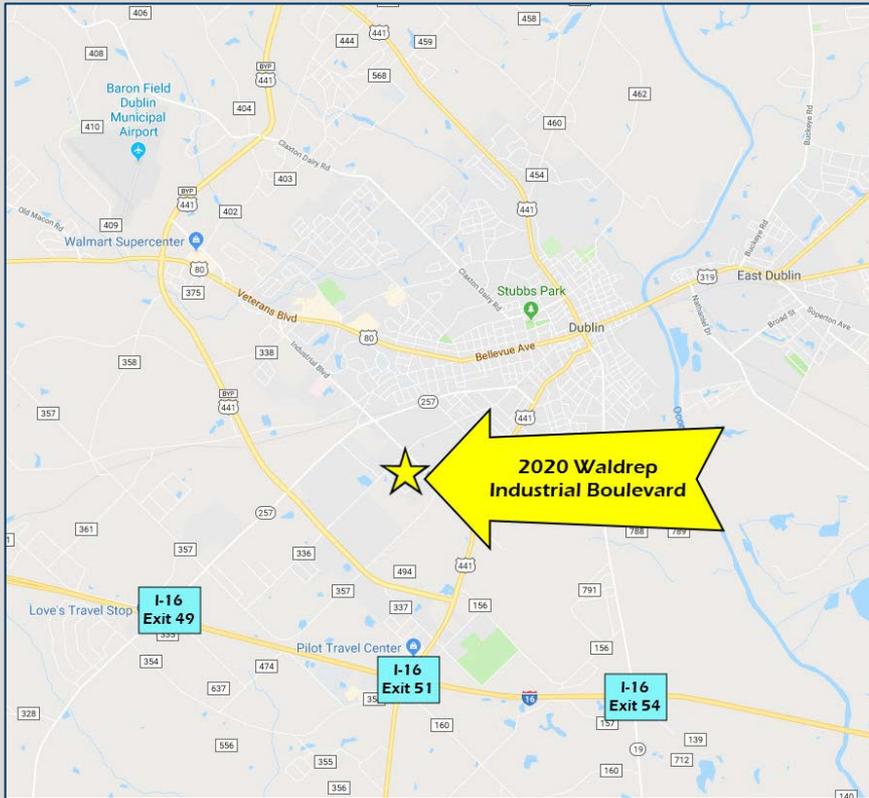
Among Laurens County's most important assets are its central location and excellent transportation facilities. One (1) interstate highway (Interstate 16) and three (3) U.S. highways (No. 80, No. 341 and No. 441) intersect in Dublin. The city is a hub for rail and trucking carriers with two (2) interstate and 23 intrastate motor freight carriers and one (1) terminal. Rail service is provided by Norfolk Southern and CSX. Commuter air service is available from Middle Georgia Regional Airport in Macon and Hartsfield-Jackson International Airport, the world's busiest airport, in Atlanta.



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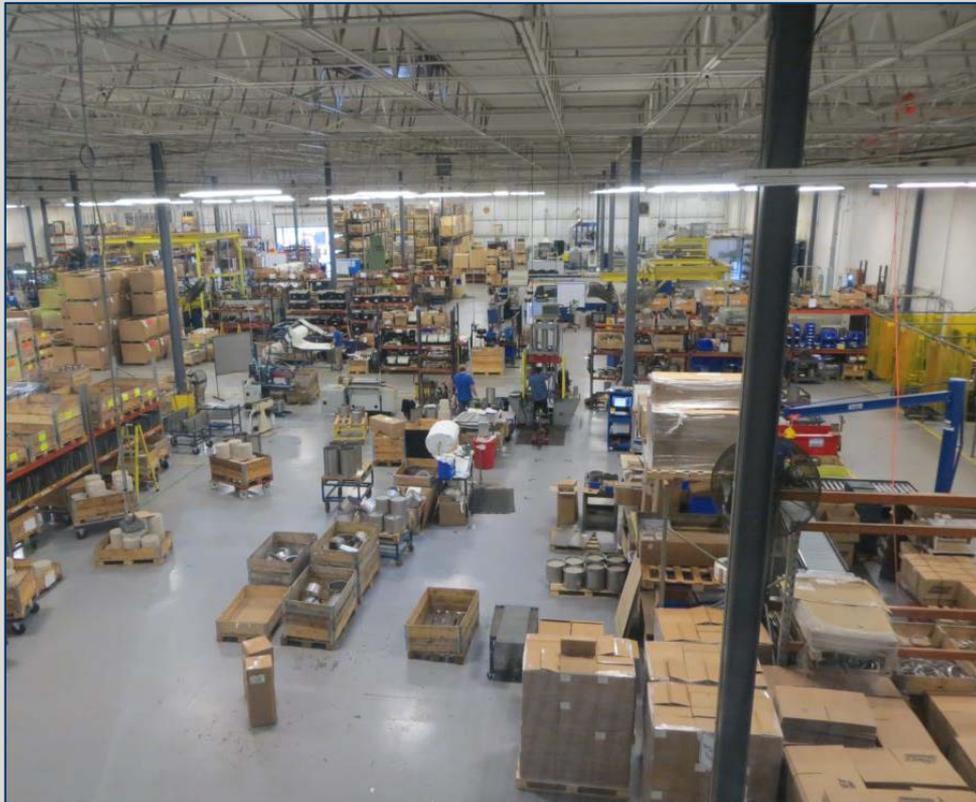


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PARENT COMPANY

The Dinex Group is a leading global manufacturer and distributor of innovative engineered exhaust and emission control products and solutions for the heavy-duty diesel and gas engine industry.

The Dinex Group, headquartered in Denmark, operates through 16 companies and employs over 1,400 dedicated individuals worldwide. The Dinex Group is present in 14 different countries with production and sales facilities in Denmark, United Kingdom, Finland, Germany, Latvia, U.S.A., Turkey, Russia and China. Additionally, there are sales companies located in Spain, Italy, France, Germany, United Kingdom, Poland, and Serbia.

The constantly growing portfolio of more than 15,000 part numbers and complete systems represents everything from pipes, silencers, clamps, exhaust accessories, decoupling elements, insulations, and advanced after treatment systems with technologies of coating and substrates for DOC, DPF, SCR, POC, and F-SCR.

The Dinex Group is the only worldwide manufacturer of exhaust and emission products that has its own core technology and production platforms of both emission substrates and coating facilities as well as complete system integration and production.

Dinex Technology Centre – an innovative R&D Centre - is state of the art for advanced development and system integration of complete solutions for the industry. What makes the Dinex Group unique and superior is its own technology platform which enables the Dinex Group to develop its position as the world's leading exhaust engineering technology provider now and in the future.

The Dinex Group is a trusted partner to worldwide on- and off-road vehicle manufacturers equipped with medium-heavy duty to large diesel and gas engines as well as distributors of exhaust and emission spare parts for trucks and buses, including retrofit solutions for environmental zones. Additionally, the Dinex Group serves large engine manufacturers with complete systems solutions for marine, rail, power generation, and off-road heavy-duty machinery.

Our dedication to the manufacturing of high quality products based on our own technology platform is driven by a high performance culture and a desire to continually break new grounds within exhaust and emission systems.

In order to service customers both globally and locally, the Dinex Group will continue its global expansion and its local effort within all regions to make decisions close to markets. The Dinex Group will strive to make the world a cleaner place by providing customers with pioneering products and optimized systems.

Dinex Dublin is expected to add another production line in 2020 and will increase its employees from 85 to 100.



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