 **JLL** SEE A BRIGHTER WAY

For Sale

68 Spruce Street, Tillsonburg, ON

10-Year Industrial Sale
Leaseback Opportunity

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The Offering

The JLL Private Capital Group (“JLL”) is pleased to offer for sale a 100% freehold interest in 68 Spruce Street, Tillsonburg ON (the “Property” or the “Site”), a 24,863 square foot (“sf”) industrial facility on a 1.5-acre lot. Located in Tillsonburg, a town 50 kilometres southeast of London, the Property is equipped with two (2) shipping doors, two (2) heavy-duty cranes, and 16 foot clear heights.

Upon closing of the transaction, the current owner, J/E Bearing & Machine who has occupied the premises since 1988, will enter up to a ten (10) year leaseback of the grounds and building. The leaseback is proposed to begin at a market net rental rate of \$8.50 per square foot (“psf”) with built-in escalations and an additional five (5) year renewal option.

Property Overview




Net Rentable Area
24,863 SF



Lot Area
1.5 AC




Net Operating Income
\$211,335



Clear Height
16 FT



Cranes
2



Shipping Doors
2 DI



Lot Coverage
35%



Zoning
MG

Asking Price: \$2,920,000 (7.25% Cap Rate)





Investment Highlights



NNN Sale-Leaseback:

In-place occupancy provides an investor the opportunity to benefit from stabilized cash flows immediately at competitive market rents.



Flexible Zoning:

MG zoning permits a broad range of industrial uses including manufacturing, assembly, processing, warehousing and highly sought-after outdoor storage.



Longstanding Tenant:

J/E Bearing & Machine has been in business for 40 years and has operated at the Property since 1988.

Tenant Overview



Founded in 1983 and based in Tillsonburg, Ontario, J/E Bearing & Machine Ltd. (“J/E”) is a build-to-print machining company specializing in the manufacture and distribution of industrial parts, as well as related technical services. J/E serves a variety of industries including defense, manufacturing, food and beverage, steel, agriculture, and automotive. The company has an extensive list of longstanding, high quality customers including large multinationals and firms in high growth industries.

Company Name	J/E Bearing & Machine Ltd. (“J/E”)
Year Founded	1983
Industry	Machinery
# of Employees	40
Headquarters	Tillsonburg, ON

Parent Company - Dumur Industries



Dumur Industries, founded in 1987, initially operated as a sheet metal firm specializing in ventilation and cabinet systems for the food preparation industry. In 1997, the company expanded its operations to include defense, oil & gas, power utility, and communications sectors. Currently employing 100 personnels, Dumur Industries offers comprehensive design-to-delivery fabrication and machining service for various project types including parts production runs to complex, custom-fabricated assemblies, and providing expertise in manufacturing components for light armored vehicles for defense contractors.

Dumur Industries acquired J/E Bearing and Machine Ltd. on July 1st, 2023.

Lease

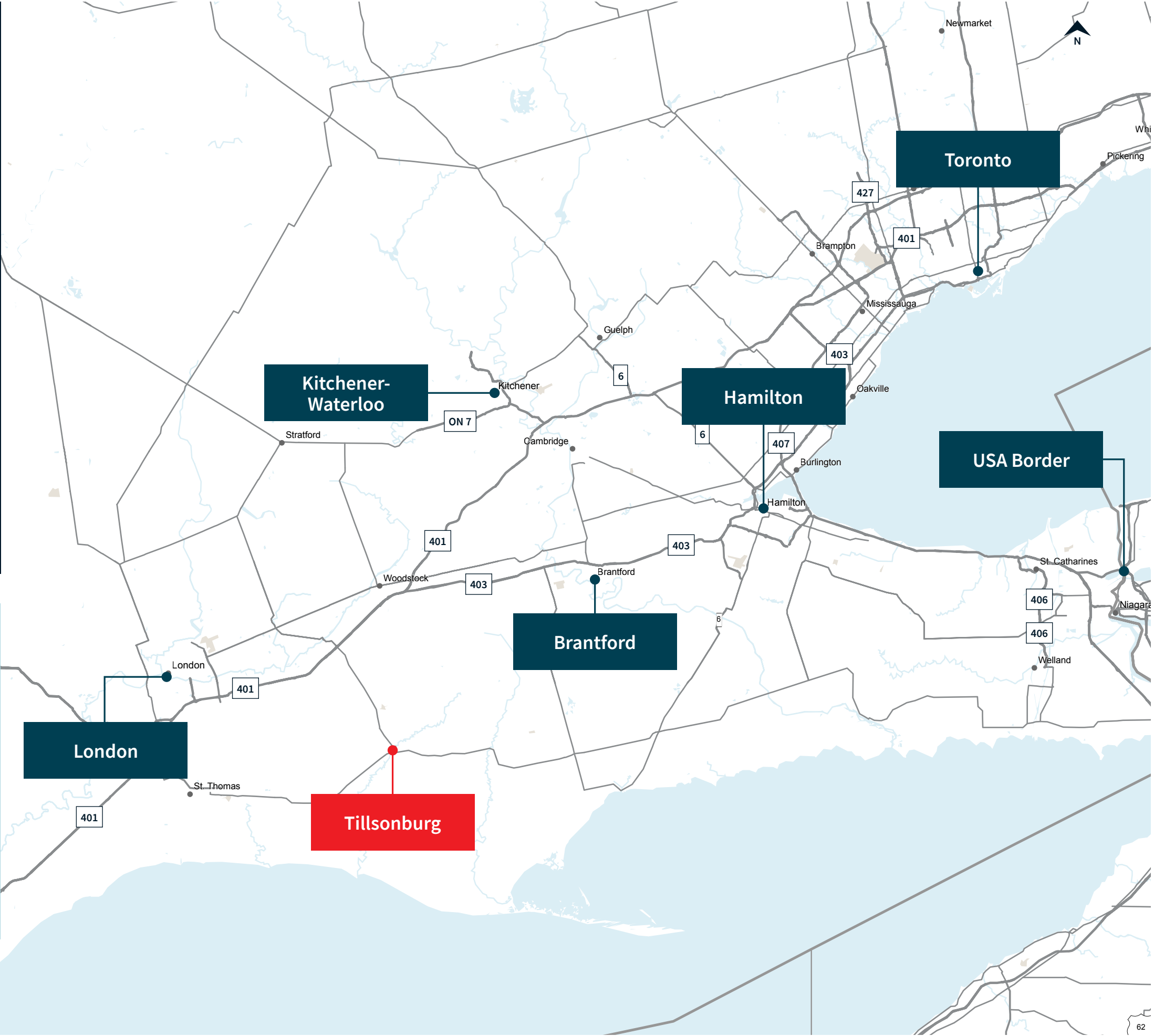
Tenant	J/E Bearing & Machine Ltd.
Premises	68 Spruce Street, Tillsonburg ON N4G 5V3
Rentable Area	24,863 SF
Lease Commencement Date	Upon closing
Term	10 Years
Rental Rate	\$8.50 per square foot
Renewal Options	1 x 5 Year @ Fair Market Rent
Lease Type	Net to Landlord
Rental Escalations	Lesser of 2.00% Annually or the percentage increase in the Consumer Price Index.
Permitted Use	Machining and equipment manufacturing, including warehousing related thereto and general office use.
Termination Option	Nil
Maintenance & Repairs	Tenant, at its sole expense, to maintain the Premises. Tenant’s obligation will include the maintenance, repair and replacement, if necessary, of all interior, exterior, structural, non-structural, and mechanical elements and systems.
Assignment/Sublease	Tenant may sublease or transfer with Landlord’s consent. The Tenant can Transfer the Lease without Landlord’s permission to any of its affiliated companies, any person or entity that controls the Tenant, any entity resulting from a merger, reorganization or consolidation involving the Tenant or its affiliates, or a Purchaser of all or most of the Tenant’s business or securities. The new Tenant must be the only occupant of the Premise, and that the space must be continued to be used for same purpose as stated in the original Lease and that the Tenant remains responsible for fulfilling all Lease terms for the duration of the Lease.

Location Overview

The location offers easy access not only to the Town of Tillsonburg but also to surrounding municipalities and major markets throughout Southwestern Ontario. Tillsonburg is connected by rail to Toronto, London, Sarnia, and Windsor for freight use. Port Burwell, located approximately 28 kilometers to the south on the north shore of Lake Erie, provides a water transportation link to the north-eastern United States and eastern Canada via the Great Lakes and St. Lawrence Seaway.

The Property is situated less than an hour away from London, one of the fastest growing urban areas in Ontario. With easy access to Highway 401, the Site is less than 2 hours away from Toronto, Canada's largest city, and only 2 hours from the US-Canada border which is favorable for industrial businesses looking for accessibility throughout Southwestern Ontario and the USA.

	Distance	Driving Time
Brantford	60 km	50 m
London	65 km	55 m
Kitchener-Waterloo	90 km	1 h 10 m
Hamilton	100 km	1h 20 m
Toronto	165 km	1h 50 m
USA Border	170 km	2h

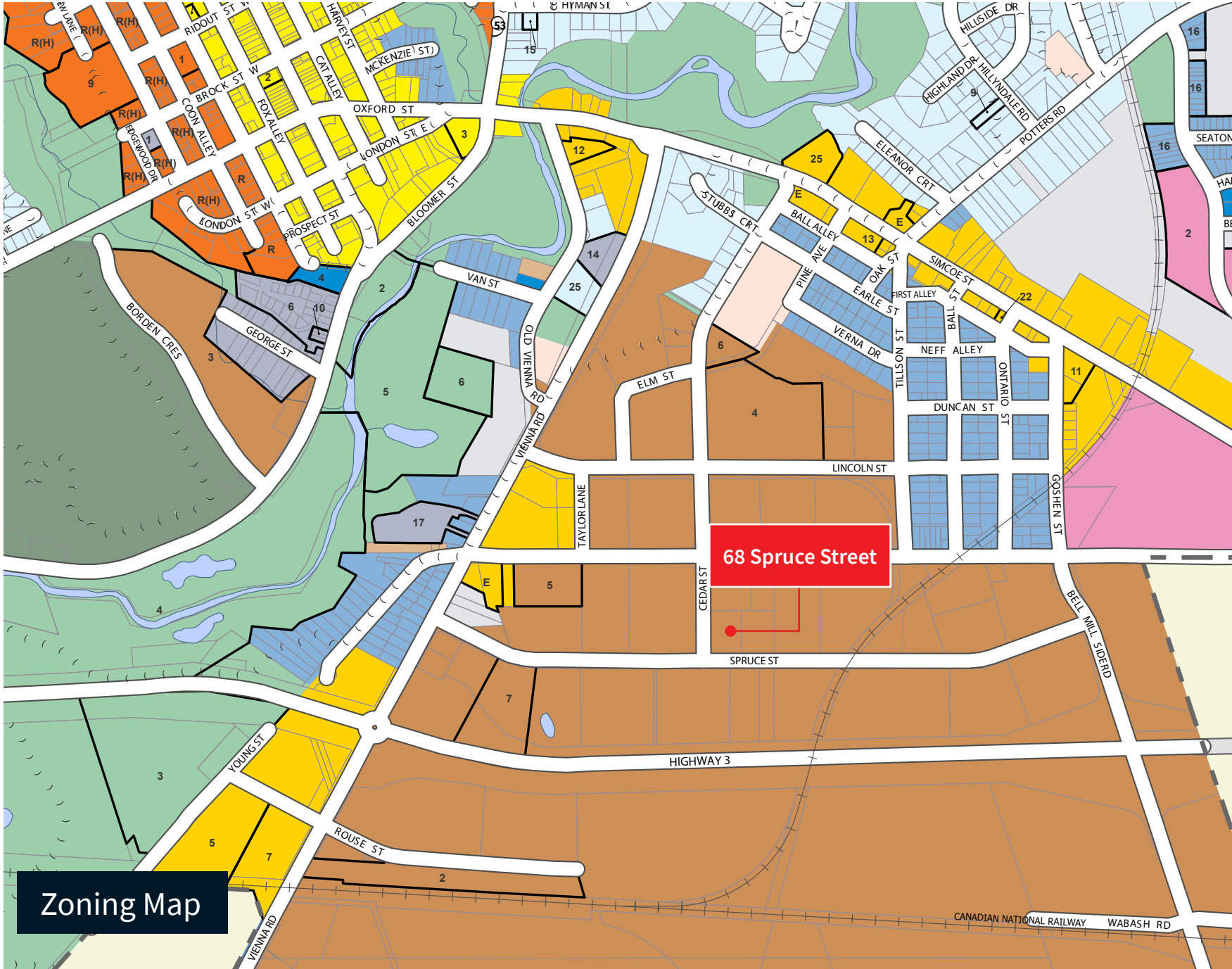


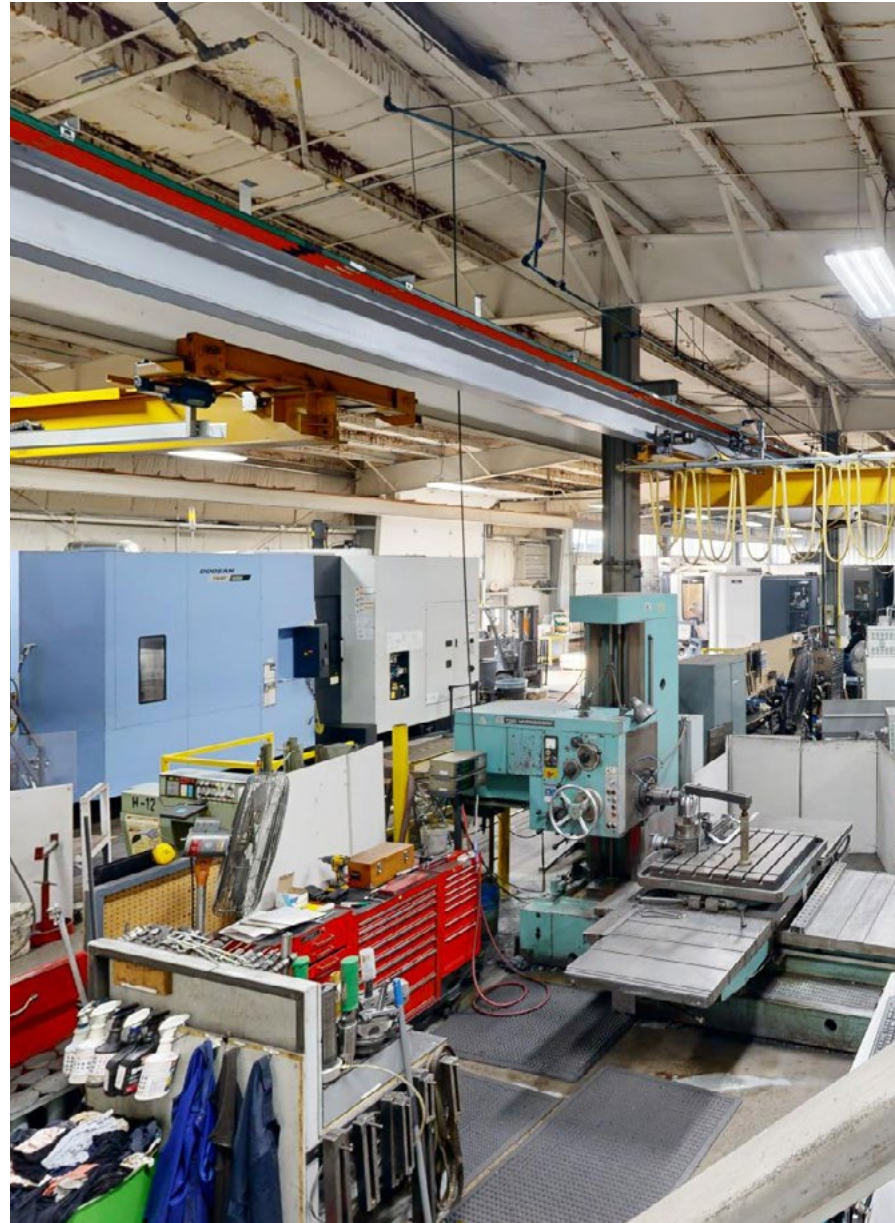
Zoning: MG Designation

The Property is designated MG (General Industrial), which accommodates a broad spectrum of commercial uses including manufacturing, assembling, processing, warehousing or other accessory uses.

Permitted uses (but not limited to):

- Asphalt plant
- Automotive Body Shop
- Automotive Repair Shop
- Dry Cleaning Establishment
- Grain Elevator
- Machine shop
- Planning Mill
- Regulating Station
- Transport Terminal







Financing and Offering Process

Free & Clear

The Property is offered for sale free and clear of existing financing.

Offering Process

Jones Lang LaSalle Real Estate Services, Inc. has been exclusively retained to seek proposals to acquire the Property. The Property is offered for sale on an as-is, where-is basis. Interested parties will be required to execute and submit the Vendor's form of Confidentiality Agreement prior to receiving detailed information about the Property. All inquiries about the Property should be directed to the attention of:

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