

1816 DENTECH DR | SPRINGDALE, AR



PROPERTY OVERVIEW

1816 Dentech Drive is a two-tenant industrial property located within a designated Opportunity Zone in East Springdale. The asset has benefited from long-term tenancy and stable occupancy, demonstrating the property's utility and the durability of demand for functional industrial product in the market. The property offers a functional industrial layout with outdoor storage capability and strong connectivity to major regional transportation corridors. In-place rents remain meaningfully below market, providing investors the opportunity to capture future rental growth within one of Northwest Arkansas' fastest-growing industrial submarkets.

NOI* \$353,689.72

ADDRESS 1816 Dentech Dr, Springdale, AR

TOTAL BUILDING SIZE 59,000 ± SF

SITE AREA 6.14 ± AC

OCCUPANCY 100%

WALT 2.56 Year(s)

AVG. IN PLACE RENT \$6.36

MARK-TO-MARKET 42%

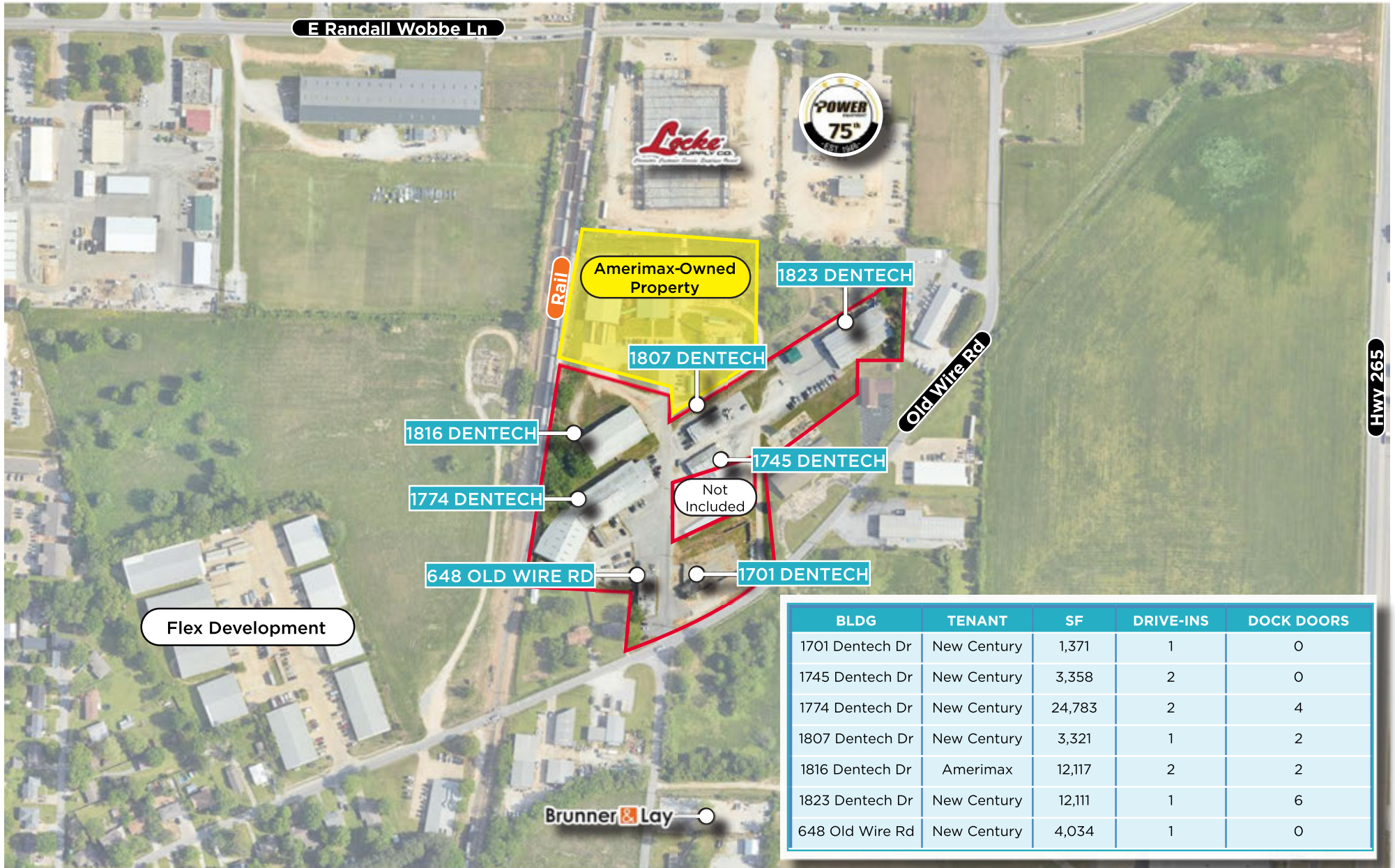
OF TENANTS 2

LEASE STRUCTURE Modified NNN (Tenant is responsible for all operating expenses including maintenance, repairs, and replacements. Tenant is responsible for the increase in Taxes and Insurance over a 2022 base year.)

*NOI shown represents annualized income for in place tenants.



SITE PLAN



| BLDG | TENANT | SF | DRIVE-INS | DOCK DOORS |
|-----------------|-------------|--------|-----------|------------|
| 1701 Dentech Dr | New Century | 1,371 | 1 | 0 |
| 1745 Dentech Dr | New Century | 3,358 | 2 | 0 |
| 1774 Dentech Dr | New Century | 24,783 | 2 | 4 |
| 1807 Dentech Dr | New Century | 3,321 | 1 | 2 |
| 1816 Dentech Dr | Amerimax | 12,117 | 2 | 2 |
| 1823 Dentech Dr | New Century | 12,111 | 1 | 6 |
| 648 Old Wire Rd | New Century | 4,034 | 1 | 0 |

TENANT OVERVIEW



New Century Countertops is a locally owned and operated countertop fabricator in Springdale and Fort Smith, Arkansas. The countertop showroom and warehouse in Springdale showcases the best countertop materials including quartz, granite, soapstone, marble, wood and more. Countertop experts can template a new countertop layout or work with existing cabinets to finish design for countertops, backsplash, fireplace, bathtub, shower, or pretty much any place you can imagine for a solid surface installation.

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| INSERT ADDRESS | |
|--------------------------------|------------------------------------------|
| NEW CENTURY COUNTERTOPS | |
| LEASED SF | 47,000 |
| LEASE TERM | 7 years (Over 15 years at this location) |
| LEASE EXPIRATION | 8/14/2029 |
| LEASE TYPE | Modified NNN |
| BASE RENT | \$276,059 (\$5.87/SF) |
| ESCALATION | 1.5% Annually |
| EXTENSION OPTION | None |



AMERIMAX HOLDINGS: Since 1988, Amerimax Global has sourced products on a global scale for network, security, and audio/video products ranging from racks, cabinets & shelves to patch cables & bulk cable. Iron Mounts is Amerimax's extremely versatile line of TV & Projector mounts offering a full line of tilt, fixed & articulating mounts. TDX InterLink brand focuses on bulk cable and surveillance cameras and equipment, and is UL listed for safety, quality assured and trusted by installers all over the world.

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| INSERT ADDRESS | |
|-------------------------|-------------------------------------|
| AMERIMAX GLOBAL | |
| LEASED SF | 12,000 |
| LEASE TERM | 8 months (9 years at this location) |
| LEASE EXPIRATION | 12/31/2026 |
| LEASE TYPE | Modified NNN |
| BASE RENT | \$99,000 (\$8.25/SF) |
| ESCALATION | N/A |
| EXTENSION OPTION | None |

PROPERTY AERIAL

