

A CUSHMAN & WAKEFIELD **NATIONAL INDUSTRIAL ADVISORY GROUP** INVESTMENT OPPORTUNITY

# 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.





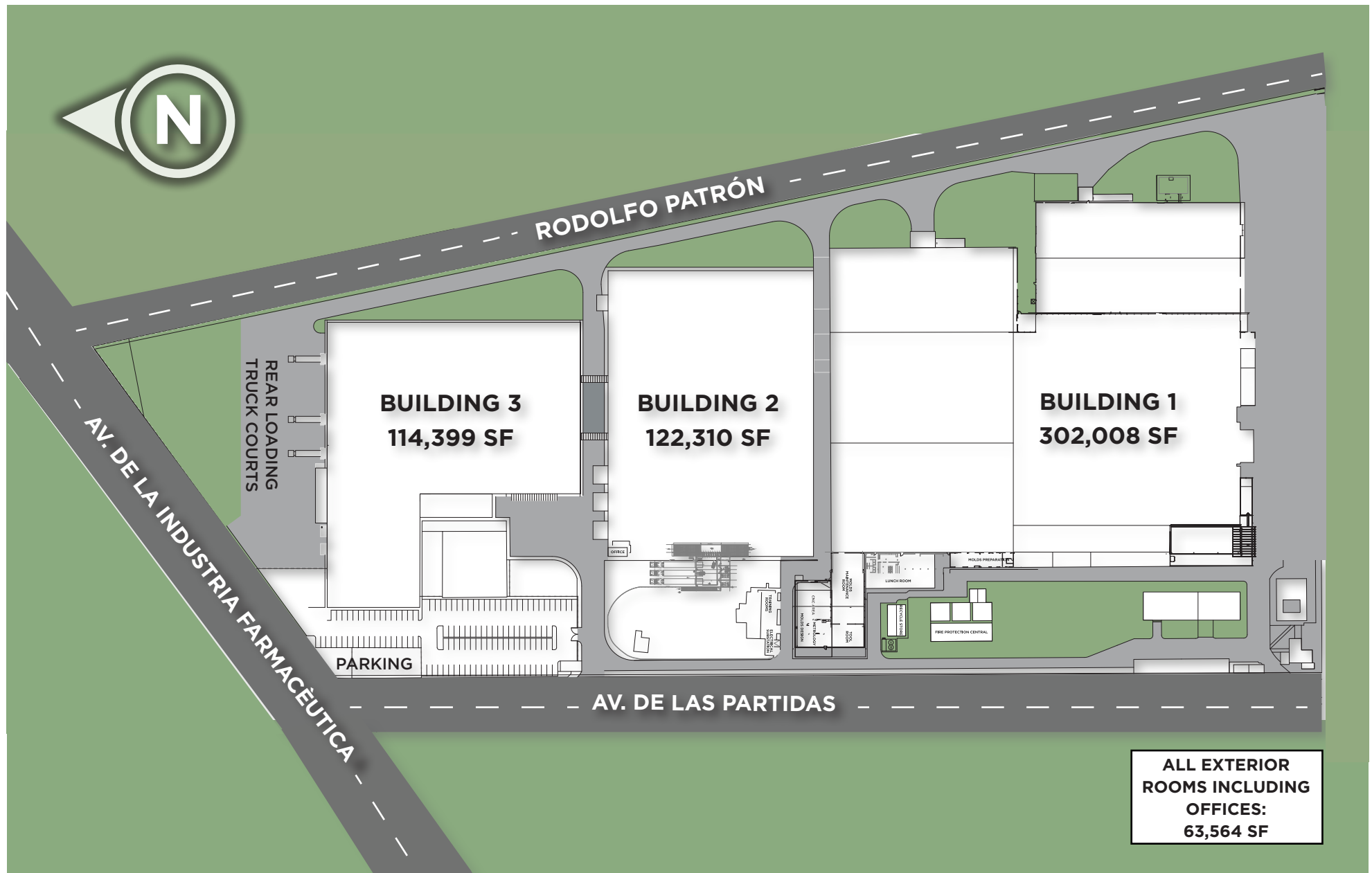
# PROPERTY DESCRIPTION



## PROPERTY DETAILS

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

# SITE PLAN





# LOCATION MAP

*Strategically located allowing for efficient distribution of products for export worldwide*



## FOR MORE INFORMATION, PLEASE CONTACT

### INVESTMENT SALES - UNITED STATES

**WILL STRONG**

Executive Vice Chair  
+1 602 413 9991  
will.strong@cushwake.com

**JIM CARPENTER**

Vice Chair  
+1 312 470 3830  
james.carpenter@cushwake.com

**MOLLY HUNT**

Associate  
+1 602 229 5944  
molly.hunt@cushwake.com

**TREVOR BERRY**

Associate  
+1 971 663 9694  
trevor.berry@cushwake.com

### INVESTMENT SALES - MEXICO

**ENRIQUE PORTILLO**

Executive Director  
+52 558 525 8045  
enrique.portillo@cushwake.com

**ENRIQUE PORTILLO MARTINEZ**

Senior Associate  
+52 558 525 8054  
enrique.portillomtz@cushwake.com

### DEBT ADVISORS

**ROB RUBANO**

Vice Chair  
+1 310 595 2225  
rob.rubano@cushwake.com

**BRIAN SHARE**

Executive Managing Director  
+1 310 595 2231  
brian.share@cushwake.com



**CUSHMAN &  
WAKEFIELD**

### CUSHMAN & WAKEFIELD NATIONAL INDUSTRIAL ADVISORY GROUP

**CENTRAL**

Jim Carpenter  
Mike Tenteris  
Adam Tyler  
Elizabeth Given

**MOUNTAIN WEST**

Will Strong  
Kirk Kuller  
Micki Strain  
Molly Hunt

**WEST**

Jeff Chiate  
Rick Ellison  
Bryce Aberg  
Mike Adey  
Brad Brandenburg

**FLORIDA**

Mike Davis  
Rick Brugge  
Rick Colon  
Dominic Montazemi

**SOUTHWEST**

Jim Carpenter  
Jud Clements  
Robby Rieke  
Taylor Starnes  
Madeleine Supplee

**NORTHEAST**

Gary Gabriel  
Gerry Blinebury  
Kyle Schmidt  
Jon Carpenter  
Graham Savage

**SOUTHEAST**

Stewart Calhoun  
Casey Masters  
Ryan Bellows  
Drew Stanford

**DEBT TEAM**

Rob Rubano  
John Alascio  
Brian Share  
TJ Sullivan

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