

ANGSTROM TUBULAR SOLUTIONS

85 MYRON ST, ORTONVILLE, MI 48462



SINGLE TENANT INDUSTRIAL PROPERTY FOR SALE | LOW RENT PSF & LOW PRICE PSF



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TABLE OF CONTENTS:

3. Offering Summary
4. Tenant Profile
5. Regional Map
6. Location Map
7. Aerial Map
8. Demographics Map & Report
9. Meet The Team



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OFFERING SUMMARY

ANGSTROM TUBULAR SOLUTIONS

OFFERING SUMMARY

Sale Price	\$1,833,000
Cap Rate	9 %
NOI	\$165,000
Price/PSQF	\$66.85
Tenant	Angstrom Automotive
Guarantor	Corporate
Building Size	27,419
Total Lot Size	74,474 SF
Lease Commencement	05/04/2018
Lease Expiration	11/03/2026
Term Remaining	1.5+ Years Remaining
Rental Increases	Yes, 3.5% Increase in Initial Term
Renewal Options	None
Lease Type Custom	NN
Roof	Landlord
Parking Lot	Landlord
HVAC	Tenant
CAM	Tenant
Taxes	Tenant
Insurance	Tenant

RENT SCHEDULE:

11/04/2024 - 11/03/2025: \$165,000

11/04/2025 - 11/03/2026: \$171,000



PROPERTY HIGHLIGHTS

- Industrial Property Consisting of 27,419 SF and Situated on a 1.61AC Lot
- Positioned Along Myron Street and N Ortonville Road with Traffic Counts Exceeding 18,990 Vehicles Per Day
- Surrounded by National Retailers Including Ace Hardware, Dollar Tree, Rite Aid, and Many Others
- Average Household Income Within a 5-Mile Radius of the Subject Property Exceeds \$116,500
- Zoning: AI | Prime for Industrial/Flex/Warehouse
- Located Approximately 20 Miles from Bishop International Airport



TENANT OVERVIEW

Company:	Angstrom Tubular Solutions, LLC
Headquarters:	Southfield, MI
Website:	https://angstrom-usa.com/

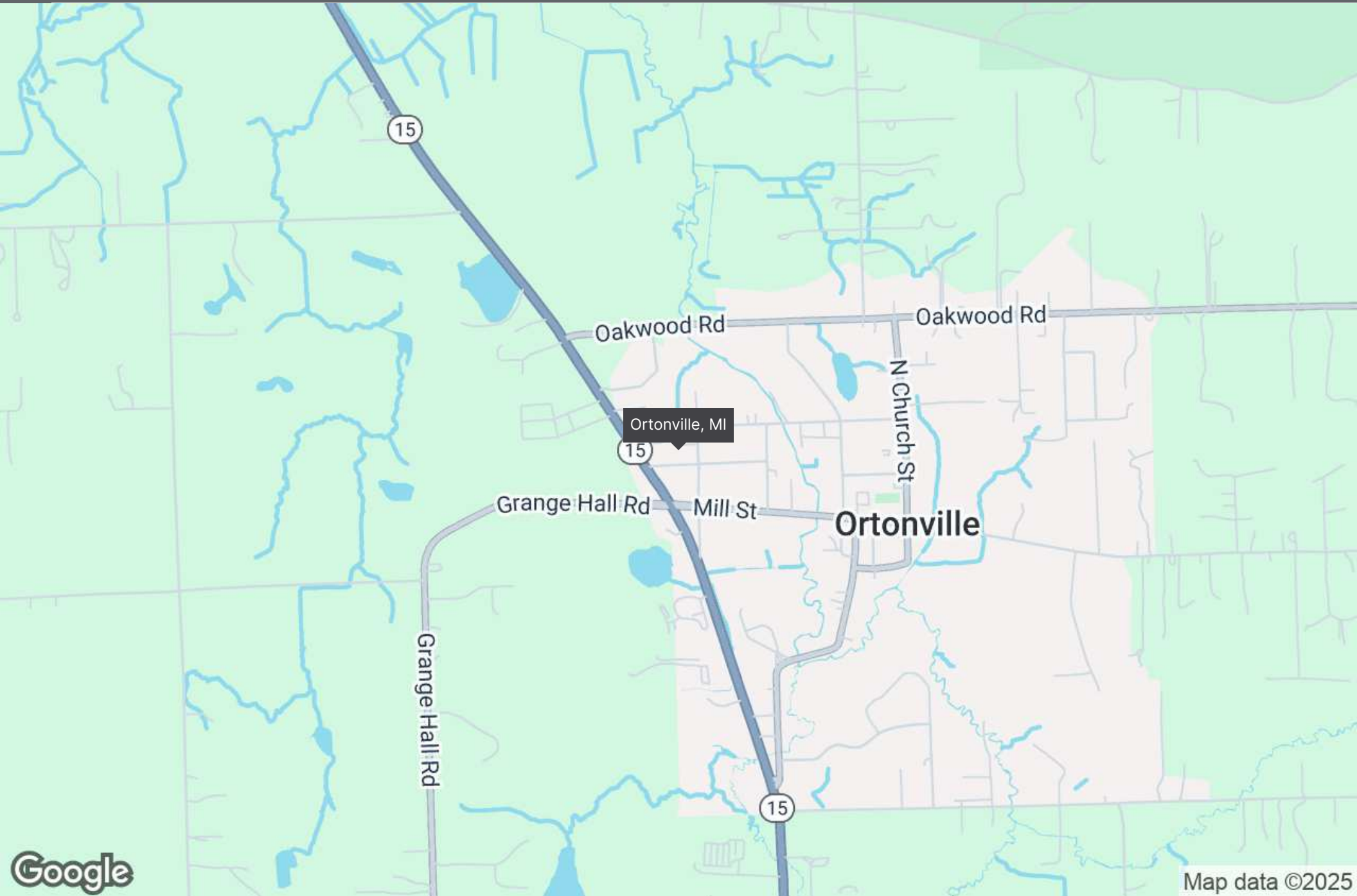
TENANT HIGHLIGHTS

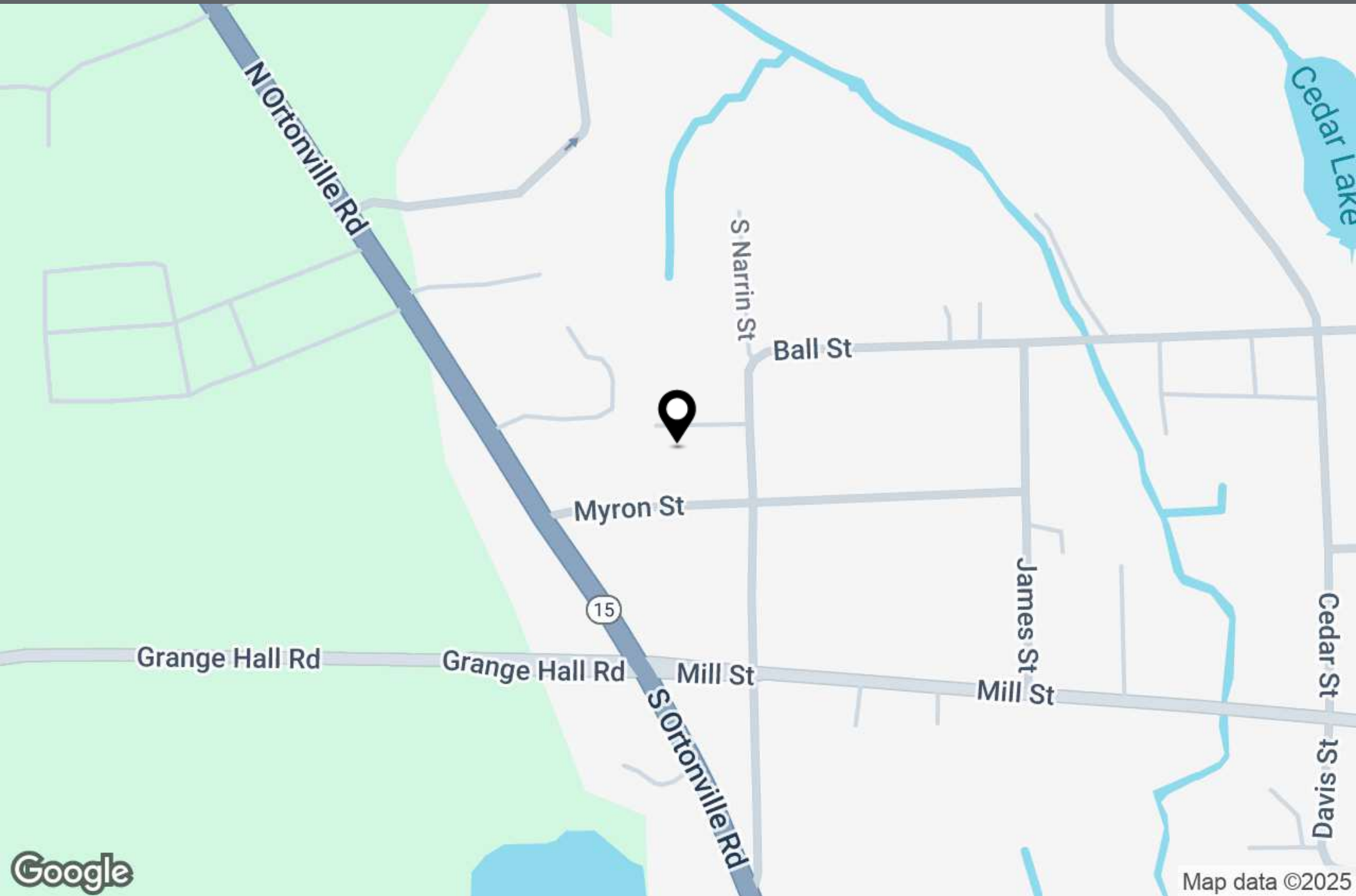
- Angstrom Tubular Solutions, LLC is a Subsidiary of Angstrom Automotive Group
- Angstrom is a Global Leader, Manufacturer & Supplier of Automotive,Industrial, Aerospace and EV Components

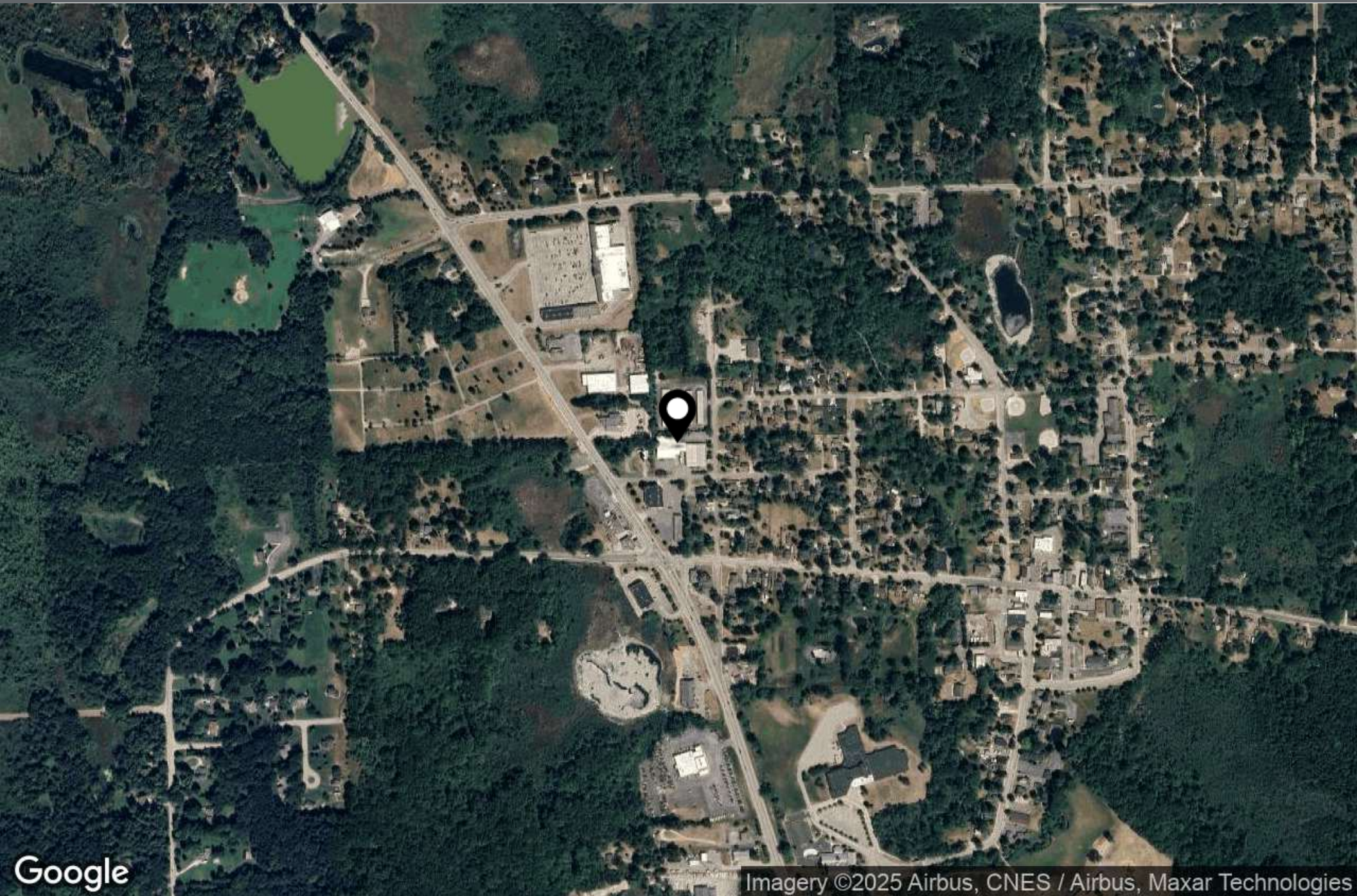
TENANT SUMMARY

Angstrom Automotive Group is a preferred Technology & Engineering driven development partner, global leader, manufacturer and supplier of Automotive (light vehicle), Industrial, Aerospace and EV components.

Founded in 1974 and based in Ortonville, Michigan, ETS is a full-service Tier 1supplier of steel tubular assemblies to the automotive industry. ETS specializes in difficult to process tubular fabrications and assemblies, primarily for propulsion system applications. The Company's products meet demanding standards, examples of which include engine coolant and air bleed tubes, turbocharger coolant feed tubes, heater inlet and outlet tubes, and water pump inlet tubes. ETS primarily focuses on complex, low- to medium-volume programs, and maintains the ability to serve high-volume programs that exceed one million units annually.



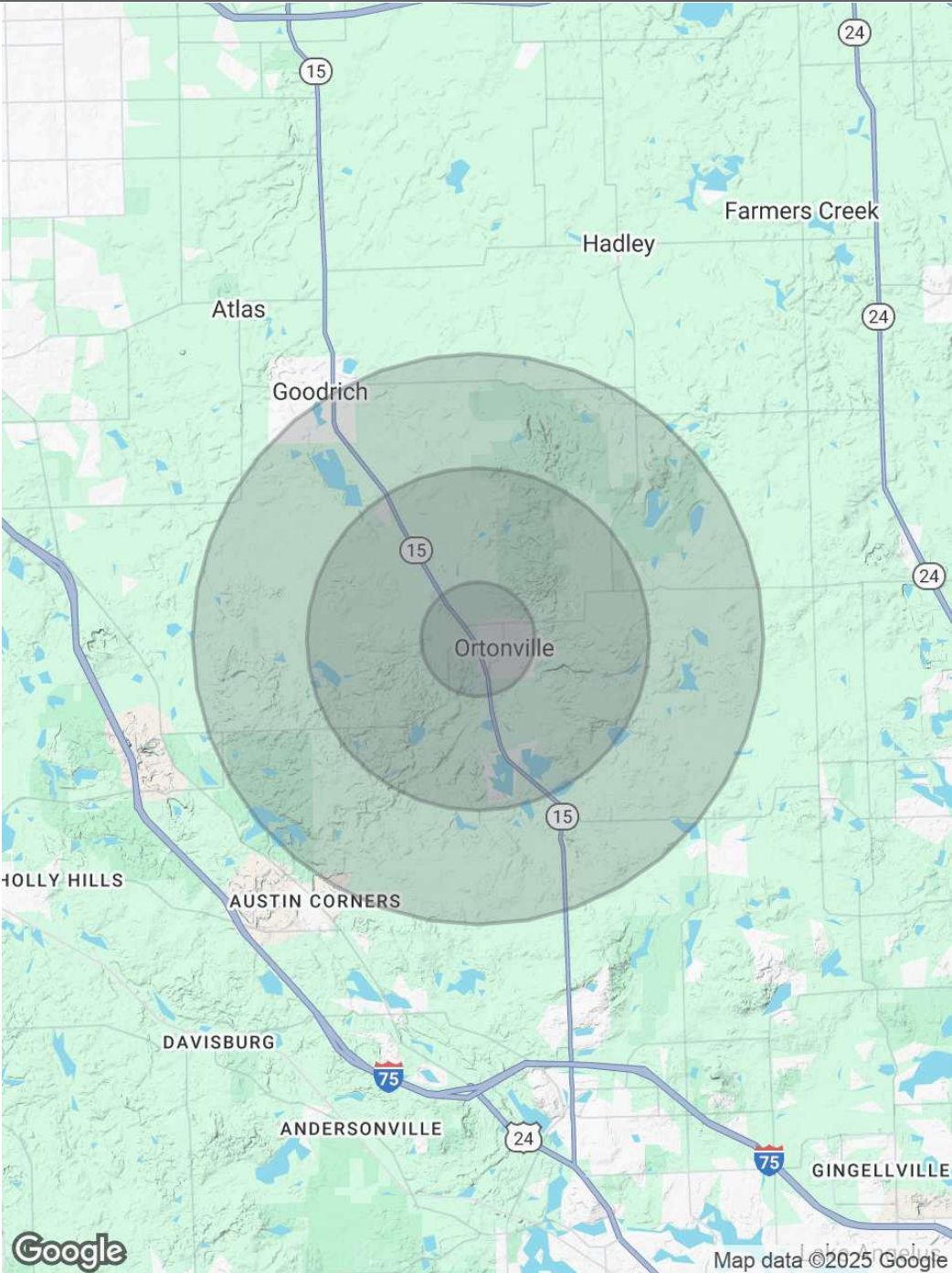




DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,790	8,350	18,147
Average Age	43	43	43
Average Age (Male)	42	43	43
Average Age (Female)	43	43	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	693	3,158	6,726
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$119,226	\$127,431	\$132,842
Average House Value	\$316,221	\$361,473	\$375,337

Demographics data derived from AlphaMap





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