

25 LOVETON

LONG-TERM ABSOLUTE NNN LEASE

- × 54,837 SF
- × 9.5+ YRS WALT
- × 100% LEASED TO CREDIT-WORTHY TENANT
- × FLEX/INDUSTRIAL ASSET

FIDELITY BUILDING SERVICES GROUP OPERATIONS HQ | SPARKS, MARYLAND

MISSION CRITICAL
OPERATIONS HEADQUARTERS
FOR FIDELITY BUILDING
SERVICES GROUP



INVESTMENT SUMMARY

NEWMARK

EXECUTIVE SUMMARY

Newmark, as exclusive advisor, is pleased to present for sale 25 Loveton Circle (the "Property") in Sparks, Maryland.

25 Loveton serves as the Operations Headquarters & Training Center for Fidelity Building Services Group, a leading provider of HVAC/mechanical services, building automation, and energy solutions.

Fidelity has been located in 25 Loveton for more than 25 years and has invested significantly in the building (\$5M+) to provide cutting edge facilities for their employees and service fleet. Their lease is absolute triple-net and they have over 9.5 years remaining.

This opportunity provides an investor a high-quality, single story flex/industrial building with a committed, credit-worthy tenant and no additional capital obligations for nearly ten years.

PROPERTY OVERVIEW



ABSOLUTE
NNN Lease



9.5+ Years of
Remaining Term



TOTAL SPACE

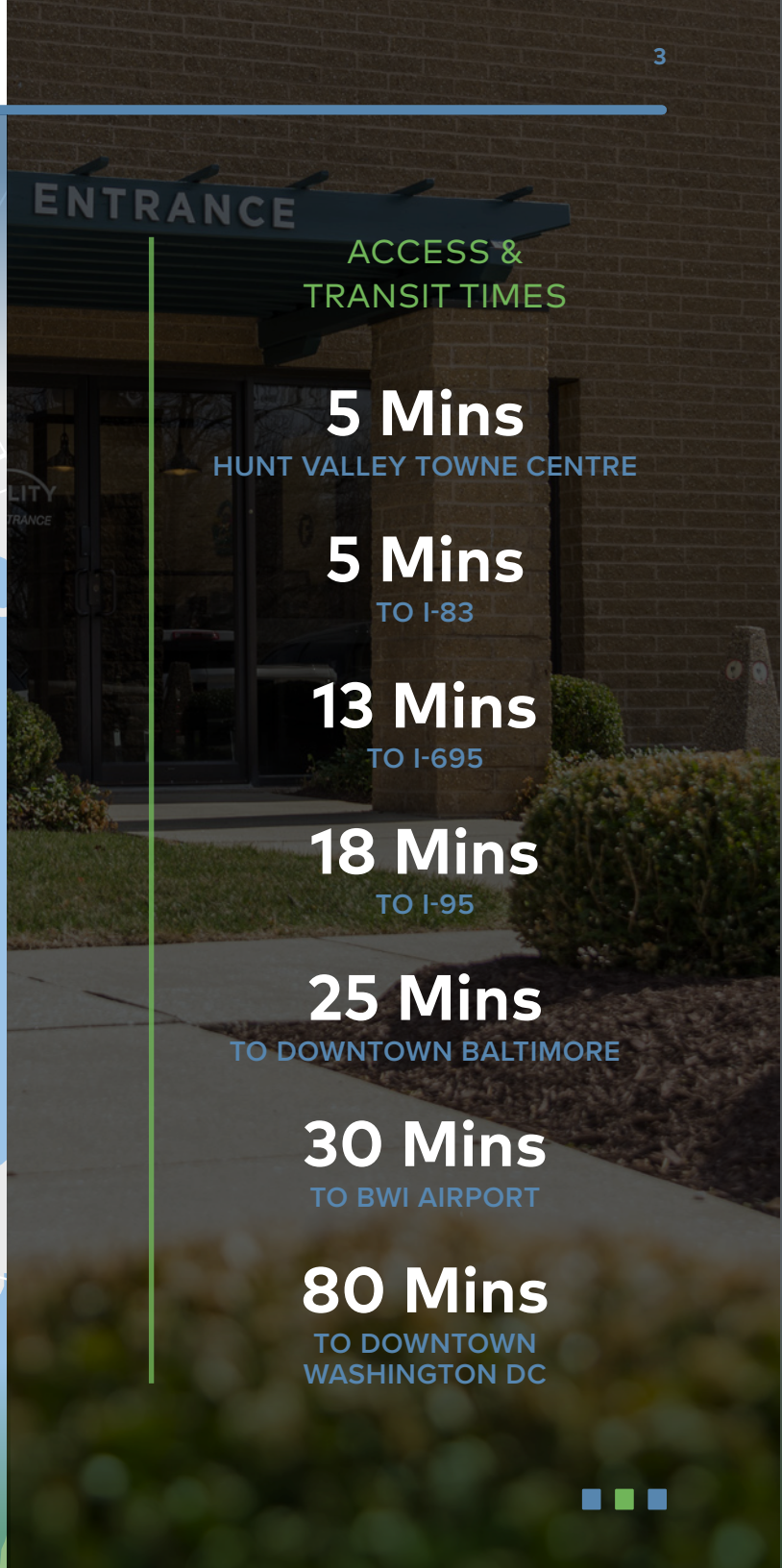
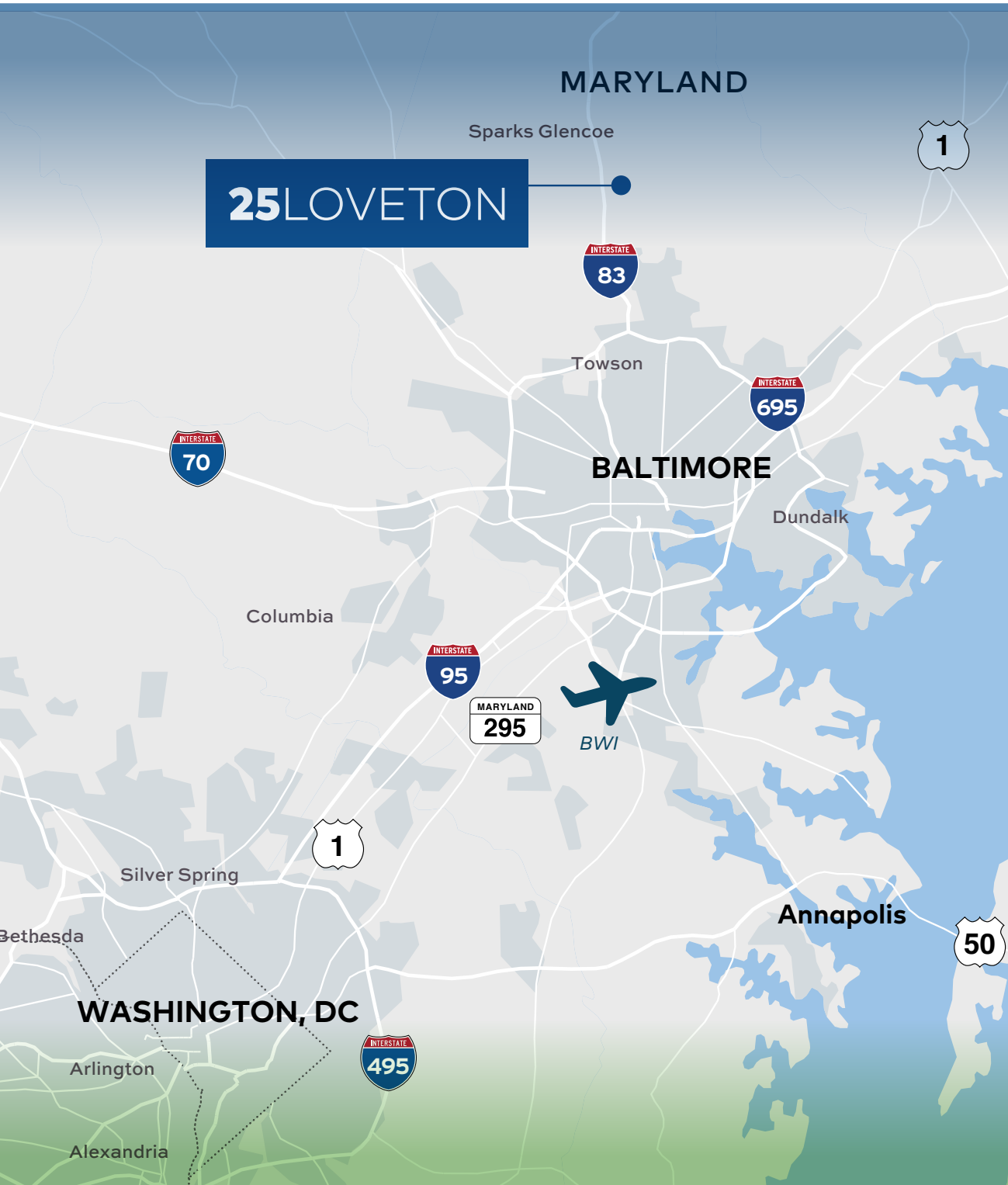
54,837 SF



LEASED

100%





ACCESS & TRANSIT TIMES

5 Mins

HUNT VALLEY TOWNE CENTRE

5 Mins

TO I-83

13 Mins

TO I-695

18 Mins

TO I-95

25 Mins

TO DOWNTOWN BALTIMORE

30 Mins

TO BWI AIRPORT

80 Mins

TO DOWNTOWN WASHINGTON DC

TENANT OVERVIEW



Fidelity Building Services Group (Fidelity) is a leading national provider of technical building services and solutions for the commercial and industrial facilities market. Its product and service offerings include HVAC/mechanical services, energy & sustainability engineering, advanced building automation, and emergency power systems. The company's core markets are commercial, industrial, and institutional facilities.

Founded in 1945 as a full-service mechanical engineering and contracting firm focused on bringing air conditioning and refrigeration to the commercial marketplace. Over the past 75 years, Fidelity has grown its footprint, services, and client base. The company provides best in class integrated building services such as: HVAC/ Mechanical Services, Engineering Retrofits & Targeted Design- Build, IOT, Building Automation & Controls, Emergency Power Generator & Electrification. Fidelity provides services to clients in the Commercial, Industrial, Healthcare, Education, Government and Mission Critical industries.

Today, through strategic acquisitions and partnerships, the Fidelity geographic footprint has grown beyond the Mid-Atlantic, extending throughout the United States. The firm has over 2,800 team members, more than 70 locations serving 30 states, and over 30 subsidiary and partner companies throughout the nation and over 75 years of experience.



70+
LOCATIONS
WORLDWIDE

30+
SUBSIDIARIES

30+
STATES
SERVED

2,800
EMPLOYEES



Over the past 24 months, Fidelity has acquired nine (9) additional companies, adding to an already deep portfolio of partners, including:

- TROPIC-KOOL
- NASON MECHANICAL SYSTEMS
- COMPRESSOR ENERGY SERVICES
- SERVICEX M.E.P.
- CHESAPEAKE MISSION CRITICAL
- POWER OF CLEAN ENERGY
- ENVIRONMENTAL SYSTEMS CORPORATION (ESC)
- SYSTEM SERVICE & ENGINEERING
- DARNOLD MECHANICAL

ONEX

Fidelity Building Services Group is owned by Onex Corporation (TSX: ONEX), an international private equity firm headquartered in Toronto, Canada and traded on the Toronto Stock Exchange. Onex has \$51 billion in assets under management and purchased Fidelity, in partnership with the company's management team, in 2021.

INVESTMENT HIGHLIGHTS

LONG-TERM ABSOLUTE NET LEASE WITH CREDIT-WORTHY TENANT

Fidelity Building Services Group has 9.5+ years remaining on an absolute triple net lease at the building, providing long-term stable income to an investor.

EXTENSIVE CAPITAL INVESTMENTS

Fidelity Building Services Group has invested \$5+ million into the building since 2006 including: a roof replacement, upgrading office space and common areas to Class A standards, renovating bathrooms, installing new carpet and painting throughout the Property, and constructing a fleet maintenance shop.

SPECIALTY BUILD OUT SPECIFIC FOR TENANT

Fidelity Building Services Group constructed a large, high-bay fleet maintenance shop to service their entire fleet of trucks, vans, and specialty vehicles.





WELL-ESTABLISHED AND INDUSTRY LEADING

Fidelity Building Services Group has been operating in the market for over 75 years as the leader in building systems integration. They have acquired nearly 30 companies in the past three years, expanding across the East Coast to the Southeast and to Texas.

SUPERIOR LOCATION

25 Loveton is located in Loveton Business Park, the chosen location for numerous engineering, medical technology, and manufacturing firms, as well as a major UPS distribution center. Situated off I-83, the location provides accessibility to large skilled labor force from both Maryland and Pennsylvania.



25 LOVETON

HUNT VALLEY TOWNE CENTER



SHAWAN PLAZA



COCKEYSVILLE



SCOTTS CORNER SHOPPING CENTER



YORKTOWNE PLAZA



CHURCH LANE SHOPPING CENTER



PADONIA PLAZA SHOPPING CENTER



MAJOR CORPORATIONS
WITH PRESENCE IN SPARKS
AND HUNT VALLEY



145

WETHERBEE

PHOENIX

Hunt Valley Inn
Golf Course

145

Hayfields
Country Club

Shewan Rd

Beaver Dam Rd

Shewan Rd

York Rd

Wright Ave

McCormick Rd

W Warren Rd

83

Beaver Dam Rd

York Rd

Warren Rd

Cranbrook Rd

Greenside Dr

York Rd

Fox Hollow
Golf Course

Bosley Rd

Graywood Rd

146

25 LOVETON

SPARKS, MARYLAND

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