



SAMSUNG

OFFERED FOR SALE
\$6,112,875 | 7.75% CAP



CONFIDENTIAL
OFFERING MEMORANDUM



786 WILSON ROAD
Newberry SC (Columbia, SC MSA)



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Samsung leased Industrial and IOS asset in Newberry, SC. Samsung operates the facility as overflow storage and distribution for their new 453K SF manufacturing facility less than 4 miles down the road.



INVESTMENT
GRADE TENANT



LOW VACANCY
INDUSTRIAL MARKET



HIGH GROWTH
COLUMBIA MSA

| LEASE YEARS | TERM | ANNUAL RENT |
|-----------------|--------|-------------|
| Current Term | Year 1 | \$473,670 |
| Rent Escalation | Year 2 | \$485,512 |
| Rent Escalation | Year 3 | \$497,650 |

| | |
|-------|-------------|
| NOI | \$473,670 |
| CAP | 7.75% |
| PRICE | \$6,112,000 |

BUILDING SPECS

| | |
|--------------------------------|-------------------------------------|
| Building Size | 138,500 SF (with ~1.375 acs of IOS) |
| Clear Heights | 14' (60%), 23' (10%), 30' (30%) |
| Doors | 3 Dock-High and 4 Drive-in |
| Column/Bay Spacing | 35' x 40' |
| Sprinkled | Wet |
| Warehouse is heated and cooled | |

ASSET SNAPSHOT

| | |
|---------------------------|---|
| Tenant Name | Samsung |
| Address | 786 Wilson Road, Newberry SC, 29108 |
| Building Size (GLA) | 138,500 SF (with ~1.375 acs of IOS) |
| Land Size | 8.52 Acres (Excess Land Available) |
| Year Built/Renovated | 1972/1996 (New Roof & LED Lighting in 2024) |
| Signator/Guarantor | Samsung (\$S&P: AA-) |
| Rent Type | NN |
| Landlord Responsibilities | Roof, Structure |
| Rent Commencement Date | 11/2/2025 |
| Lease Expiration Date | 11/3/2028 |
| Remaining Term | 3 Years |
| Rental Increases | 2.5% Annually |
| Current Annual Rent | \$473,670 |

ACTUAL PROPERTY



17,395 PEOPLE
IN 5 MILE RADIUS



\$71,190 AHHI
IN 1 MILE RADIUS



17,300 VPD
ON WILSON RD



ATTRACTIVE LEASE FUNDAMENTALS

NN structure with landlord limited to roof & structure responsibility | 36-month lease term with 2.5% annual rent escalations | Landlord to deliver LED relight, RTU diagnosis, 3 forklift charging stations & electrical/plumbing fixes targeted 2-3 months post commencement



INVESTMENT GRADE TENANT

Samsung is a Fortune Global 500 company with market capitalization of approximately \$396 Bn | Investment-grade tenant ratings (S&P: AA- / Moody's: A1) | World's largest memory chip and smartphone manufacturer employing over 260,000 people globally and ranked among the top 5 most valuable brands worldwide



ADJACENT TO BRAND NEW SAMSUNG MANUFACTURING FACILITY

Site proximate to Samsung's Newberry appliance campus 1.5M SF manufacturing plant | Facility credited with supporting 8% of total employment in Newberry | Since opening Samsung has invested nearly \$500M in Newberry and supports nearly 1,500 local jobs



INTERSTATE + PORT/RAIL CONNECTIVITY (I-26 CORRIDOR)

Site is 3 miles to I-26 | Fronts Wilson Rd/US-76 a primary artery where AADT ranges from 8,700 to 19,600 on the busiest nearby segments | South Carolina Ports just finished FY-2025 with 2.6M standard shipping containers handled and recorded rail lifts at inland Port Greer up 10% YoY showing strength of inland intermodal options along the I-26 corridor



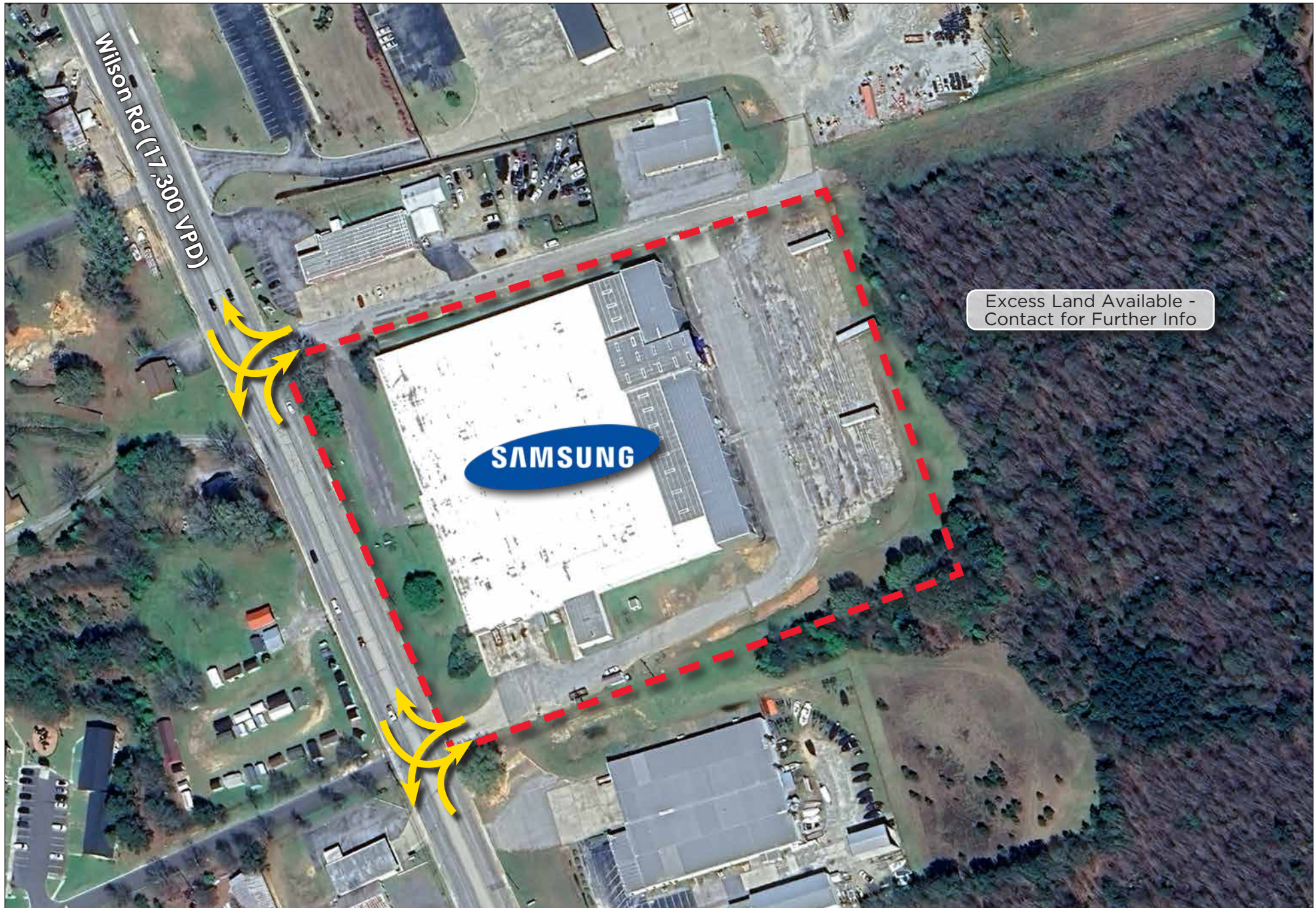
ANCILLARY STORAGE & DISTRIBUTION

Samsung leverages the site for overflow storage and distribution in support | Recent 350,000 SF warehouse expansion engineered to integrate logistics functions directly on-site | Low industrial occupancy cost in region combined with Samsung's committed capital base create likelihood of long term tenancy



LOW VACANCY NEWBERRY MARKET PROVIDING MARK-TO-MARKET RENT UPSIDE

Newberry County totals 3.15M SF of industrial space with overall availability 1.37% | Space remains tight for <100K SF | No industrial projects under construction or delivered YTD | avg. W/D asking \$5.50 NN in Newberry County | Overall Columbia MSA ask is \$6.12/SF





Newberry
Technical College
1,700 Students



Newberry
Health



Newberry High
809 Students



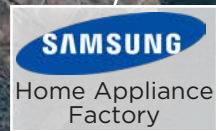
Main St (8,500 VPD)



Wilson Rd (17,300 VPD)



40,200 VPD



SAMSUNG

CHARLOTTE
78 MILES
1:50 DRIVE

NC

GREENVILLE
61 MILES
1:07 DRIVE

Newberry

SAMSUNG

SC

COLUMBIA
35 MILES
0:40 DRIVE

20

95

26

Augusta

GA

CHARLESTON
140 MILES
2:20 DRIVE

Columbia, South Carolina, the state's capital, is a vibrant city nestled in the heart of the Palmetto State. Boasting a rich history dating back to its founding in 1786, Columbia offers a blend of Southern charm and modern amenities. The city is renowned for its cultural attractions, including the Columbia Museum of Art, which showcases a diverse collection ranging from Renaissance masterpieces to contemporary works. Nature enthusiasts can explore the scenic beauty of Congaree National Park, home to one of the largest intact old-growth bottomland hardwood forests in the southeastern United States. With its bustling downtown district, burgeoning culinary scene, and lively entertainment options, Columbia provides residents and visitors alike with a dynamic urban experience set against the backdrop of the South Carolina Midlands.

1 MILES

2,160
PEOPLE
\$71,190
AHHI
2,664
TOTAL
EMPLOYEES

3 MILES

13,738
PEOPLE
\$63,616
AHHI
9,132
TOTAL
EMPLOYEES

5 MILES

17,395
PEOPLE
\$66,755
AHHI
10,422
TOTAL
EMPLOYEES

Samsung Electronics Co., Ltd., founded in 1938, is one of the world's largest and most influential technology companies, consistently ranking in the top 10 on the Fortune Global 500 with annual revenues exceeding \$200 billion. The company operates across a diverse range of sectors, including consumer electronics, IT and mobile communications, and device solutions, maintaining global leadership positions in smartphones, semiconductors, televisions, and home appliances. Headquartered in Seoul, South Korea, Samsung has a worldwide presence with operations in 74 countries and more than 230 global bases, employing roughly 260,000 people. Backed by its scale, brand recognition, and strong cash flows, Samsung maintains investment-grade credit ratings (S&P: AA- / Moody's: A1), ensuring long-term stability and making it one of the most creditworthy and reliable corporate tenants in the world.

SAMSUNG

SAMSUNG QUICK FACTS

| | |
|------------------------|--|
| Founded: | 1938 |
| Ownership: | Public |
| Annual Revenue: | \$220.73B |
| Market Cap: | \$396.04B |
| # of Locations: | 74 countries 230 global production sites |
| Headquarters: | Seoul, South Korea |
| Guaranty: | Corporate |

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Exclusively Offered By



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