

TUPPERWARE MANUFACTURING PLANT - LERMA

TOLUCA, MEXICO

Sale Leaseback Opportunity



THREE BUILDINGS • 602,281 SF • 10 YEAR LEASEBACK • 100% LEASED • STRATEGICALLY LOCATED NEAR MEXICO CITY

EXECUTIVE SUMMARY

Cushman & Wakefield's National Industrial Advisory Group, as exclusive advisor, is pleased to offer the opportunity to acquire Tupperware Manufacturing Plant - Lerma ("the Property"), an essential facility that produces a wide range of plastic food storage containers and kitchenware products for distribution in Mexico and other parts of the world. The Property is fully leased to Tupperware Brands Corporation and includes three buildings totaling 602,281 SF on 24.9 Acres (10.1 hectares).

The Property is strategically located in Lerma, a municipality in the State of Mexico, adjacent to the city of Toluca, a submarket of Mexico City metropolitan area. The plant is equipped with modern machinery and state-of-the-art production facilities to meet the demand for Tupperware products in the Mexican market and beyond.

At close of escrow, current ownership will be offering to sign a 10 year lease at \$6.02 per square foot per year NNN with annual CPI escalations and (2) five year options to extend at 100% fair market value. This location has been a long-term fit for Tupperware with above standard infrastructure for manufacturing including over 9,000 KVA of power rights, over 11,000 KVA installed capacity, and over 6 liters per second of water (Water well concession title including 207,360 cubic meters per year with 2 Water Wells), ideal for manufacturing operations. Tupperware has occupied the Property for 56 years.

Tupperware Manufacturing Plant - Lerma has an abundant and skilled labor pool, offers excellent loading and trailer parking, and has fully gated and secured truck courts. The plant is responsible for producing a diverse range of Tupperware products, including various sizes and types of food storage containers, water bottles, lunch boxes, kitchen utensils, and other kitchenware items.

[1] Annual rent bumps are tied to U.S. National CPI. For the purpose of the analysis, it is assumed that CPI will increase at 3.00% annually for the duration of the analysis.



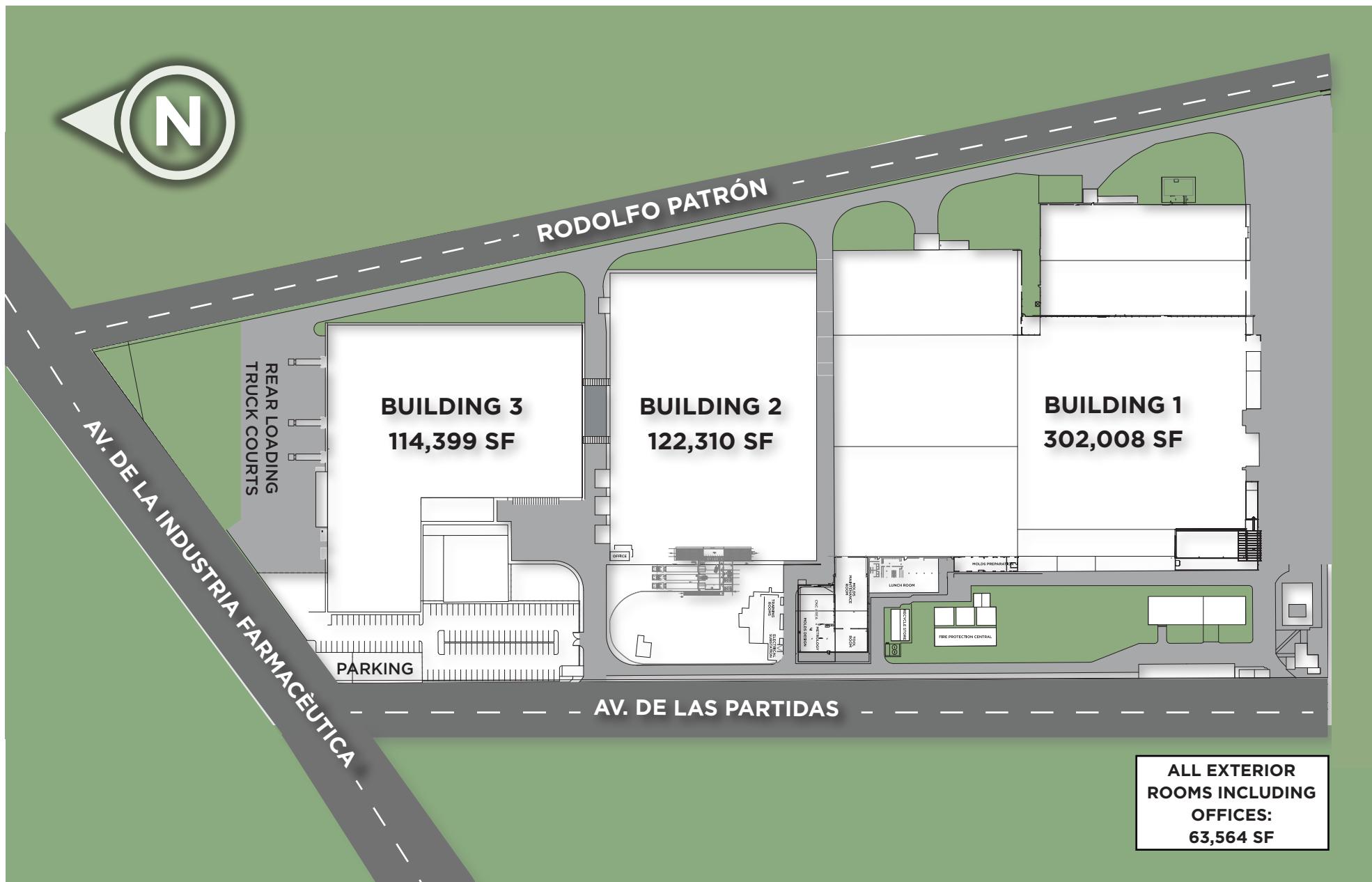
PROPERTY DESCRIPTION



PROPERTY DETAILS

Address	Rodolfo Patron 9, Lerma Ind Park, Lerma, State of Mexico
Industrial Market	Mexico City
Industrial Submarket	Toluca-Lerma
Tenant	Dart SA de CV Corporation
% Leased	100%
Building SF	602,281 SF
Land Size	24.9 Acres (10.1 hectares)
Number of Buildings	Three Plus Exterior Rooms
Clear Height	Building 1: 13' Building 2: 16' Building 3: 25' and 30'
Dock-High Doors	6
Grade Level Doors	9
Car Parking	208
Trailer Parking	9

SITE PLAN



LOCATION MAP

Strategically located allowing for efficient distribution of products for export worldwide



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