

# OFFERING SUMMARY



**MULTICRAFT**  
**INTERNATIONAL**



## INDUSTRIAL SALE-LEASEBACK OPPORTUNITY

169,043 SF TOTAL • +/- 21.19 ACRES



CUSHMAN &  
WAKEFIELD



COMMERCIAL  
ADVISORS

**KERIOTH**

# THE OFFERING - INDUSTRIAL SALE-LEASEBACK OPPORTUNITY

## OFFERING SUMMARY

NOI	\$1,014,258
TOTAL SIZE	169,043 SF
NUMBER OF TENANTS	1
OCCUPANCY	100%
SALE-LEASEBACK	
LEASE TERM	15 Years
LEASE TYPE	Absolute Net
BASE RENT	3.0% Annual Increases

The five-property Multicraft industrial portfolio is a premier 15-Year Absolute Net Sale-Leaseback opportunity.

The 169,043 SF portfolio includes light manufacturing facilities primarily located in the Jackson, MS market with one building operating in the Detroit, MI market.



# THE PROPERTIES





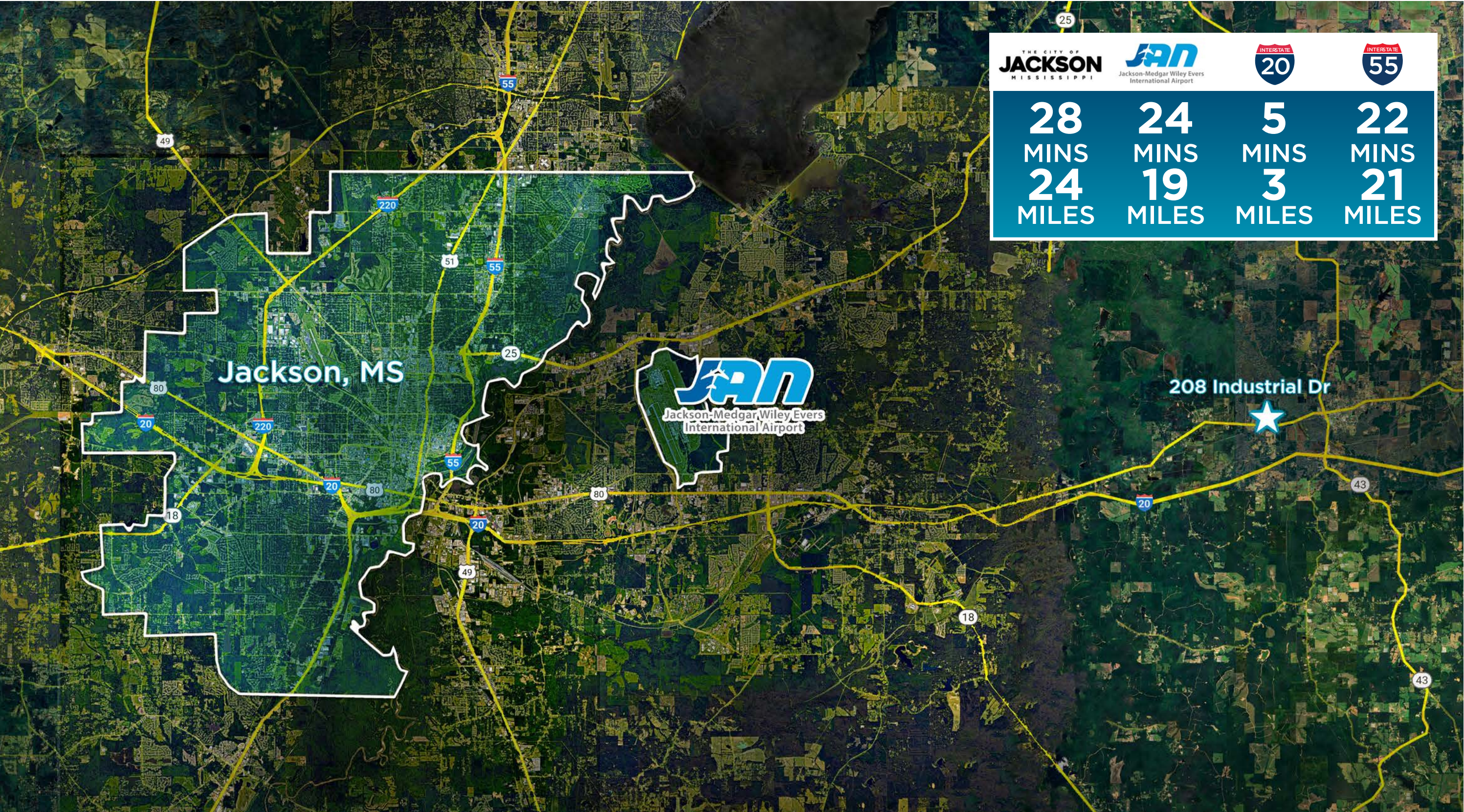
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# DRIVE TIME MAP





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## PROPERTY HIGHLIGHTS



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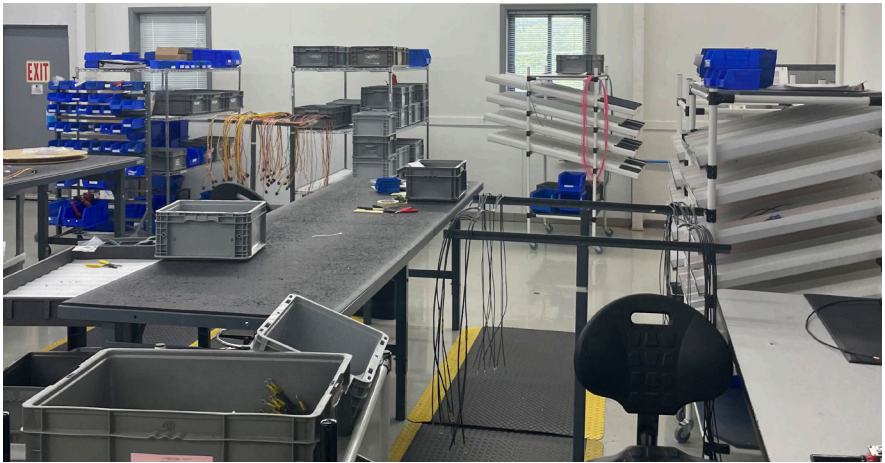
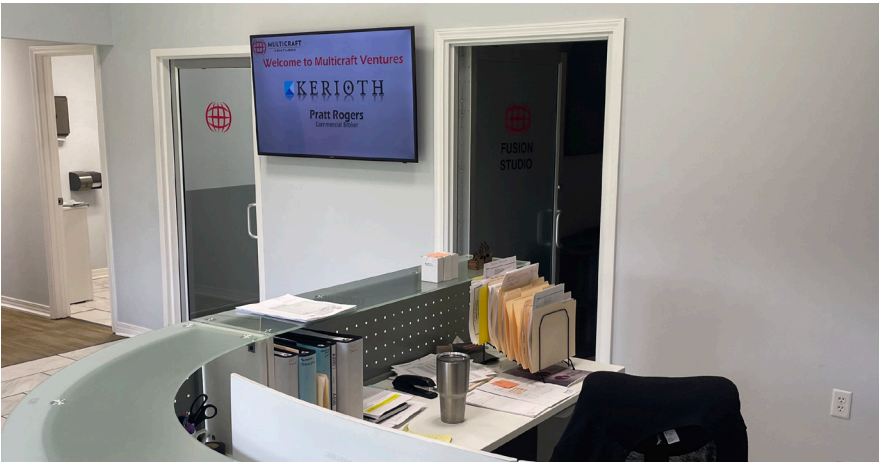
# PROPERTY **SPECS** - 4341 US-80, PELAHATCHIE, MS 39145

Tax Parcel ID	N09 000063 00020
Building Size (SF)	66,283
Acres	6.37
Zoning	Limited Industrial District
Year Built	1985
Exterior Walls	Pre-Fabricated Metal
Clear Height	14' - 15'
Dock-High Doors	1 Ext
Drive-In Doors	2 tot./10'w x 12'h



# PROPERTY **SPECS** - 4326 US-80, PELAHATCHIE, MS 39145

Tax Parcel ID	N09 000063 00000
Building Size (SF)	40,917
Acres	10.17
Zoning	Limited Industrial District
Year Built	1978
Parking Spots	65
Parking Ratio	1.63/1,000 SF
Exterior Walls	Pre-Fabricated Metal
Clear Height	20'
Dock-High Doors	N/A
Drive-In Doors	5 tot./8' w x 9' h



# PROPERTY **SPECS** - 208 INDUSTRIAL DR, PELAHATCHIE, MS 39145

Tax Parcel ID	N10 000018 00000
Building Size (SF)	10,885
Acres	1.11
Zoning	Limited Industrial District
Year Built	2000
Exterior Walls	Pre-Fabricated Metal



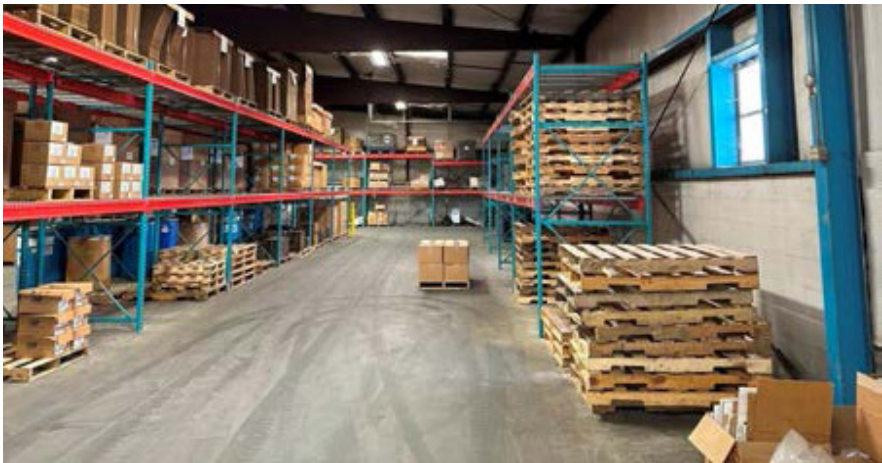
# PROPERTY **SPECS** - 301 BROOKS ST, PELAHATCHIE, MS 39145

<b>Tax Parcel ID</b>	N10H000012 00000
<b>Building Size (SF)</b>	35,392
<b>Acres</b>	2.26
<b>Zoning</b>	Special Use District Single-Family Residential District
<b>Year Built</b>	1939, 1954, 1972
<b>Exterior Walls</b>	Brick Veneer Pre-Fabricated Metal
<b>Drive-In Doors</b>	N/A



# PROPERTY **SPECS** - 766 DEGURSE AVE, MARINE CITY, MI 48039

Tax Parcel ID	74-02-999-0021-000
Building Size (SF)	15,566
Acres	1.38
Zoning	Light Industrial
Year Built	1968
Parking Spots	9
Parking Ratio	0.64/1,000 SF
Clear Height	14'-15'
Dock-High Doors	1 ext
Drive-In Doors	2 tot./10' w x 12' h



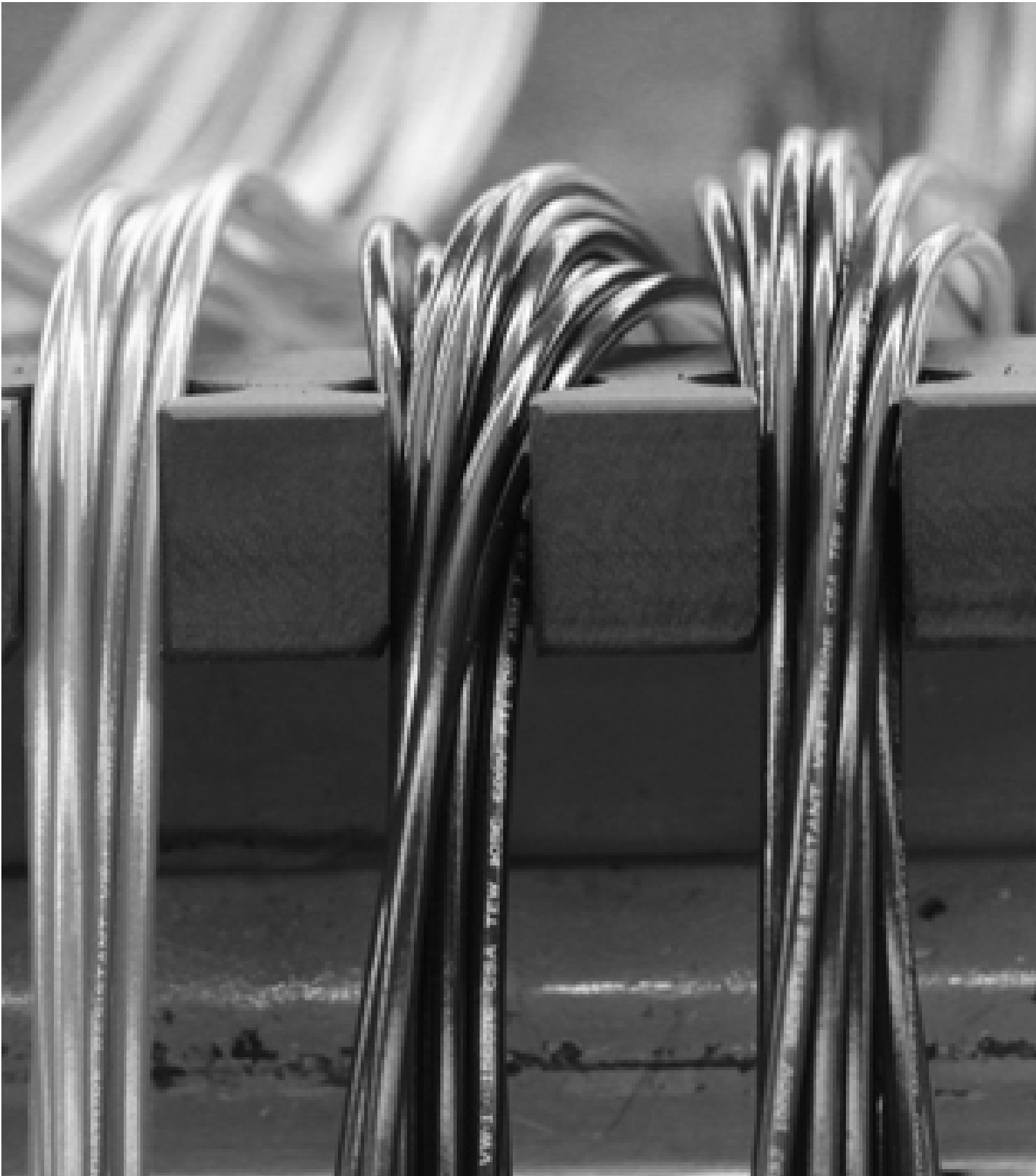
# TENANT HIGHLIGHTS



Multicraft leverages the latest technology and a collaborative approach to manufacture world-class products. They design, engineer, and produce high-standard products, primarily for the automotive sector, including braking and engine parts, HVAC, lighting, and electronic systems. Beyond automotive, they apply their 44 years of expertise to industries like outdoor power equipment, commercial HVAC, industrial products, and many more.

Established by Ford Motor Company in 1978 to supply electrical and metal components, Multicraft was acquired by Magna International in 1986 and later experienced a management buyout in 1991. Under local ownership, Multicraft expanded to eight divisions across Mississippi and Alabama, reaching over \$150 million in revenue by 2001. Today, Multicraft’s five Mississippi-based divisions continue to grow, offering diverse, globally-reaching products through both customer-designed and internally-developed innovations.

Lease Highlights	
Lease Commencement	Upon Closing
Lease Term	15 Years
Lease Type	Absolute Net
Termination Option	No
Renewal Options	2 Terms of 5 Years at FMV
Base Rent	3.0% Annual Increases





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## MARKET OVERVIEW



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# JACKSON NATIONAL RECOGNITIONS



One of the **10 best places to retire in America** for under \$40,000

-U.S News and World Report



One of the **20 strongest performing metros** in America

-Brookings institute's Metro Monitor Report



**11th Best city in America** to launch a Small Business

-CNNMoney.com



**3rd Best Bang for the Buck** city in America

-BusinessWeek Magazine



**11th strongest U.S metro economy** in America

-BusinessWeek Magazine



One of the **top 100 places to live** in America

-RelocateAmerica.com



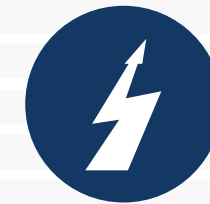
One of the **most socially networked cities** in America

-Men's Health



**13th best state to start a new business**

-WalletHub 2019



**9th top city for income growth**

-Portfolio.com



One of the **top 100 metro economies** in America

-United States Conference of Mayors' Report \*US Metro



# JACKSON OVERVIEW

Jackson, Mississippi, is a vibrant regional hub strategically located between major cities like Memphis, New Orleans, Atlanta, and Dallas. As Mississippi's most populous and urbanized area, Jackson is a key center for commerce, culture, government, healthcare, and education. The city boasts a dynamic economy supported by significant sectors including auto manufacturing, healthcare, and education. It is home to major institutions like the University of Mississippi Medical Center and has a growing population of around 593,000. Known for its strategic location, Jackson is well-connected through major highways, railroads, and an active international airport, making it a crucial transportation and business center in the region.

## KEY HIGHLIGHTS

**Location:** Central hub between Memphis, New Orleans, Atlanta, and Dallas.

**Population:** 593,000 in the Metro Jackson area, spanning six counties.

**Key Sectors:** Government (30,000 employees), healthcare (UMMC), manufacturing (Nissan plant), education, retail.

**Major Employers:** Nissan Motor Company, University of Mississippi Medical Center (10,000 employees).

**Transportation:** Major highways (Interstates 20, 55, 220), Jackson-Evers International Airport, Amtrak service, freight rail.

**Education:** UMMC, Jackson State University, Millsaps College, Mississippi College, Belhaven University.

**Cultural Aspects:** Museums, historical sites, cultural events.

**Growth:** Steady population increase with projected growth in healthcare and education sectors.



# JACKSON OVERVIEW

## JACKSON, MISSISSIPPI

Located midway between Memphis and New Orleans, and between Atlanta and Dallas, Jackson is a regional hub for commerce, culture, government, healthcare, and education. As the most populated and urbanized area in Mississippi, Jackson consistently ranks among Forbes magazine's Top 100 places to do business. The Metro Jackson area, home to around 593,000 people, serves as the state's center for government, education, and healthcare, featuring seven colleges and junior colleges, as well as thirteen hospitals, including the nationally recognized University of Mississippi Medical Center.

The local economy is bolstered by Mississippi's efforts to attract and support businesses in industries such as auto manufacturing, telecommunications, banking, and furniture. Notably, the \$1.4 billion Nissan Motor Company facility in Canton, located just fifteen miles from Jackson's Central Business District, employs approximately 6,400 workers.

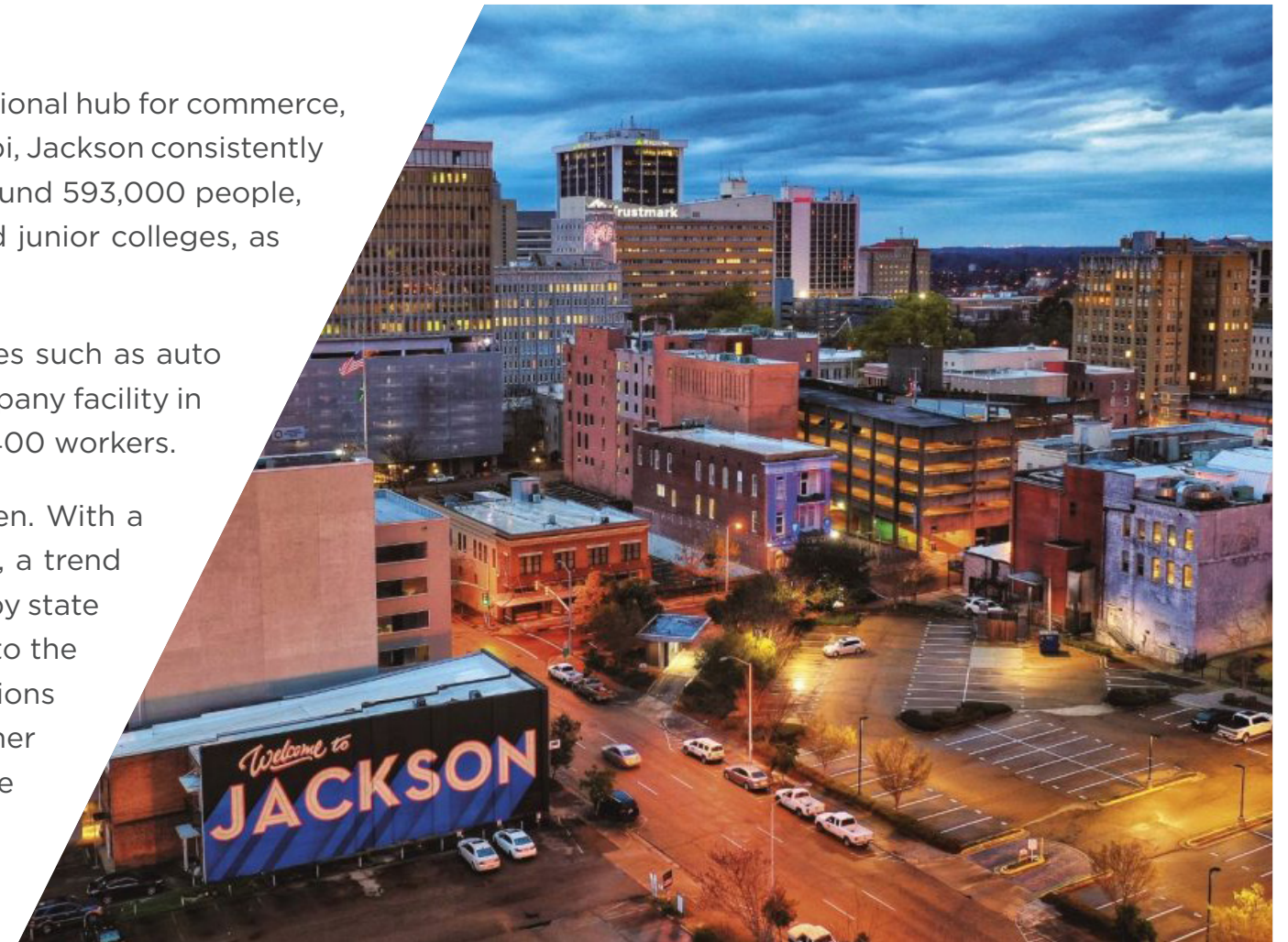
The Greater Jackson region spans six counties: Hinds, Rankin, Madison, Copiah, Simpson, and Warren. With a 2020 population of around 593,000, the area has experienced steady growth over the past decade, a trend expected to continue over the next five years. Approximately 25% of Jackson's workforce is employed by state and local government, while healthcare and education sectors provide over 38,000 jobs, largely due to the presence of thirteen hospitals, including the University of Mississippi Medical Center, and ten institutions of higher learning. Job growth in government, healthcare, and education is projected to outpace all other sectors of the U.S. economy in the next five years, with healthcare jobs in Jackson expected to increase by approximately 4,000. The region's more than 34,000 college students ensure a steady supply of young, educated talent to support this growth.

## STRONG ECONOMIC MARKET

Jackson's labor market is strongly oriented towards public services, with over 30,000 people employed in state government. The manufacturing industry, with significant contributions from metal fabrication and food processing, is another key piece of the market. Jackson serves as a regional hub for Mississippi's agricultural industry, benefiting the metro economy as one of the state's few major population centers.

The healthcare and medical services sector is particularly prominent, with the University of Mississippi Medical Center (UMMC) employing around 10,000 people, making a substantial impact on both the city and state's healthcare landscape. Education and research are also strong sectors, supported by universities and colleges that employ thousands of faculty and staff members. The manufacturing industry plays an important role, with the Nissan automotive plant investing over \$2 billion and providing jobs for approximately 6,000 workers. Furniture production and electronics manufacturing also contribute significantly to the local job market. Retail and commerce are thriving in Jackson, with hundreds of retail establishments employing thousands of individuals.

Due to its strategic central location, Jackson serves as a transportation hub, connected by major highways and railroads. The city's various museums, historical sites, and cultural events draw thousands of visitors annually.



# JACKSON OVERVIEW



## TRANSPORTATION INFRASTRUCTURE

- » Jackson is well-connected with several major transportation routes, including Interstates 20, 55, and 220, as well as U.S. Highways 49, 51, and 80.
- » Its proximity to the Mississippi River also offers logistics companies and manufacturers the flexibility of land and water transportation options.



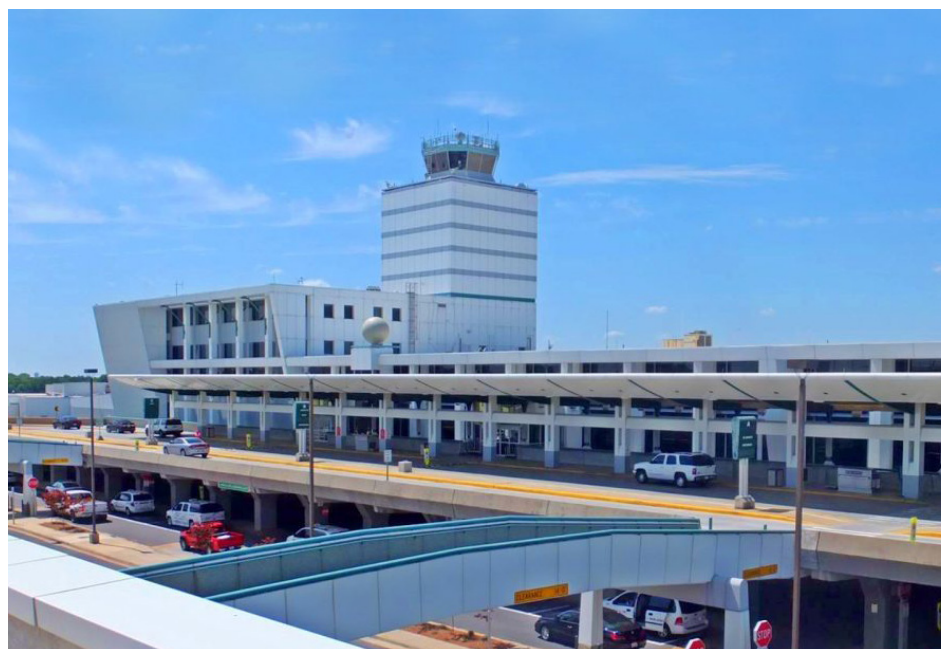
## JACKSON-EVERS INTERNATIONAL AIRPORT

- » Jackson-Evers International Airport (JAN), located in Pearl, MS, serves as the primary airport for the Jackson metro area. It offers non-stop flights to six U.S. cities and handles over 140 aircraft operations daily.
- » Airlines include American Eagle, Delta Air Lines, Delta Connection, Southern Airways Express, and United Express.
- » In 2023, the airport saw over 1.29 million passengers, marking its highest traffic in 15 years and a 5.1% increase over 2022.



## AMTRAKS “CITY OF NEW ORLEANS” LINE

- » Amtrak’s “City of New Orleans” line offers passenger rail service to Jackson, connecting the city to New Orleans, Memphis, Carbondale, Champaign-Urbana, and Chicago.
- » Freight traffic is handled by the Canadian National Railway and Kansas City Southern Railway, which operates a medium-sized yard in downtown Jackson.



# JACKSON OVERVIEW

## UNIVERSITY OF MISSISSIPPI MEDICAL CENTER

- » The state's sole academic health science center, UMMC encompasses six schools: medicine, nursing, dentistry, health-related professions, graduate studies, and pharmacy. The Jackson campus is home to four specialized hospitals, including Mississippi's only children's hospital, a women and infants' hospital, and a critical care hospital. UMMC also provides the state's only Level 1 trauma center, Level 4 neonatal intensive care unit, and organ transplant programs.

## JACKSON STATE UNIVERSITY

- » Situated in Jackson, this university is recognized for its high research activity. Jackson State plays a key role in economic development, healthcare, and technological and educational advancements. With 9,800 students, it's the fourth largest higher education institution in Mississippi.

## MILLSAPS COLLEGE

- » A nationally recognized private liberal arts college founded in 1890 by Methodist Church members. Consistently rated as one of the best values in higher education, Millsaps has earned praise from sources such as Colleges That Change Lives, The Princeton Review, Kiplinger's Personal Finance Magazine, the John Templeton Foundation, The Fiske Guide to Colleges, and Insight Magazine.wn Jackson.

## MISSISSIPPI COLLEGE

- » Established in 1826, this is the oldest higher learning institution in Mississippi and the second oldest Baptist university in the U.S. Affiliated with the Mississippi Baptist Convention, Mississippi College is a private, Christian university offering liberal arts and sciences education.

## BELHAVEN UNIVERSITY

- » Founded in 1883 in Jackson, Mississippi, Belhaven is a Christian liberal arts university. U.S. News & World Report has recognized it as a top regional university in the South on its Best Colleges list.



# OFFERING SUMMARY



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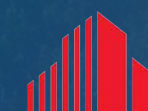
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