

SECURE

NET LEASE



Ferguson

\$1,435,897 | 5.85% CAP

15133 Telegraph Rd, Redford, MI 48239

- ✓ New Corporate Net Lease
- ✓ Investment Grade Tenant - S&P BBB+
- ✓ Largest U.S. Distributor Of Plumbing Supplies
- ✓ Affluent Detroit Suburb
- ✓ 20+ Years Of Operating History

Ferguson, LLC, headquartered in Newport News, Virginia; is a \$23B leading North American value-added distributor, providing expertise, solutions and products from infrastructure, plumbing and appliances to HVAC, fire, fabrication, and more.



INVESTMENT OVERVIEW

FERGUSON REDFORD, MI



CONTACT FOR DETAILS

Karter Stone

Senior Associate | Industrial
(949) 236-4402

kstone@securenetlease.com

MI Broker of Record: Brad Rosenberg

License #: 6505366720

\$1,435,897

5.85% CAP

NOI

\$84,000

Building Area

±8,400 SF

Land Area

±0.53 AC

Year Built / Renovated

1960/2019

Lease Type

NN+

Occupancy

100%

✓ **Investment Grade Credit** - Ferguson has established a long term investment grade credit rating from both Moody's and S&P Global

✓ **Largest U.S. distributor of** plumbing supplies, PVF, waterworks and fire and fabrication products - With an annual revenue of \$23B

✓ **Passive Lease** - Lease structured as a modified NNN, landlord responsibilities limited to roof, structure, HVAC replacement

✓ **Long Operating History** - Ferguson has operated out of this location for 20+ years

✓ **Strategically Located** - near the high-traffic signalized intersection of Telegraph Rd. (71,300 VPD)

✓ **Excellent highway location** - with direct access to major Interstate 96 (252,466 VPD), which runs from Grand Rapids, MI to Detroit, MI.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE
NET LEASE

TENANT OVERVIEW

FERGUSON REDFORD, MI

Ferguson

Lessee: Ferguson
Guarantor: Ferguson Enterprises, LLC

REVENUE
\$23 B

CREDIT RATING
BBB+

STOCK TICKER
FERG

LOCATIONS
1,600+


[Ferguson.com](https://www.ferguson.com)

Ferguson raises the bar for industry standards as the top-rated wholesale supplier of commercial and residential plumbing supplies.

However, our expertise goes beyond plumbing. We are a diverse distributor that spans **multiple businesses** including HVAC/R, waterworks and industrial. In the past 64 years, we’ve grown from a local distributor to a **\$23 billion dollar company** with more than **1,600 locations** and over **31,000 associates** nationwide.

We pride ourselves on delivering **world-class service** and our customers know that **“Nobody expects more from us than we do”** is more than just a tagline to Ferguson associates. It’s a cultural belief that is demonstrated every day through exceptional customer service, product selection and **industry knowledge**.

GUARANTOR OVERVIEW

Ferguson Enterprises, LLC

Ferguson is North America’s leading value-added distributor across residential, non-residential, new construction and repair, maintenance, and improvement (RMI) end markets. Spanning 34,000 suppliers and more than one million customers, we deliver local expertise, value-added solutions, and the industry’s most extensive portfolio of products. From infrastructure, plumbing, and appliances, to HVAC, fire protection, fabrication, and more, we make our customers’ complex projects simple, successful, and sustainable.

TOTAL LOCATIONS
1,600+

IN THE NEWS

FERGUSON REDFORD, MI

Plumbing supplier to build 450,000 sf

JILL JAMIESON, DECEMBER 16, 2019 (COLORADO REAL ESTATE JOURNAL)

The country's largest provider of commercial and residential plumbing supplies will build a 450,000-square-foot warehouse/distribution facility on 53 acres it bought from Prologis for \$14.05 million.

Newport News, Virginia based Ferguson Enterprises will start construction on the building at Prologis Park 70 near **E-470 and East 19th Avenue** by the end of the month. "With this addition, we will be able to get **product** to customers same day or next day," said Christine Dwyer, Ferguson director of communications and **public relations**.

The new facility will meet Ferguson's needs for a market distribution center for customers in the Denver market and surrounding area. The property will accommodate distribution for a variety of Ferguson business groups, including plumbing, HVAC, appliances and more, and also will house a pipe yard.

In addition to warehouse space, the building will house offices and a counter for trade contractors. Approximately **190 employees** will work at the facility, scheduled for completion in spring 2021.

Ware Malcomb designed the building. Whiting-Turner is the general contractor.

Located at the **Interstate 70-E-470** interchange in Aurora, Prologis Park 70 is an approximately **300-acre** master-planned business park planned for up to **5.7 million** sf of bulk distribution space. The park houses a GM Service Parts Distribution Center, Furniture Row, O'Reilly Auto Parts, U.S Foods, Niagara Bottling, Interline Brands and others.

With **\$18.4 billion in sales**, it is the **nation's largest distributor** of plumbing supplies; pipes, valves and fittings; waterworks; and fire and fabrication products, according to its website. It also is the **third largest distributor** of industrial and HVAC-R products.

EXPLORE ARTICLE



Ferguson Enterprises Partners with Tompkins Solutions on New Distribution Center in Aurora, CO

DECEMBER 8, 2021 (DC VELOCITY)

Tompkins Solutions, a leading supply chain consulting and services firm, today announced the completion of a new distribution center for Ferguson Enterprises, the nation's largest distributor of residential and commercial plumbing supplies.

Located in Aurora, Colorado, the new facility enables Ferguson to **reduce its per unit processing costs** and **improve service** levels for internal and external customers throughout the region. "Our distribution centers and robust supply chain network are what set us apart from the competition and enable us to **continually deliver** value to our customers and suppliers alike," said Chris Everett, senior director of **supply chain strategy** at Ferguson Enterprises.

After experiencing significant growth through a series of acquisitions over the last decade, Ferguson enlisted the help of Tompkins to streamline its supply chain operations by consolidating multiple distribution centers into a single cohesive facility serving the Denver market.

The **435,000-square-foot** distribution center features a variety of leading material handling solutions, including pick modules for cases and eaches, a dual-sided shipping sorter and a **51,000-bin** AutoStore automated storage and retrieval system (**ASRS**), among others. In addition to warehouse space, the facility also includes offices and a counter for trade contractors.

"We are honored to help Ferguson optimize their distribution operations in the Denver market," said David Latona, co-CEO of Tompkins Solutions. "**By working alongside** Ferguson on every step of the project, we were able to design and **deliver a flexible**, efficient facility capable of meeting their current and future needs, and we look forward to an ongoing partnership as they **continue to expand** their business."

EXPLORE ARTICLE



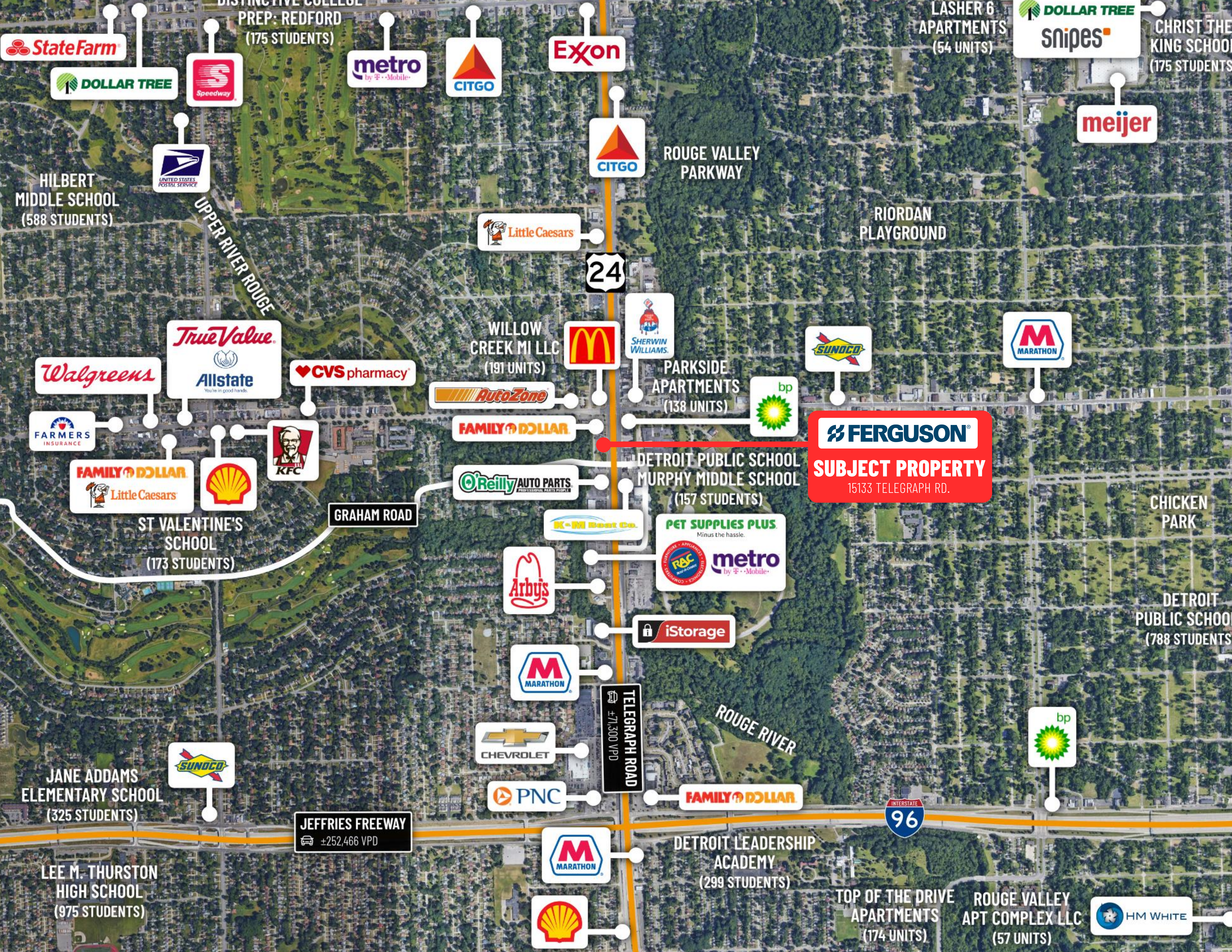
LEASE OVERVIEW

FERGUSON REDFORD, MI

Initial Lease Term	7-Years
Rent Commencement	3/1/2020
Lease Expiration	7/31/2027
Lease Type	NN+
Rent Increases	Options renewed at current market rate*
Annual Rent YRS 1-7	\$84,000
Option 1	3 - Years (Market Rate Increase)
Option 2	3 - Years (Market Rate Increase)

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State Farm

DOLLAR TREE

Speedway

metro by T-Mobile

CITGO

Exxon

LASHER 6 APARTMENTS (54 UNITS)

DOLLAR TREE

snipes

CHRIST THE KING SCHOOL (175 STUDENTS)

meijer

HILBERT MIDDLE SCHOOL (588 STUDENTS)

UNITED STATES POSTAL SERVICE

UPPER RIVER ROUGE

Little Caesars

WILLOW CREEK MI LLC (191 UNITS)

McDonald's

SHERWIN WILLIAMS

PARKSIDE APARTMENTS (138 UNITS)

bp

SUNOCO

MARATHON

Walgreens

True Value

Allstate You're in good hands.

CVS pharmacy

FARMERS INSURANCE

FAMILY DOLLAR

Little Caesars

Shell

KFC

FAMILY DOLLAR

O'Reilly AUTO PARTS PRO PERSONAL PARTS PEOPLE

DETROIT PUBLIC SCHOOL MURPHY MIDDLE SCHOOL (157 STUDENTS)

FERGUSON

SUBJECT PROPERTY
15133 TELEGRAPH RD.

CHICKEN PARK

DETROIT PUBLIC SCHOOLS (788 STUDENTS)

ST VALENTINE'S SCHOOL (173 STUDENTS)

GRAHAM ROAD

Arby's

PET SUPPLIES PLUS Minus the hassle.

RAC RENT A CAR

metro by T-Mobile

iStorage

MARATHON

TELEGRAPH ROAD ±71,300 VPD

ROUGE RIVER

CHEVROLET

PNC

FAMILY DOLLAR

JANE ADDAMS ELEMENTARY SCHOOL (325 STUDENTS)

SUNOCO

LEE M. THURSTON HIGH SCHOOL (975 STUDENTS)

JEFFRIES FREEWAY ±252,466 VPD

MARATHON

DETROIT LEADERSHIP ACADEMY (299 STUDENTS)

TOP OF THE DRIVE APARTMENTS (174 UNITS)

ROUGE VALLEY APT COMPLEX LLC (57 UNITS)

HM WHITE

Shell

SITE OVERVIEW

FERGUSON REDFORD, MI



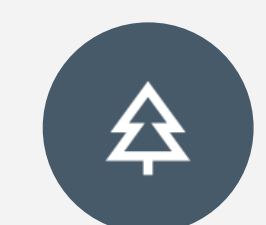
Year Built

1960/2019



Building Area

±8,400 SF

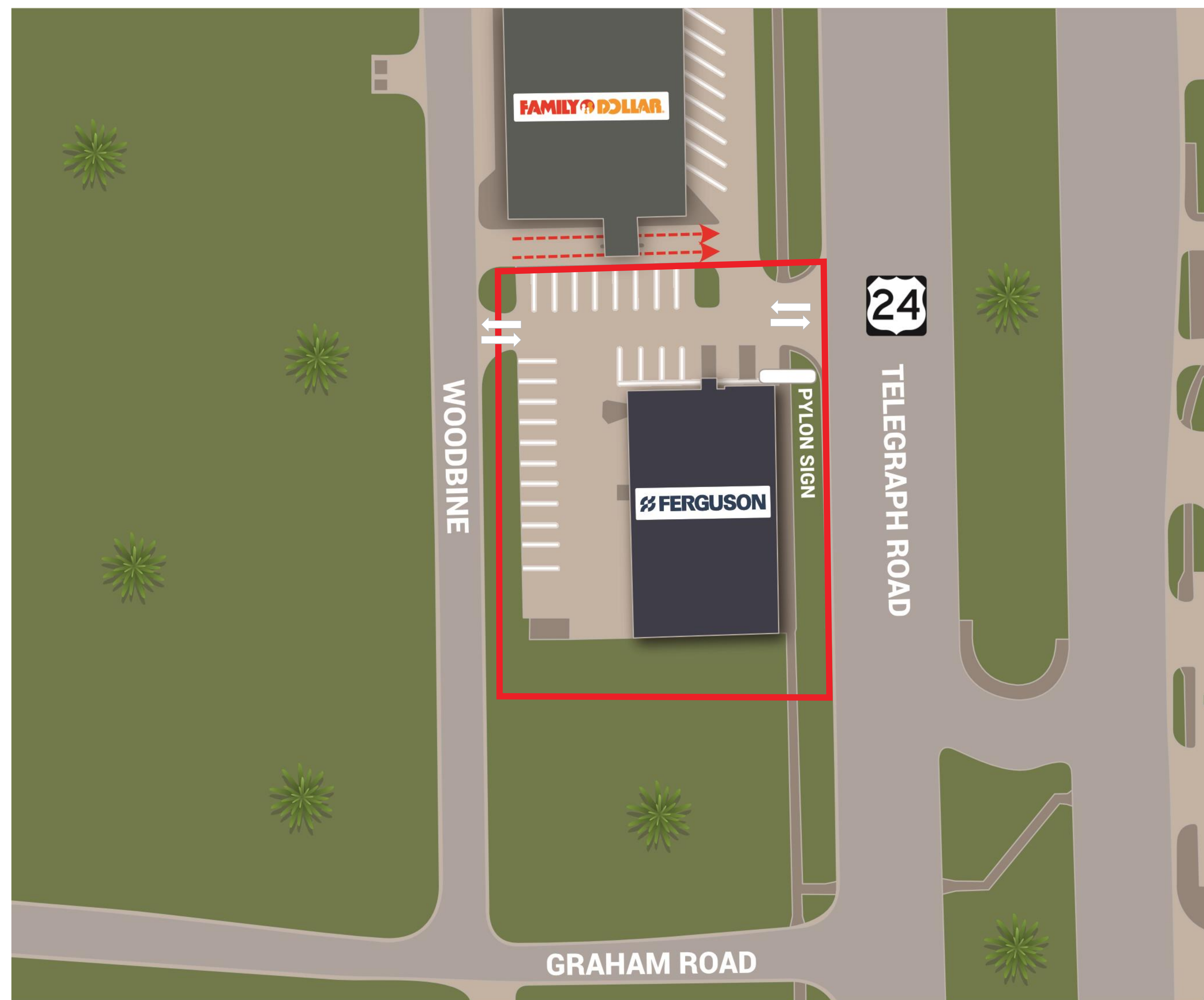


Land Area

±0.53 AC

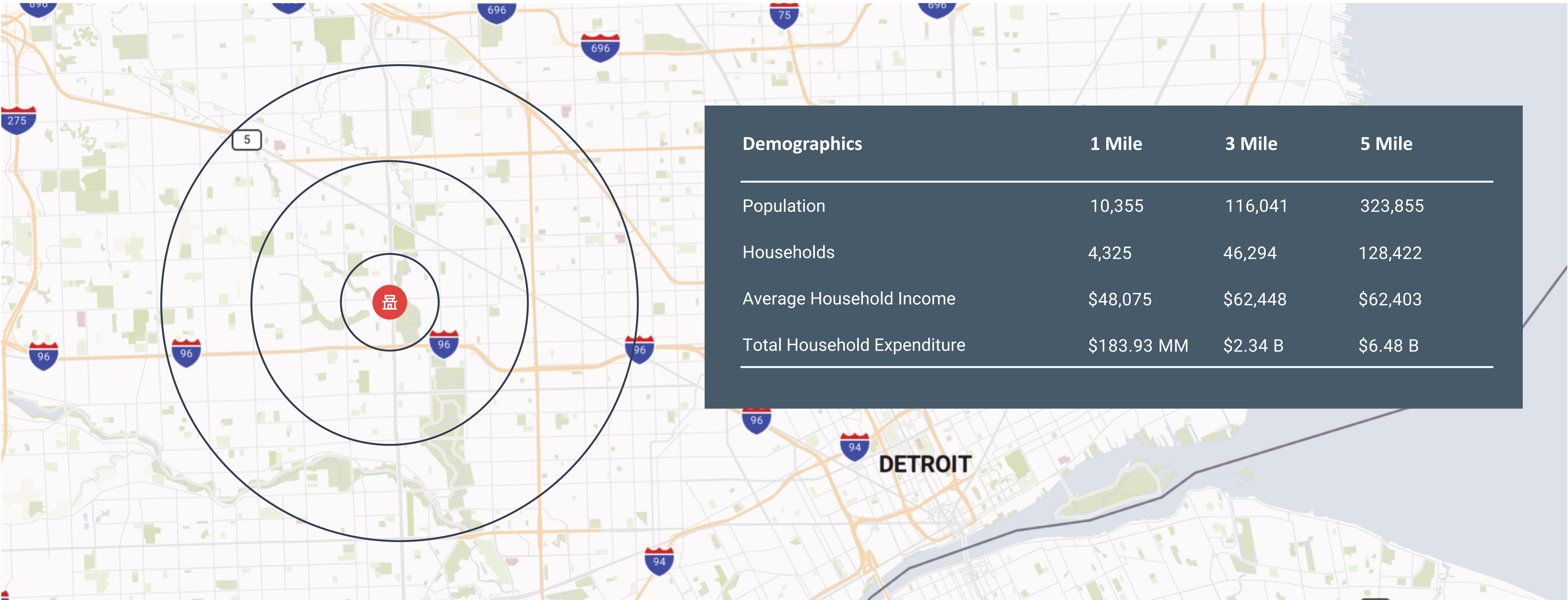
NEIGHBORING RETAILERS

- Pet Supplies Plus
- O'Reilly Auto Parts
- AutoZone Auto Parts
- Family Dollar
- Walgreens
- Dollar Tree
- Meijer
- CVS
- KFC
- United States Postal Service



LOCATION OVERVIEW

FERGUSON REDFORD, MI



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1.

Seymour Johnson Air Force Base (6,482)
2.

Wayne County Public Schools (2,997)
3.

Wayne UNC Healthcare (1,685)
4.

Case Farms (1,181)
5.

County of Wayne (1,112)
6.

Cherry Hospital (997)
7.

O'Berry Hospital (856)
8.

Goldsboro Milling Company (800)
9.

Mount Olive Pickle Company (674)
10.

Georgie Pacific (559)

LOCATION OVERVIEW

FERGUSON REDFORD, MI

Redford

Michigan



49,504

Population



\$60,249

Median Household Income



Located less than 20-
miles from Detroit, MI.

20-MILES

Cost of living is 12.2%
lower than the national
average.

12.2%

Redford Township is a dynamic community of 49,504 people located on about 11.25 square miles.

Many Redford residents are involved in local government and the success of many neighborhood civic and church groups.

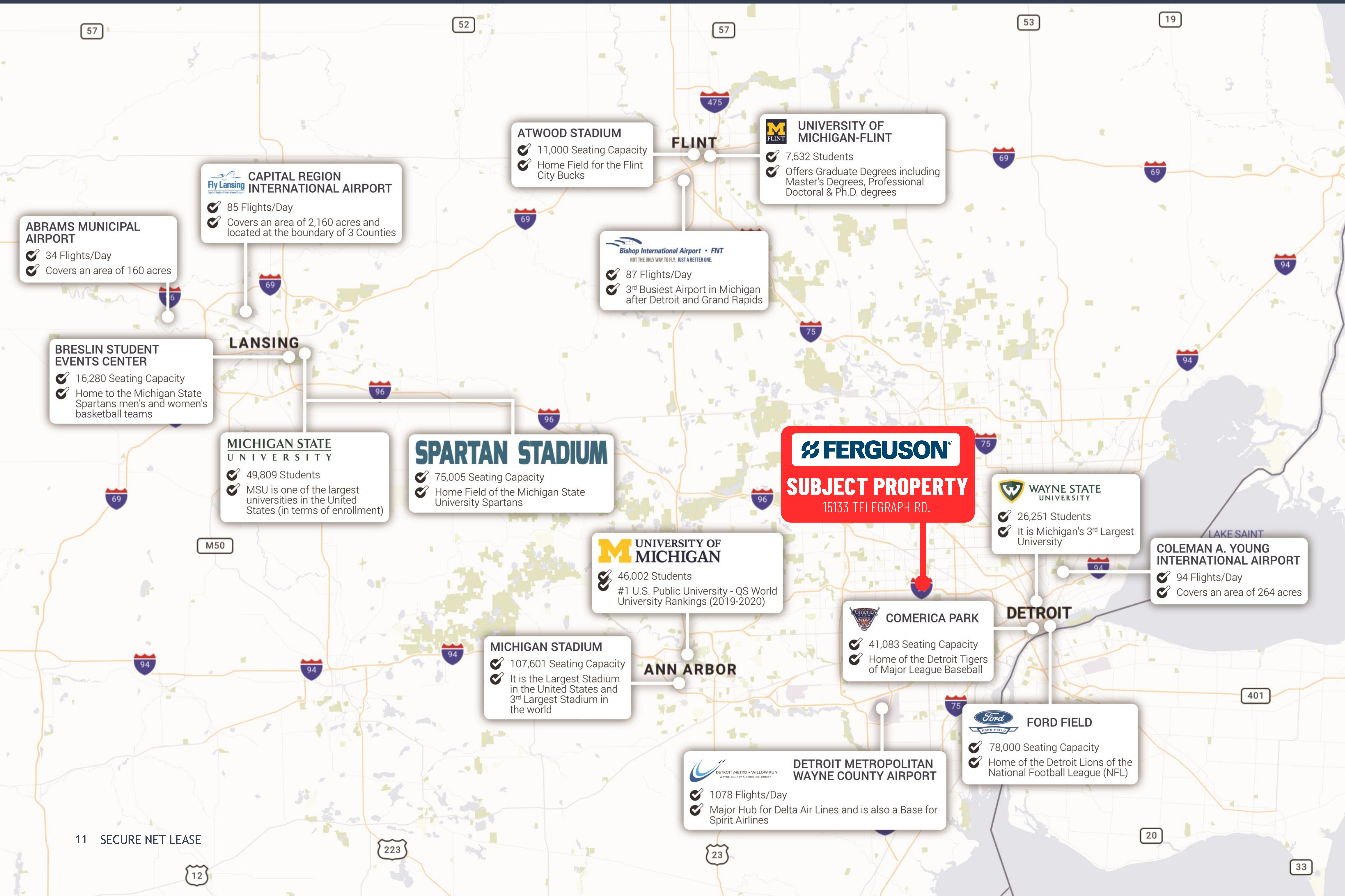
Redford is home to 15 different parks, which is one of Redford's most valuable resources.

Residents can enjoy a splash park, ball diamonds, tot lots, walking paths and more. Redford parks have something for everyone.

Redford is located in Wayne County, Michigan, the most populous county in the U.S. state of Michigan. As of the 2020 census, its population was 1,734,013, making it the 2nd largest county in Michigan. An excess of the major highways in Michigan run through Wayne County. Detroit Metropolitan Wayne County Airport is located in the Downriver community in Wayne County. The Detroit Metro Airport is a major international airport in the United States covering 4,850 acres in Wayne County. It is Michigan's busiest airport, and one of the largest air transportation hubs in the country.

DETROIT-WARREN-DEARBORN

FERGUSON REDFORD, MI



FERGUSON
SUBJECT PROPERTY
15133 TELEGRAPH RD.

CALL FOR ADDITIONAL INFORMATION

Dallas

Office

10000 N Central Expressway
Suite 200
Dallas, TX 75231
(214) 522-7200

Los Angeles

Office

123 Nevada Street
El Segundo, CA 90245
(424) 224-6430

CALL FOR ADDITIONAL INFORMATION

Karter Stone

Senior Associate | Industrial
(949) 236-4402

kstone@securenetlease.com