

137 BUSINESS PARK DR

**Extremely Well Performing Business
(Over \$7.6M In Revenue in 2024)**

137 BUSINESS PARK DR
Lexington SC (Columbia MSA)

OFFERED FOR SALE
\$2,155,000 | 6.50% CAP



REPRESENTATIVE PHOTO



CONFIDENTIAL
OFFERING MEMORANDUM

137 BUSINESS PARK DR

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of 137 Business Park Dr in Lexington, SC. The Premises has an absolute NNN lease to Lexington Machine with 12.3 years remaining. The Asset is well positioned in Lexington County with easy access to I-20, I-26 and I-77.



12-YR LEASE



DENSE INDUSTRIAL NODE



HIGH GROWTH COLUMBIA MSA

LEASE YEARS	YEAR	ANNUAL RENT
Current Term	1	\$140,079
Rent Increase (2% rent increase on Dec. 19th each year)	2	\$142,881

NOI	\$140,079
CAP	6.50%
PRICE	\$2,155,000

BUILDING SPECS

Dock-High Doors	1
Drive-In Doors	2
Office SF	2,494 (11% of GLA)
Parking	15 auto spots + 1 trailer
Roof	Metal roof with rolled insulation
Exterior	Steel frame with metal siding

ASSET SNAPSHOT

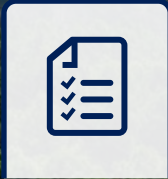
Tenant Name	Lexington Machine
Address	137 Business Park Dr, Lexington SC, 29072
Building Size (GLA)	22,000 SF
Land Size	2.13 Acres
Year Built/Renovated	2010
Rent Type	Abs. NNN
Landlord Responsibilities	None
Rent Commencement Date	4/8/2025
Lease Expiration	12/31/2037
Rental Increases	2% Annual Increases
Remaining Term	12.3 Years
Current Annual Rent	\$140,079



56,011 PEOPLE
IN 5 MILE RADIUS

\$120,766 AHHI
IN 3 MILE RADIUS

37,500 VPD
ON I-20



STRONG LEASE FUNDAMENTALS

Absolute NNN with no landlord obligations | Lease runs through 2037 with predictable 2% annual rent bumps | Tenant covering all operating expenses | Recent clean environmental report



HEADQUARTERS & MISSION CRITICAL FACILITY

This is the Tenant's only location and is special purposed for their operations | Specialized machine fabrication & steel manufacturing facility | Mission critical to Lexington Machines business



HIGH PERFORMING TENANT WITH STRONG RENT METRICS

YTD sales as of 7/31/25 of nearly \$4M and operates at a 12% Profit Margin | Sub 2.50% Health Ratio and 7.00x Rent Coverage Ratio



LOW STARTING RENT

Attractive entry rent basis at \$6.24 PSF | Low vacancy rate and friendly business jurisdiction



POSITIONED IN INDUSTRIAL NODE W/ ACCESS TO TRANSPORTATION ROUTES

Sits within Lexington Business Park | Over 30,000 employed in manufacturing and logistics | Lowest corporate tax rates in the Southeast (5%) | Minutes from I-20, I-26 and I-77 providing direct access to Atlanta | Lexington County is one of the fastest growing counties in South Carolina



Michelin Tires

FedEx

US Foods

CIRCLE K

BURGER KING



Mid-Carolina Electric Cooperative



37,500 VPD

137 BUSINESS PARK RD

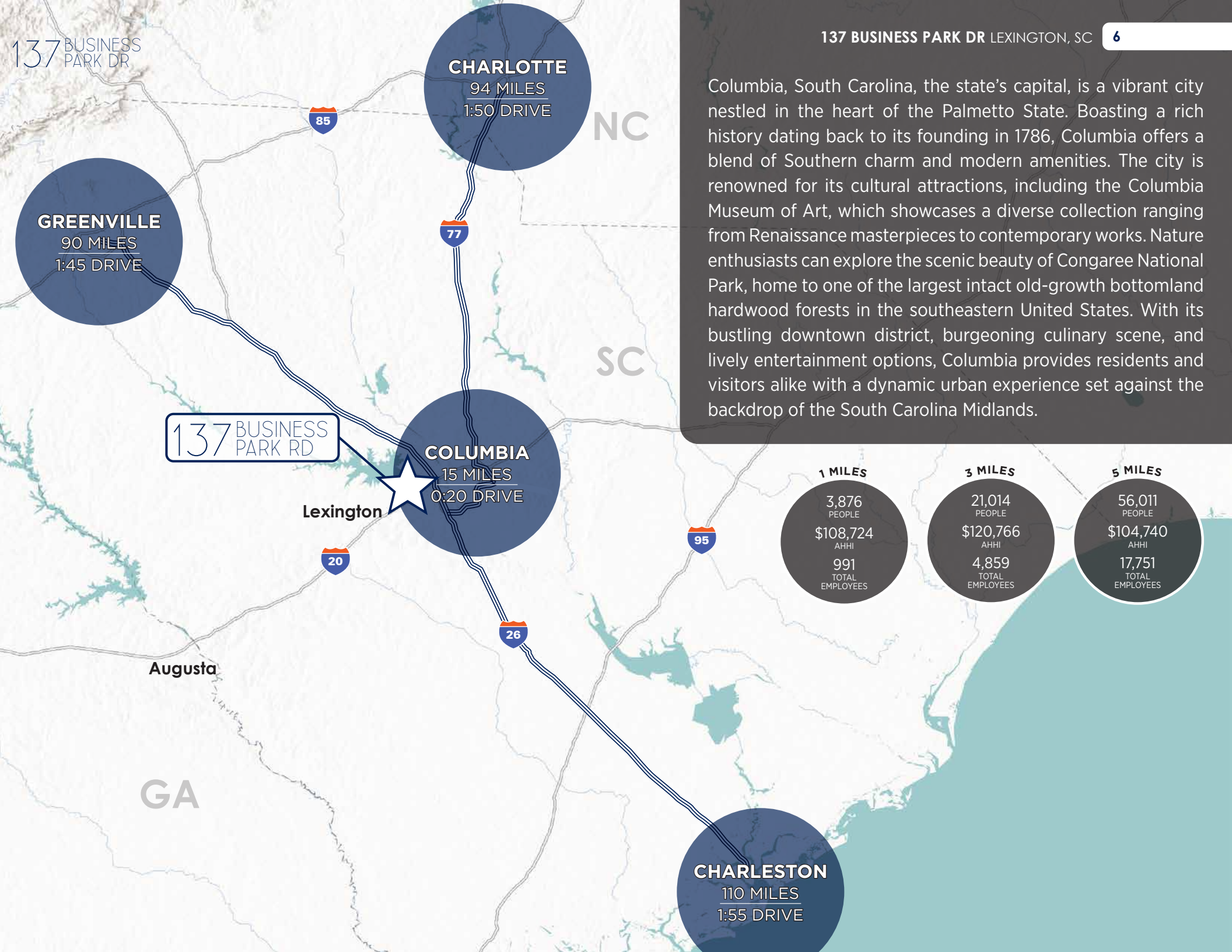
The Sharon Company, Inc.

Trofholz Technologies, Inc.

Business Park Dr



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.



137 BUSINESS PARK DR

GREENVILLE
90 MILES
1:45 DRIVE

CHARLOTTE
94 MILES
1:50 DRIVE

137 BUSINESS PARK RD

COLUMBIA
15 MILES
0:20 DRIVE

Lexington

CHARLESTON
110 MILES
1:55 DRIVE

1 MILES
3,876 PEOPLE
\$108,724 AHHI
991 TOTAL EMPLOYEES

3 MILES
21,014 PEOPLE
\$120,766 AHHI
4,859 TOTAL EMPLOYEES

5 MILES
56,011 PEOPLE
\$104,740 AHHI
17,751 TOTAL EMPLOYEES

Augusta

GA

NC

SC

Founded in 2003, Lexington Machine Corporation is a privately held precision manufacturing company headquartered in Lexington, South Carolina. Operating from a single facility, the company specializes in custom machining and industrial components, serving a range of clients across the Southeast. With approximately 25 employees and estimated annual revenues of over \$7.6 million, Lexington Machine represents a well-established regional operator with stable cash flows and a proven ability to meet financial obligations. The business has built its reputation on technical expertise, reliability, and long-term customer relationships, which underpin its 20+ year operating history. The current lease structure further enhances tenant security, featuring more than 12 years of remaining term and 2% annual rental increases, providing investors with predictable income growth. Positioned in a strong manufacturing corridor with access to skilled labor and robust local logistics infrastructure, Lexington Machine's single-location focus and consistent operating history reinforce its credit strength and reliability as a long-term tenant.



LEXINGTON MACHINE QUICK FACTS

Founded:	2003
Ownership:	Privately held South Carolina Corp
# of Locations:	1
Headquarters:	Lexington, SC

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Exclusively Offered By



PRIMARY DEAL CONTACTS

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