

ACME BRICK & TILE
4273 BENTON DRIVE
CHATTANOOGA, TN 37406

OFFERING MEMORANDUM



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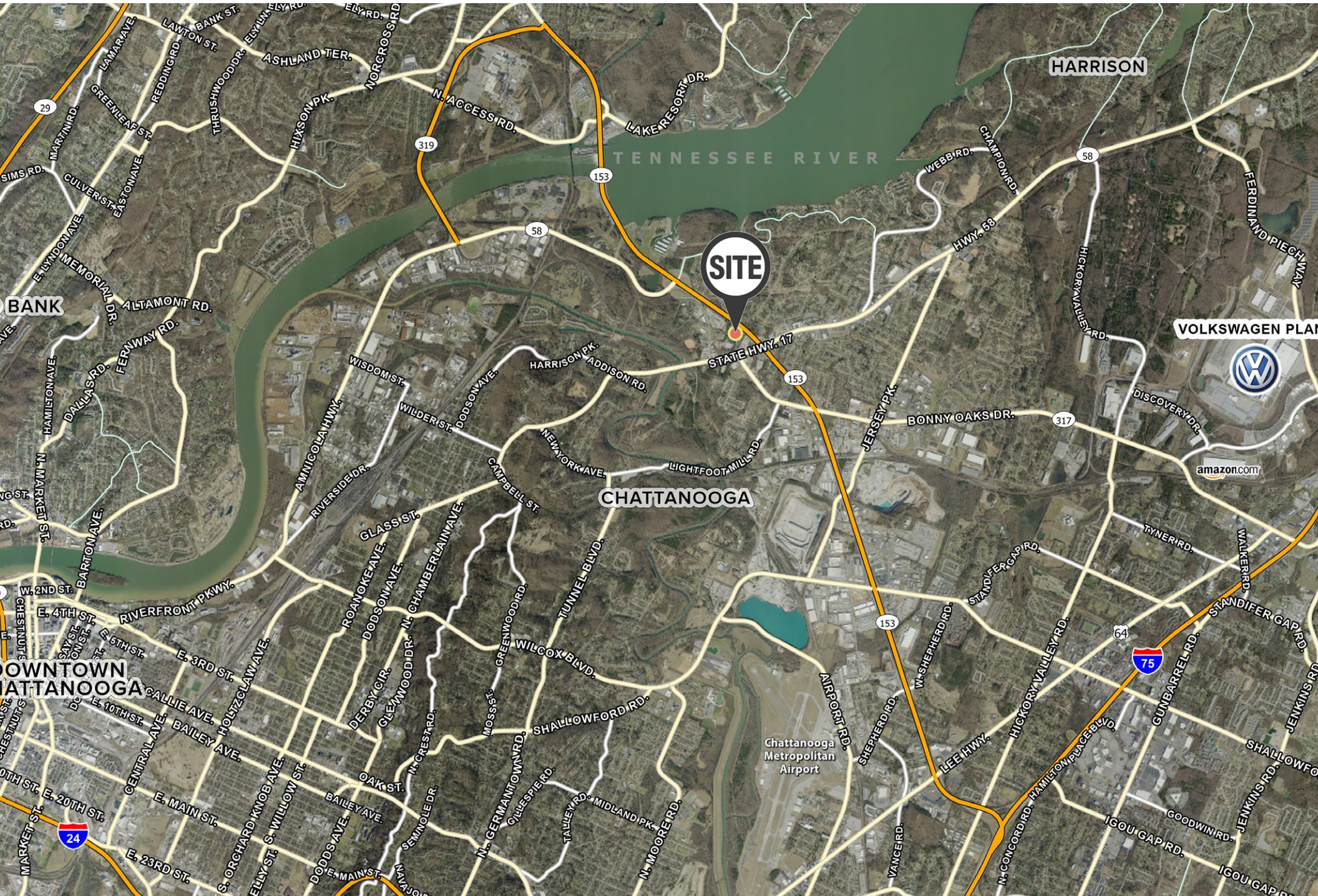
Baker Storey McDonald
Properties

STOKAS & BIERI **LEGEND**
REAL ESTATE PARTNERS



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HIGHLIGHTS

CREDIT TENANT INVESTMENT

- Acme Brick is a Subsidiary Company to Berkshire Hathaway (NYSE: BRK)
- Berkshire Hathaway did \$302 Billion in revenue in 2022
- Acme Brick has 50+ Sales Locations Across 13 States
- Triple-Net Lease (NNN)
- Corporate Guarantee

IDEAL LOCATION

- Strategic Location Between 2 Major Arterial Highways
- Relocation Site of Acme Brick: 2 Locations are Consolidating to 1
- Great Visibility & High Traffic Counts from Highway 153



TENANT SUMMARY



Acme Brick Company is an American manufacturer and distributor of brick and masonry-related construction products and materials. Founded on April 17, 1891, the company grew to become the largest American-owned brick manufacturer by the mid-20th century and was the first of its type to offer a 100-year limited guarantee to its customers.

Acme Brick Company was acquired by Berkshire Hathaway on August 1, 2000. They have now grown to 60+ sales and manufacturing locations across the nation.



WEBSITE | www.brick.com



YEAR FOUNDED | 1891



LOCATIONS | 60+



PARENT COMPANY | Berkshire Hathaway (NYSE: BRK)



REVENUE | \$250+ Billion

TENANT & TRAFFIC AERIAL



INVESTMENT SUMMARY



PRICE \$3,950,000

CAP RATE 5.33%

ANNUAL RENT \$210,444

LEASE EXPIRATION 15 Years











LEASE TYPE Triple Net Lease


GUARANTY Corporate

OPTIONS 2-5 Year Options

RENT INCREASE 2% Annual

PROPERTY DESCRIPTION

 <p>LOCATION</p> <p>4732 Benton Drive Chattanooga, TN</p>	 <p>PROPERTY TYPE</p> <p>Single Tenant Industrial/Retail</p>	 <p>YEAR BUILT</p> <p>2023</p>	 <p>LAND AREA</p> <p>5.32 Acres</p>	 <p>ZONING</p> <p>Manufacture Zone (M1)</p>
 <p>ELECTRICAL</p> <p>400 Amps</p>	 <p>WATER</p> <p>2 Inch Water Line</p>	 <p>BUILDING GLA</p> <p>22,000 SF (3 Buildings Total)</p>	 <p>BUILDING TYPE</p> <p>2 Wood Frame Buildings & 1 Steel Frame</p>	 <p>DOCKS</p> <p>(3) 12x12 Drive In Height Docks</p>



VEHICLE TRAFFIC COUNT

STREET NAME	VEHICLES PER DAY
Highway 153	88,000 + VPD
Highway 58	15,000 + VPD
TOTAL	103,000 VPD



PROPERTY ASSESMENT ID

128E-C-006



PARCEL MAP





DEMOGRAPHICS

