



AURIA SOLUTIONS

400 S Stone St | Fremont, OH 43420

NNN Industrial
Investment Opportunity

Offering Memorandum



NORFOLK SOUTHERN
RAIL SERVICE

MATTHEWS™

Exclusively Listed By



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Investment Overview

\$12,900,000

List Price

±245,000

Building Size (SF)

7.88%

Going-In Cap Rate

±12 Years

Term Remaining

3%

Annual Increases

\$52.65

Price PSF



Investment Highlights

Long-Term NNN Lease with Contractual Rent Growth

- 12 years of remaining lease term with 3.0% annual rent escalations, delivering predictable, growing cash flow and inflation protection
- Triple-net lease structure, with tenant responsible for all operating expenses and maintenance, resulting in minimal landlord involvement
- Durable income stream supported by a mission-critical manufacturing tenant with long-term operating commitment to the facility
- In-place rental rate is below prevailing market levels, providing an attractive basis and preserving future income growth potential

Established Tier-1 Automotive Supplier

- Auria is a global Tier-1 automotive supplier serving major OEMs across multiple platforms and vehicle programs
- Revenue base is diversified across customers, programs, and geographies, reducing reliance on any single OEM or platform
- The Fremont facility supports production tied to long-cycle automotive platforms, reinforcing revenue visibility and plant-level importance

Mission-Critical Automotive Manufacturing Facility

- Established automotive manufacturing property with continuous industrial use dating back to the 1980s
- Facility has received significant tenant investment in specialized machinery, automation, and process-specific buildouts, creating high switching costs and limiting relocation alternatives
- On-site Norfolk Southern rail service and integrated raw-material silos with direct feed systems support efficient inbound and outbound logistics
- Physical characteristics and embedded infrastructure make the facility operationally difficult and costly to replicate



Investment Highlights

Strategic Location Within the U.S. Automotive Corridor

- Fremont, Ohio is centrally located within the Midwest automotive supply chain, offering efficient access to OEM and Tier-1 customers
- Positioned within approximately 2.5 hours of 12 major automotive assembly plants, including GM, Ford, Honda, and Stellantis
- Cost-advantaged operating environment supports long-term tenant profitability relative to higher-cost manufacturing markets

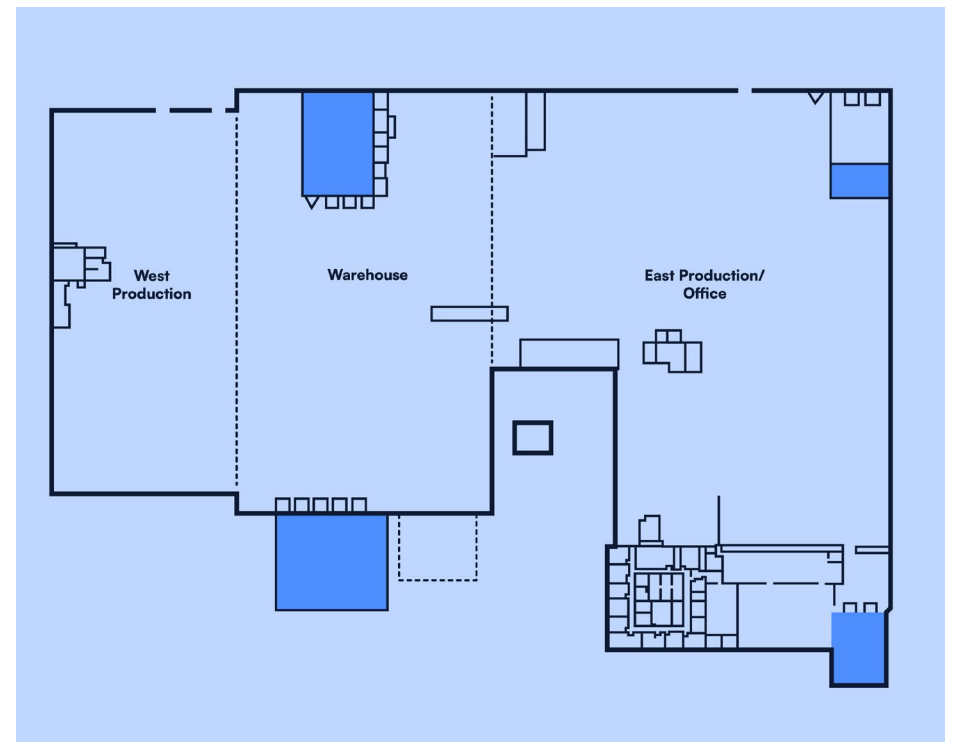
Deep, Stable Manufacturing Labor Market

- Located within a dense blue-collar labor base, with manufacturing employment concentration approximately 38% above national averages within the immediate trade area
- Access to a regional population of 1.2+ million people within a 50-mile radius, providing workforce depth and long-term labor stability
- Northern Ohio's legacy manufacturing base supports workforce retention and continuity for specialized production processes



Property Details

Address	400 South Stone Street
City, State, Zip Code	Fremont, OH 43420
APN	13-33-42-0024-00, 13-33-42-0024-02 13-33-42-0025-00, 13-33-42-0026-00
Land Area	±9.88 AC
Year Built	East Production and Office: 1964 Warehouse: 1995 West Production: 1998
Property Type	Manufacturing / Distribution
Gross Leasable Area	±245,000 SF
Office Area	±15,000 SF (6% of GLA)
In Place Occupancy	100%
Clear Height	14' - 21'
Docks	12
Drive-In Doors	4
Power	2,500A & 15,000A
Sprinkler System	Wet and Dry
Roof	East Production and Office: TPO/EPDM Warehouse: Metal Panel West Production: Metal Panel
Rail Service	Norfolk Southern



FINANCIAL OVERVIEW



400 S Stone St
Fremont, OH 43420



Rent Roll

Suite	Tenant	GLA (SF)	Lease		% of GLA	Contract Rental Rate			Annual Increases	Options
			Start	End		Year	Month	\$ PSF/Year		
1	Auria Fremont, LLC	245,000	Dec-2022	Dec-2037	100%	\$1,017,329	\$84,777	\$4.15	3%	Four, 5-Year Renewal Options at FMV w/ 360-day notice
Total (100%)	1 Suite	245,000			100%	\$1,017,329	\$84,777	\$4.15		



Financial Overview

Rent Schedule (Initial Term)

Date Range	Annual Rent	Rent/SF	% Increase	Monthly Rent
1/1/2026 - 12/31/2026	\$1,016,750	\$4.15	3.00%	\$84,729
1/1/2027 - 12/31/2027	\$1,048,600	\$4.28	3.00%	\$87,383
1/1/2028 - 12/31/2028	\$1,080,450	\$4.41	3.00%	\$90,038
1/1/2029 - 12/31/2029	\$1,112,300	\$4.54	3.00%	\$92,692
1/1/2030 - 12/31/2030	\$1,144,150	\$4.67	3.00%	\$95,346
1/1/2031 - 12/31/2031	\$1,178,450	\$4.81	3.00%	\$98,204
1/1/2032 - 12/31/2032	\$1,215,200	\$4.96	3.00%	\$101,267
1/1/2033 - 12/31/2033	\$1,251,950	\$5.11	3.00%	\$104,329
1/1/2034 - 12/31/2034	\$1,288,700	\$5.26	3.00%	\$107,392
1/1/2035 - 12/31/2035	\$1,327,900	\$5.42	3.00%	\$110,658
1/1/2036 - 12/31/2036	\$1,367,100	\$5.58	3.00%	\$113,925
1/1/2037 - 12/31/2037	\$1,408,750	\$5.75	3.00%	\$117,396

Notable Lease Terms:

1. Renewal Options: Tenant has four (4) 5-Year options to renew at Fair Market Value with 360 days notice.
2. Right of First Offer: Tenant has ROFO to purchase the property within 30 days notice (Already waived by Tenant).
3. Capital Replacements: For any capital expenses made by Landlord at Tenant's request, Tenant shall reimburse Landlord for the monthly amortized portion of the approved costs over the useful life of the work, plus 9% interest per annum.



Tenant Overview

Year Founded
2017

Operational Headquarters
Southfield, MI

Ownership Status
Private

Employees
4,900+

Manufacturing Facilities
16

Business Centers
9

Joint Venture Facilities
9



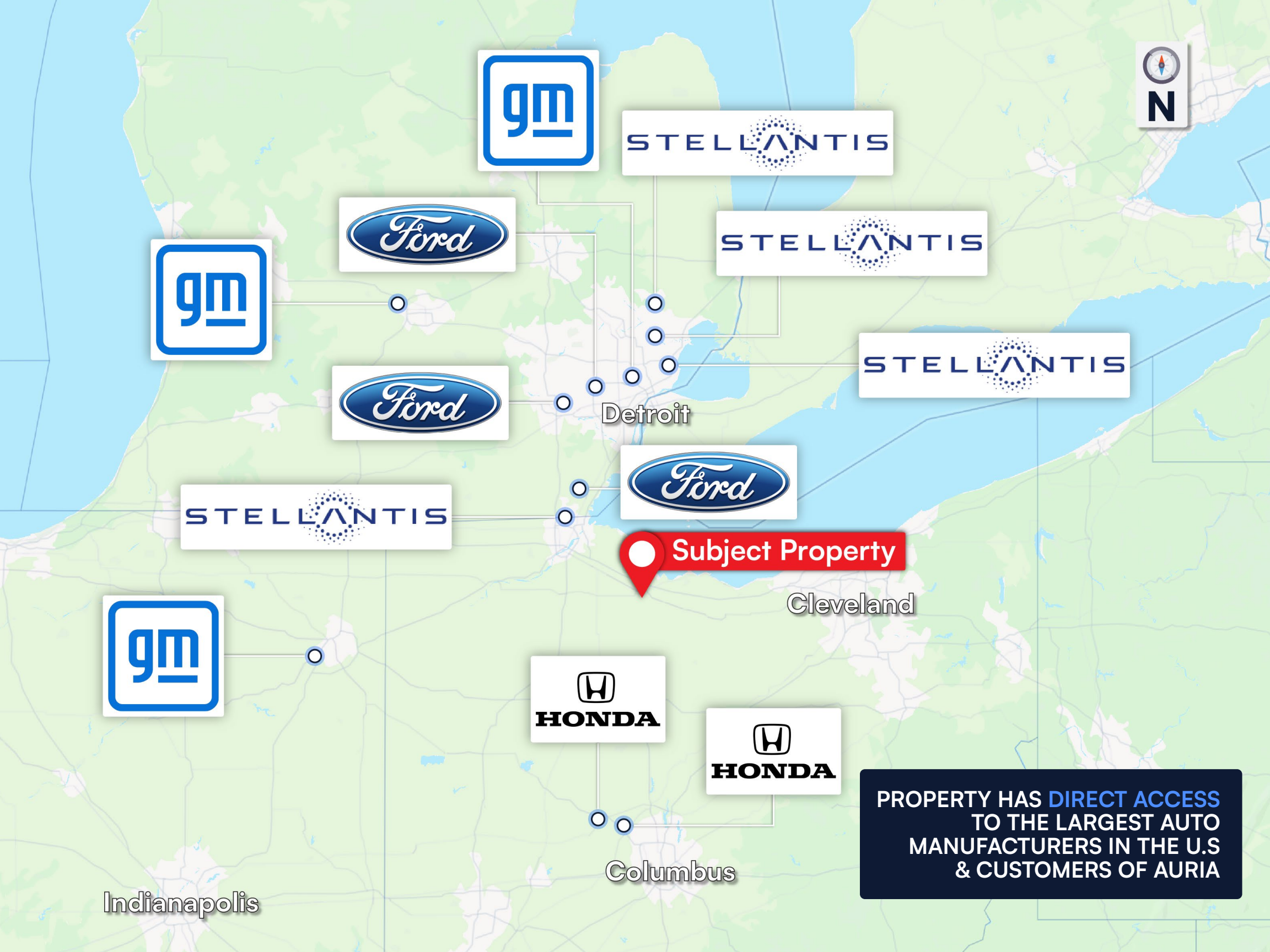
Tenant Overview

Auria is a global leader in automotive acoustics and interior solutions, serving major vehicle manufacturers with high-performance, sustainable materials. At its Fremont facility, Auria combines advanced manufacturing capabilities with a strong commitment to quality, safety, and innovation. The site plays a key role in the company's North American operations, delivering precision-engineered products that enhance vehicle comfort, durability, and performance.

Since its formation, Auria has built a broad international footprint supported by collaborative engineering, disciplined operational excellence, and responsive customer service. The Fremont team embodies this mission by providing reliable production, streamlined supply-chain coordination, and tailored manufacturing solutions that help customers achieve greater efficiency and product performance.

Why Invest in Auria?

- **Global Automotive Footprint & Market Position:** Auria is one of the world's leading suppliers of automotive acoustics and interior systems, serving nearly every major OEM. Its diversified customer base, long-term platform awards, and entrenched position in high-volume vehicle programs provide stable demand and sustained revenue visibility.
- **Operational Excellence & Scalable Manufacturing:** With advanced manufacturing facilities—including the strategically located Fremont operation—Auria leverages automation, disciplined quality systems, and a global supply network to deliver consistent, cost-efficient production. This scalable operational model supports reliable output across multiple product lines and adapts quickly to customer and market shifts.
- **Innovation & Sustainable Material Leadership:** Auria invests heavily in R&D focused on lightweighting, acoustic performance, and eco-friendly materials. Its leadership in sustainable fiber technologies and next-generation NVH solutions positions the company for growth as automakers accelerate EV development and pursue more environmentally responsible interior components.



Detroit



Cleveland



Columbus

Indianapolis

PROPERTY HAS DIRECT ACCESS TO THE LARGEST AUTO MANUFACTURERS IN THE U.S & CUSTOMERS OF AURIA



NE

Distance From Subject Property

Toledo.....±35 Miles NW
 Detroit.....±85 Miles N
 Cleveland..... ±85 Miles E



As Wolfe Paper Co
 Paper Shredding Machine Supplier

20 ± 21,600 VPD



Standard Oil Pipeline
 Gas Company



Subject Property

Norfolk Railroad



Distance From Subject Property

Toledo.....±35 Miles NW
Detroit.....±85 Miles N
Cleveland.....±85 Miles E



20 ± 21,600 VPD

I-90/TurnPike
±2.5 Miles N of Route 20



Fremont Ross High School
±995 Students



Terra State Community College
±2,207 Students



Subject Property

Hayes Ave

Norfolk Southern Rail Service

ProMedica Memorial Hospital
±43 Beds

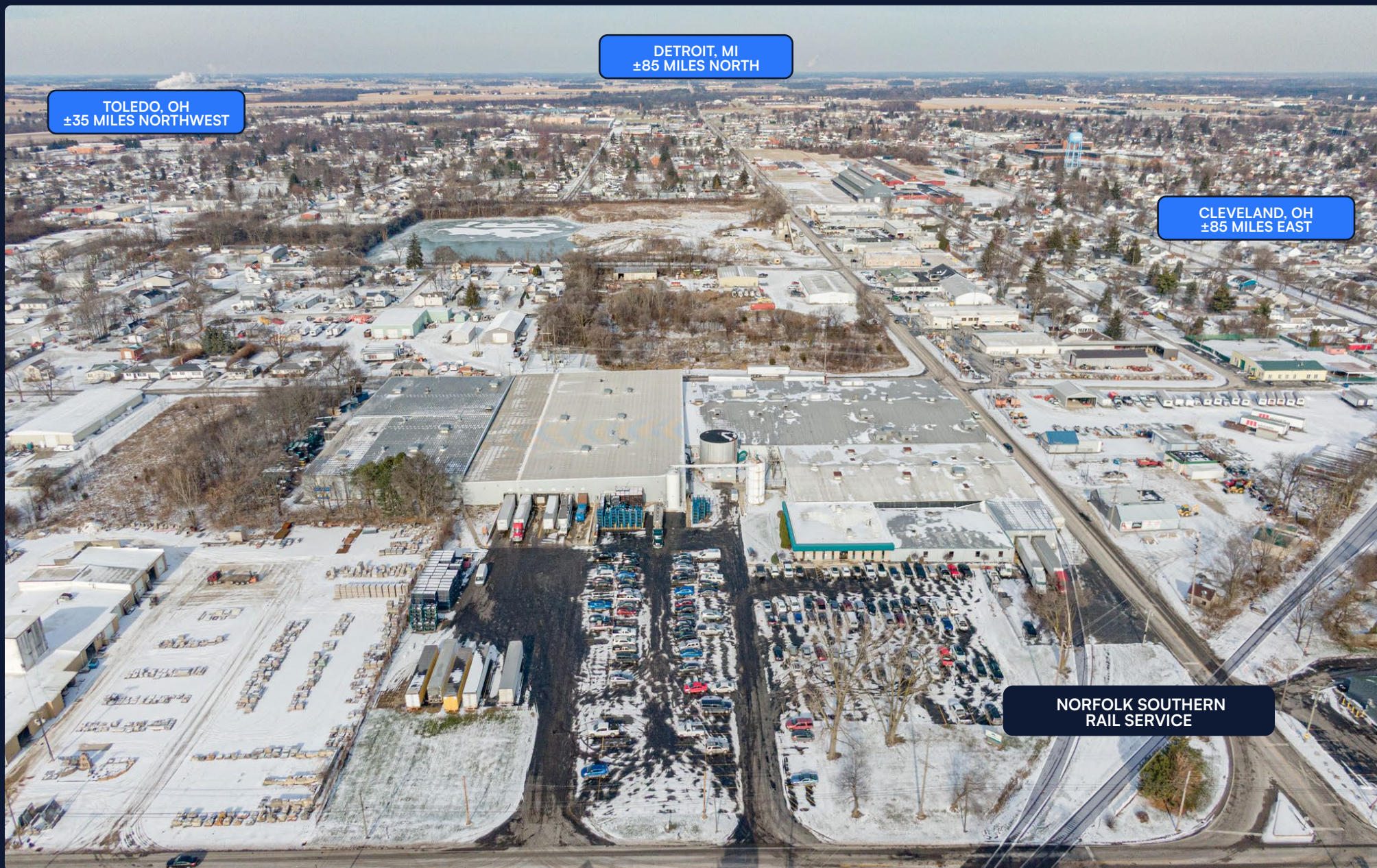


Google Earth

MARKET OVERVIEW



400 S Stone St
Fremont, OH 43420



TOLEDO, OH
±35 MILES NORTHWEST

DETROIT, MI
±85 MILES NORTH

CLEVELAND, OH
±85 MILES EAST

NORFOLK SOUTHERN
RAIL SERVICE

Fremont, OH

Market Demographics



15,851

Total Population

\$50,974

Median HH Income

6,629

of Households

58.7%

Homeownership Rate

7,009

Employed Population

19%

% Bachelor's Degree

35.7

Median Age

\$115,400

Median Property Value

Local Market Overview

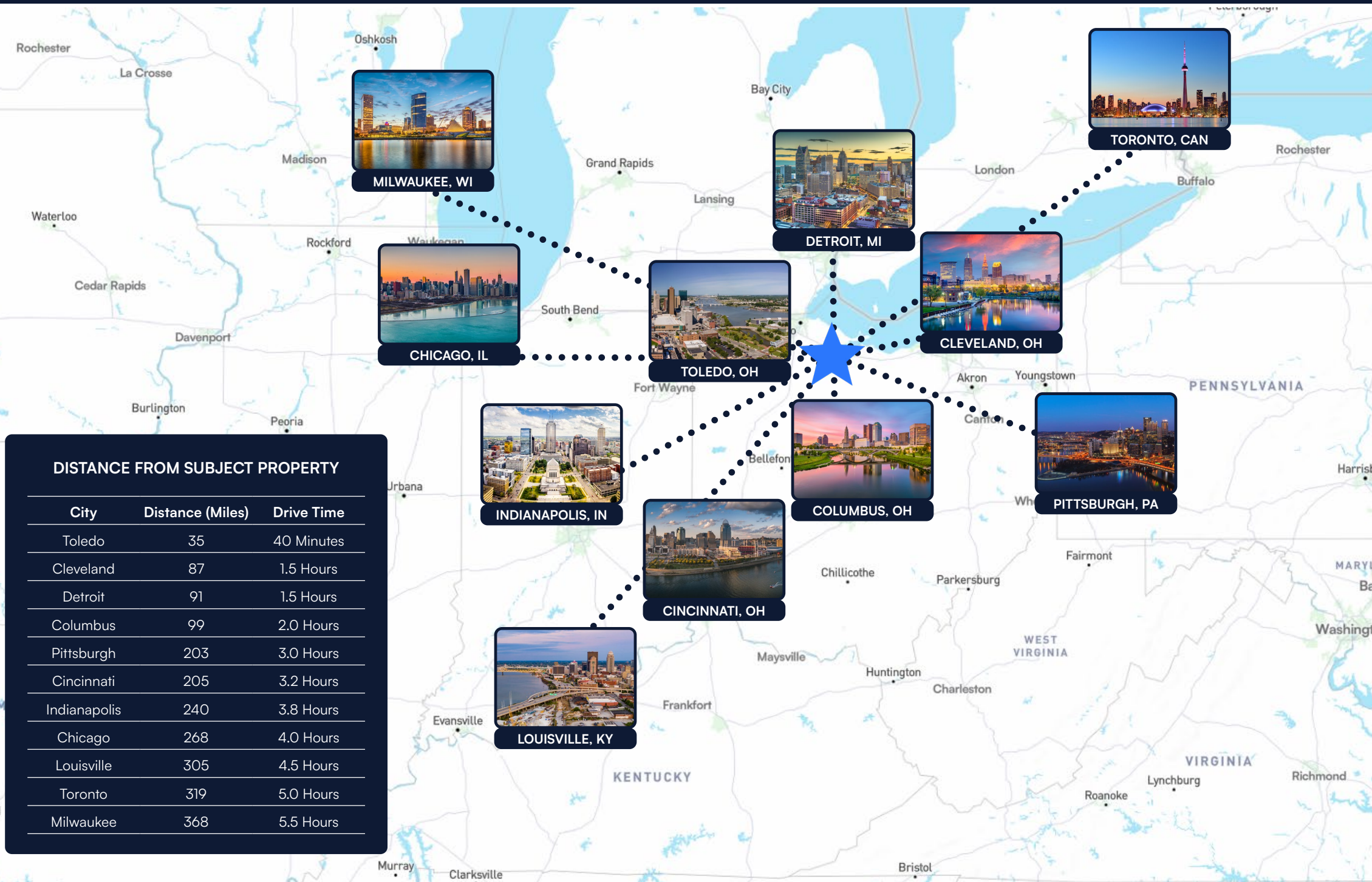
Fremont benefits from a stable community size and a cost-effective labor and housing base. The city supports roughly 15,850 residents, offering a modest but consistent workforce pool. Fremont draws on a strong manufacturing tradition bolstered by the presence of established industrial employers and the broader auto-supplier network servicing the Detroit—Toledo—Great Lakes region. The subject facility is leased to Auria Solutions, a global automotive-interiors supplier.

From a lifestyle and infrastructure perspective, Fremont's modest median household income—paired with a majority home-ownership rate—suggests a stable, blue-collar community. This mix of affordability, existing industrial tradition, and access to labor makes the area well suited for industrial/flex manufacturing uses, such as the automotive-parts production conducted at the subject property.

Property Demographics

POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	7,372	22,992	27,172
2025 Population	7,551	23,401	27,532
2030 Population Projection	7,554	23,382	27,485
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Households	3,095	9,861	11,664
2025 Households	3,168	10,040	11,823
2030 Household Projections	3,169	10,033	11,805
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$64,401	\$63,869	\$66,524

Distance Map



DISTANCE FROM SUBJECT PROPERTY

City	Distance (Miles)	Drive Time
Toledo	35	40 Minutes
Cleveland	87	1.5 Hours
Detroit	91	1.5 Hours
Columbus	99	2.0 Hours
Pittsburgh	203	3.0 Hours
Cincinnati	205	3.2 Hours
Indianapolis	240	3.8 Hours
Chicago	268	4.0 Hours
Louisville	305	4.5 Hours
Toronto	319	5.0 Hours
Milwaukee	368	5.5 Hours

TOLEDO, OH

The Greater Toledo area demonstrates stable population trends and strategic economic positioning, making it a competitive hub for industrial growth. While not experiencing explosive growth, Toledo has maintained population resilience, supported by its strong manufacturing heritage and proximity to key logistics corridors. The 25—34 age cohort represents a growing share of the population, contributing to a reliable labor force with a mix of technical and trade skills. This demographic consistency supports

workforce development essential for industrial operations and long-term economic vitality. Toledo's logistical advantages are further bolstered by its access to I-75, multiple rail lines, and the Port of Toledo—facilitating efficient goods movement across the Midwest. The city continues to invest in infrastructure and redevelopment projects that enhance its capacity for industrial expansion and reinforce its appeal as a cost-effective location for warehousing, distribution, and light manufacturing.

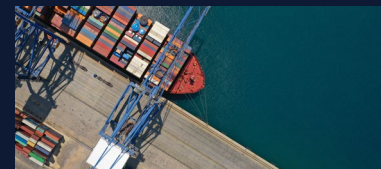


LOGISTICS EMPLOYMENT & INDUSTRIAL APPEAL

- Toledo's multimodal infrastructure supports over 10,000 logistics-related jobs across air, rail, port, and road systems.
- The city's logistics ecosystem supports warehouse, distribution, manufacturing, and intermodal users.
- The combination of heavy-haul capacity, on-dock rail, deepwater port access, and interstate proximity strengthens Toledo's appeal as a regional distribution and industrial hub.

HIGHWAY

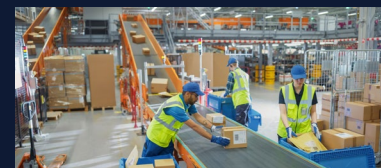
- I-75 runs through Toledo, providing north-south connectivity to Detroit, Cincinnati, and beyond.
- The Ohio Turnpike (I-80/I-90) offers east-west access to South Bend, Chicago, and Cleveland.
- Auxiliary routes include I-475 (western bypass) and I-280 (northeast connector to I-80/I-90).
- Toledo supports "Michigan Legal" heavy-haul trucking up to 154,000 lbs gross vehicle weight—ideal for oversized and industrial freight.



Port Cargo Volume
11 Million Annual Short Tons



Airport Economic Impact
\$581 Million Annually



Logistics Employment
**10,000+ Jobs Tied to Freight,
Logistics, and Cargo Operations**



AIR

- Toledo Express Airport (TOL) supports a diverse range of operations, including air cargo, aviation education, general aviation, and limited commercial passenger service.
- TOL contributes approximately \$581 million in annual economic impact to the region.
- Airport operations support an estimated 2,938 direct, indirect, and induced jobs.
- TOL features an 81-acre air ramp and hosts cargo operators like Grand Aire, with proximity to Detroit Metro Airport (<1 hour) expanding logistics capacity.

RAIL

- Toledo is a key rail hub with access to multiple Class I railroads, including Norfolk Southern (NS), CSX, and others.
- The Norfolk Southern Toledo Intermodal Terminal (MPH) is one of only five NS intermodal terminals in Ohio.
- Toledo's intermodal infrastructure makes Ohio second only to Illinois in the number of terminals nationwide.
- On-dock rail access is available at all major port terminals, supporting bulk and containerized goods movement.

WATER

- The Port of Toledo handles over 11 million short tons of cargo annually and includes 18 terminals linked to global markets.
- Cargo includes bulk materials (coal, iron ore, salt), breakbulk, general cargo (aluminum, steel), and project freight.
- The Port supports approximately 8,000 regional jobs and generates over \$900 million in economic activity.
- The port is part of the Great Lakes/St. Lawrence Seaway system, enabling multimodal global connectivity.

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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