



Fisher
James
Capital

This property is listed in conjunction with Tennessee-licensed real estate broker
McBride Real Estate. (Joshua McBride, TN License #339376)



OFFERING MEMORANDUM



Capstone Fabrication | PAKFAB

Lewisburg, TN

fisherjamescapital.com



Disclaimer

Fisher James Corp. ("Broker") has been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

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McBRIDE
— REAL ESTATE —

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PROPERTY HIGHLIGHTS

- Net Lease to Established Industrial Tenant with 4 Years Remaining
 - Annual Rental Escalations Provide Hedge Against Inflation
 - Sustainable Rent PSF at \$4.44
- Established Industrial Tenant Providing Custom Manufacturing Solutions to a Broad Range of Industries
 - 20+ Year Operating History
 - 400 Employees Across 5 Facilities
- Priced Below Replacement Cost – \$63.43 PSF
- Property Sits on Large Site Consisting of 40 Acres
 - Excess Land Provides Value Add Opportunity
- Central Location Ideal for Industrial Use
 - Workforce of More than 450,000 within Commuting Distance
 - Lewisburg is Established Manufacturing and Industrial Hub



~1 HOUR FROM
from Huntsville &
Nashville



**LEWISBURG IS
ESTABLISHED
MANUFACTURING
& INDUSTRIAL HUB**



**NO STATE
INCOME TAX**
in Tennessee



**48,646 TOTAL
POPULATION**
within 15 Miles



**\$87,785 AVERAGE
HOUSEHOLD INCOME**
within a 15-Mile Radius



15,986 AADT
Close Proximity to
I-431 Arterial



PROPERTY OVERVIEW



PRICE

\$12,686,000
7.00% CAP RATE

LOCATION

The property is located at [1701 Childress Road in Lewisburg, Tennessee](#). 

LOT SIZE

Approximately 40.81 acres or 1,777,684 square feet.

IMPROVEMENTS

A 200,000 square foot industrial building for **Capstone Fabrication**.

LEASE

Leased to **PakFab Capstone LLC** and guaranteed by **PakFab USA Engineered Solutions, Inc.** for five (5) years from March 1, 2024 through February 28, 2029 at an initial annual rent of \$840,000, which shall increase to \$888,000 as of March 1, 2025. There is one (1) two-year option to renew the lease. Rent is to increase by \$0.24 PSF annually throughout the primary term and option period. The lease is net with tenant responsible for all taxes, insurance, and maintenance, excluding roof and structure.

ANNUAL RENT

Year	Annual Rent PSF	Annual Rent	Return
Year 1	\$4.20	\$840,000	N/A
Year 2 (Capitalized)	\$4.44	\$888,000	7.00%
Year 3	\$4.68	\$936,000	7.38%
Year 4	\$4.92	\$984,000	7.76%
Year 5	\$5.16	\$1,032,000	8.13%
Year 6 (Option 1)	\$5.40	\$1,080,000	8.51%
Year 7 (Option 1)	\$5.64	\$1,128,000	8.89%

FINANCING

The property will be delivered free and clear of permanent financing.

TENANT INFORMATION



**CAPSTONE
FABRICATION**
a PAKFAB partner



PAKFAB manufactures returnable packaging for the automotive, agricultural, aerospace, and recreational industries, focused on providing cutting-edge returnable packaging solutions. The company was incorporated as PFI, which focused on manufacturing, in 2003 and PAKFAB, which focused on sales and design, in 2010, and the two firms merged in 2021 to create an internationally integrated packaging solution provider. The company employs more than 400 across 5 locations in 3 countries, with plans for continued growth and innovation across North America.

NORTHWEST VIEW



TELEDYNE
DEFENSE ELECTRONICS
Everywhere you look

MATRIX
DRILLING PRODUCTS

Berry

Nichirin Tennessee Inc.
Rockford Spring Company

DFAB

COLUMBIA STATE
COMMUNITY COLLEGE
Lewisburg Campus

the united mattress

WestRock

Southern Carriers Inc.

Southern Carton

Kroger

Shell

Downtown
Lewisburg

TRACATOR
SUPPLY CO.

McDonald's

HIBBET SPORTS
GAME TESTED. ATHLETE APPROVED.

CAPSTONE
FABRICATION
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Trison Coatings

Enterprize
Container
Corporation

MARELLI

SOUTHEAST VIEW



Industrial Steel
& Supply Inc.

MINTH
MINTH GROUP

METRO
DOOR LLC
AN ONPOINT COMPANY

TALOS
LIMITED

Multimatic
Hawk Converting

ECG Enterprize
Container
Corporation

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LOCATION OVERVIEW

Lewisburg (population 12,288) is the seat of Marshall County located approximately 50 miles south of Nashville and 52 miles north of Huntsville, Alabama. The region benefits from a robust and established industrial base in manufactured goods, automotive assembly, chemical production, plastics and rubber, logistics, and more. The city lies in the heart of the Southern Automotive corridor and benefits from a skilled workforce and central location with access to the Nashville and Huntsville markets.

The subject property is centrally located with excellent access within the Lewisburg Industrial Park in close proximity to the I-431/ Fayetteville Highway arterial (15,986 AADT). The site benefits from robust demographics with a population of 48,646 within a 15 mile radius. Average household income within 15 miles of the site is \$87,785 and average home value is \$354,194.

The property benefits from a central location within the Lewisburg Industrial Park in close proximity to many of Lewisburg's largest industrial employers, including Teledyne Advanced Electronic Solutions, Marelli, Berry Plastics, Talos Engineered Products, Multimatic, Southern Carton Company, Walker Die Casting, and more. The area benefits from an established industrial work force of more than 450,000 within a 30 minute drive and a central location with access to major markets throughout the Southeast U.S..

DEMOGRAPHICS



2024 TOTAL POPULATION
48,646



AVG. HOME VALUE
\$354,194



AVG. HOUSEHOLD INCOME
\$87,785

1701 Childress Rd | Lewisburg, TN 37091

Population Summary	5 Miles	10 Miles	15 Miles
2020 Total Population	16,015	27,036	42,556
2024 Total Population	16,642	28,233	48,646
2029 Total Population	17,272	29,459	50,982
2024 Total Daytime Population	19,805	26,775	43,089
Average Household Income			
2024	\$79,899	\$85,414	\$87,785
2029	\$86,807	\$98,946	\$101,248
Average Home Value			
2024	\$282,333	\$326,869	\$354,194
2029	\$295,206	\$344,516	\$382,389

Top Employers in Lewisburg

Marelli
Walker Die Casting
Minth
Multimatic
Talos Engineered Products
International Comfort Products
WestRock
Teledyne
Old Hickory Smokehouse
Lewisburg Printing



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