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OFFERING
MEMORANDUM



ATCO STRUCTURES & LOGISTICS USA INC.
1106 NORTH TEMPLE DRIVE

DIBOLL, TX 75941

Marcus & Millichap
TAG INDUSTRIAL GROUP

NON-ENDORSEMENT & DISCLAIMER NOTICE

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NON-ENDORSEMENT NOTICE

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SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Marcus & Millichap
TAG INDUSTRIAL GROUP

OFFICES THROUGHOUT THE U.S. AND CANADA
www.marcusmillichap.com

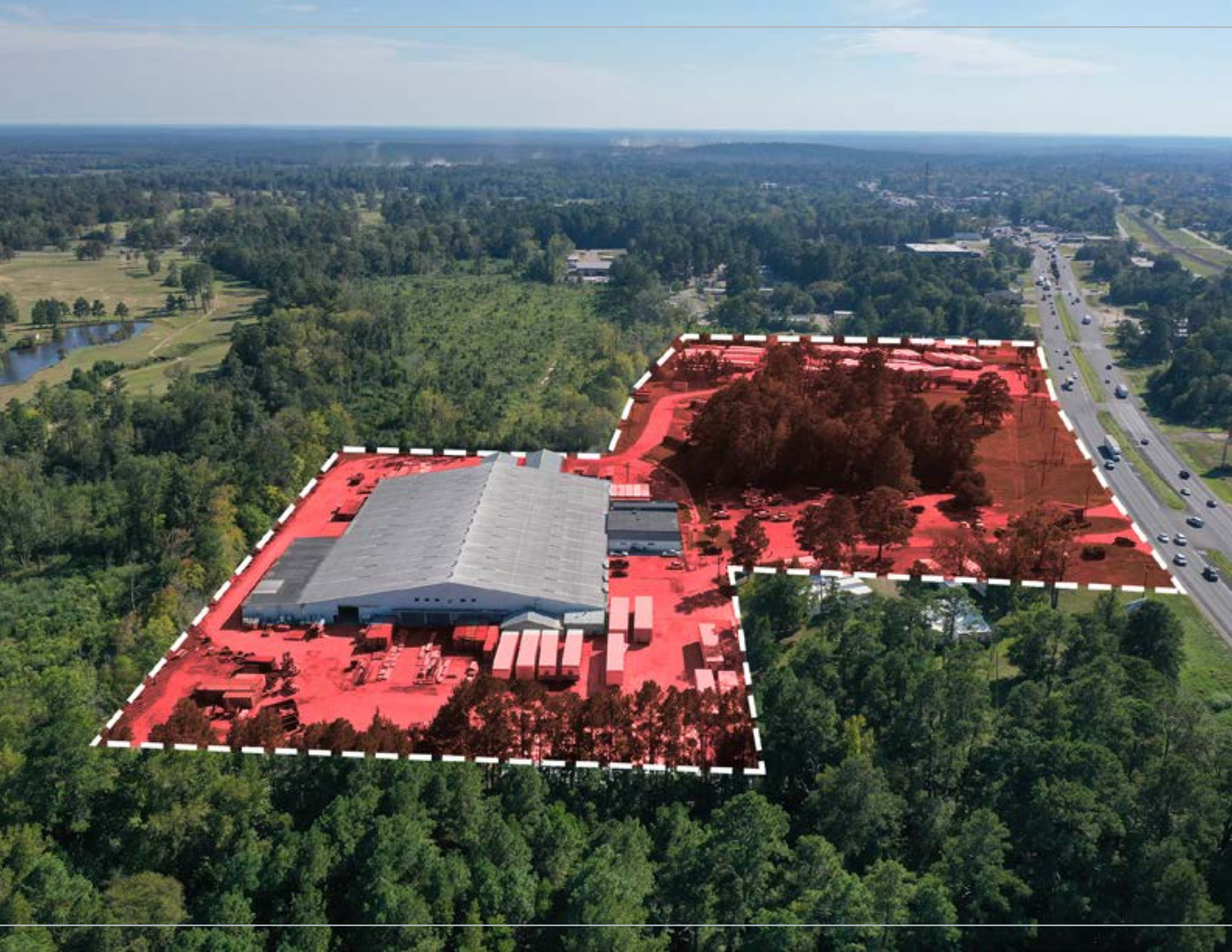


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Demographic Analysis

The image is a composite of two photographs. The left side shows the interior of a large industrial building with a high, vaulted ceiling supported by a complex network of steel trusses and beams. The floor is a smooth, light-colored concrete. The right side shows the exterior of a similar industrial building, featuring a facade of corrugated metal panels and several windows. The entire image has a blue color cast.

SECTION 1
INVESTMENT
OVERVIEW

Marcus & Millichap

ATCO STRUCTURES & LOGISTICS USA INC.

1106 NORTH TEMPLE DRIVE, DIBOLL, TX 75941

INVESTMENT HIGHLIGHTS

- 97,148-Square Foot Manufacturing Asset Situated on 18.61 Acres
 - Highly Functional Asset Featuring 18' Clear Heights, Ten Grade Level Doors, and Metal Construction
 - Excess Land for Further Development and Outside Storage
 - Below Market Rent with Leases Expiring Soon Creates Lease Up Opportunity if Tenant Decides To Vacate In The Future
 - Strategically Located Industrial Warehouse with Proximate Access to Major Freeways
 - Real Estate Includes ATCO Group (Founded In 1947), A Global Gas Industry Tenant With 5 Locations Strategically Located Around The United States
-

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 1106 North Temple Drive in Diboll, Texas, leased to ATCO. The subject manufacturing property consists of approximately 97,148-square feet of space and is situated on 18.61 acres of land. The asset is highly functional, featuring 18' clear height, ten grade-level doors, and metal construction. The below market rent and leases expiring soon creates a lease-up opportunity for an investor if the tenant decides to vacate. This strategically located industrial warehouse has proximate access to major freeways, excess land for further development, and outside storage. The ATCO Group (founded in 1947) is a global gas industry tenant with five locations strategically located around the United States.

With diverse products and services across many industries, ATCO is a one-stop provider of integrated energy, housing, transportation and infrastructure solutions. The company provides customers with innovative, sustainable solutions in the sectors that are fundamental to global growth and prosperity: housing, real estate, energy, water, transportation and agriculture. From the delivery of efficient and reliable energy for homes, businesses and communities, to affordable temporary and permanent buildings, ATCO builds communities, energizes industries and delivers customer-focused solutions like no other company in the world. Fueled by a team of approximately 6,500 people worldwide, ATCO offers comprehensive solutions and service excellence in: Structures & Logistics, Utilities, Energy Infrastructure, Transportation, and Commercial Real Estate. Over the course of their 70-year history, ATCO has worked in more than 100 countries around the world developing integrated solutions. (atco.com)

Located in the Lufkin market, the asset lies in an area that serves as a hub for Deep East Texas and Angelina County. At approximately 40,000 in population with around a 100,000 day-time population, Lufkin is the largest community between Tyler in northeast Texas and Houston on the Texas Coast and is conveniently equidistant to both. Lufkin is located at the junction of Hwy 69 and Hwy 59 and bisected by Hwy 103 which connects East Texas to Natchitoches and central Louisiana. Additionally, long term transportation plans will provide even better access to and from Lufkin as it is a planned HUB of the new Trans-Texas Corridor 69 project as well as a major expansion of the Hwy 103 "El Camino Real Hwy." Unlike other comfortably small communities, Lufkin is also home to both award-winning mass transit and municipal airports. Lufkin also lies within a Foreign Trade Zone. (lufkinedc.com) Industrial rents in the Lufkin Market are rising at a 2.3 percent annual rate during the fourth quarter of 2020, and have posted an average annual gain of 4.5 percent over the past three years. While 7,500-square feet has delivered over the past three years, nothing is currently underway. (CoStar)

PROPERTY DETAILS // ATCO Structures & Logistics USA Inc.

1106 NORTH TEMPLE DRIVE,
DIBOLL, TX 75941

Number of Suites	1
Number of Buildings	1
Total Square Feet	97,148
Warehouse Square Feet	86,848
Office Square Feet	10,300
Year Built	1976
Lot Size	18.61 Acres
Type of Ownership	Fee Simple
Clear Height	18'
Building Class	C
Tenancy	Single
Grade Level Doors	10
Sprinklers	Yes
Construction	Metal
Type of Lighting	Fluorescent
Age/Condition of Roofs	2017 Maintenance

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OFFERING HIGHLIGHTS // ATCO Structures & Logistics USA Inc.

1106 NORTH TEMPLE DRIVE
DIBOLL, TX 75941

OFFERING PRICE
\$1,150,000

CAP RATE
12.18%

Offering Price	\$1,150,000
Cap Rate	12.18%
Price/SF	\$11.84
Total Square Feet	97,148
Occupancy	100.00%

*Special Lease Provisions Exist. Contact Broker For Details.



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OPERATING STATEMENT // ATCO Structures & Logistics USA Inc.

Income	Current	Per SF
Scheduled Base Rental Income	140,027	1.44
Expense Reimbursement Income		
Net Lease Reimbursement		
Insurance	34,002	0.35
Real estate Taxes	24,990	0.26
Total Reimbursement Income	\$58,992	100.0%
Effective Gross Revenue	\$199,019	\$2.05

Operating Expenses	Current	Per SF
Insurance	34,002	0.35
Real Estate Taxes	24,990	0.26
Total Expenses	\$58,992	\$0.61
Expenses as % of EGR	29.6%	
Net Operating Income	\$140,027	\$1.44

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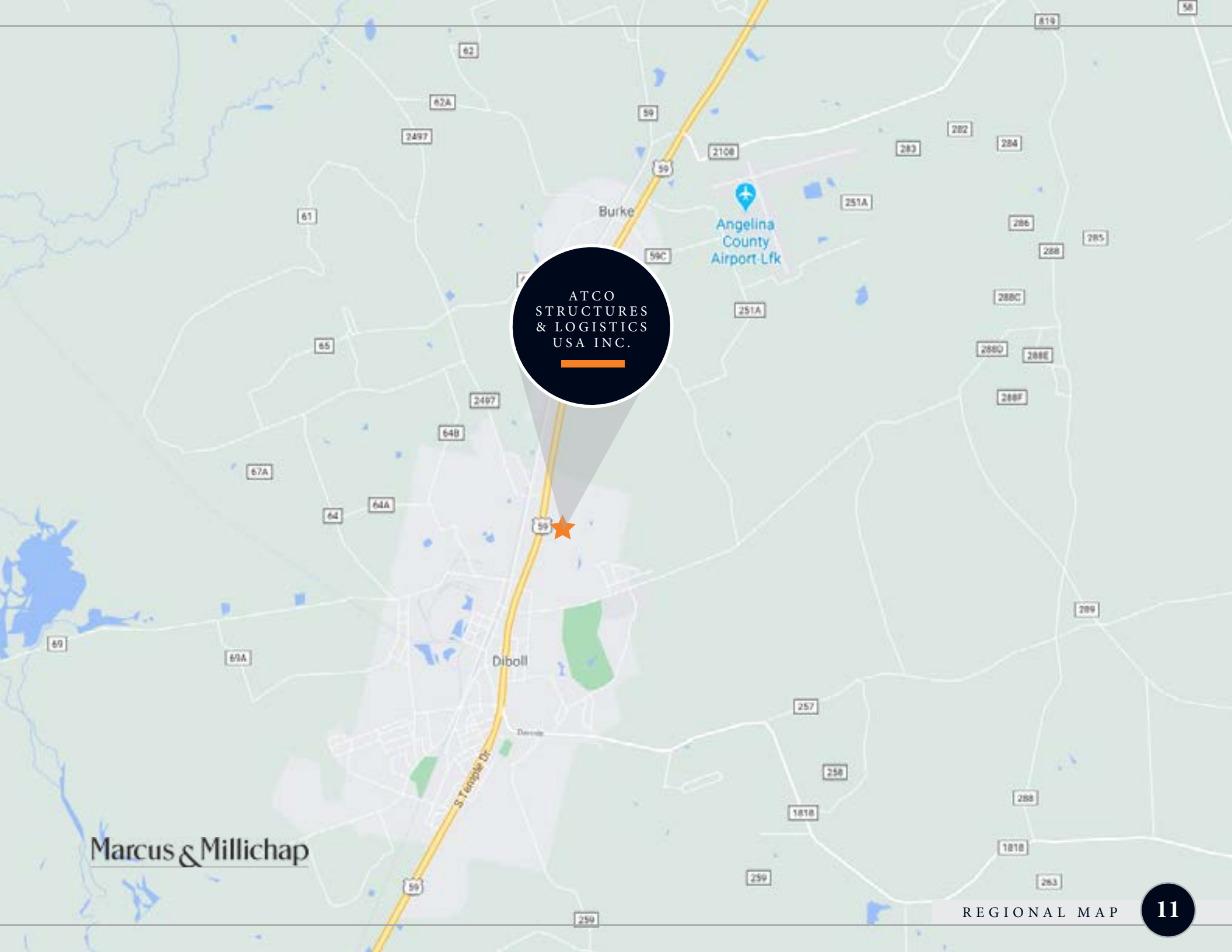
RENT ROLL // ATCO Structures & Logistics USA Inc.

Tenant Name	Square Feet	% Bldg Share	Lease Dates		Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Lease Type	Renewal Options and Option Year Rental Information
			Comm.	Exp.					
ATCO	97,148	100.0%	11/1/04	10/31/21	\$1.44	\$11,669	\$140,027	NNN	Two (1)-Year Renewal Options
Total	97,148				\$1.44	\$11,669	\$140,027		
Occupied Tenants: 1			Unoccupied Tenants: 0		Occupied GLA: 100.00%		Unoccupied GLA: 0.00%		
Total Current Rents: \$11,669					Occupied Current Rents: \$11,669		Unoccupied Current Rents: \$0		

*Special Lease Provisions Exist. Contact Broker For Details.



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Logistics USA Inc

DEMCO
Manufacturing, Inc

Marcus & Millichap

Cuts & More

Salazar Paint
& Body S

AERIAL MAP



MARCUS & MILLICHAP CAPITAL CORPORATION CAPABILITIES

MMCC—our fully integrated, dedicated financing arm—is committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources, providing the most competitive rates and terms.

We leverage out prominent capital market relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac, and HUD to provide our clients with the greatest range of financing options.

Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues for the benefit of our clients.



Closed 1,707 debt and equity financings in 2017



National platform operating within the firm's brokerage offices



\$5.63 billion total national volume in 2017



Access to more capital sources than any other firm in the industry

WHY MMCC?

Optimum financing solutions to enhance value

Enhanced control through MMCC's ability to qualify investor finance contingencies

Enhanced control through quickly identifying potential debt/equity sources, processing, and closing buyer's finance alternatives

Enhanced control through MMCC's ability to monitor investor/due diligence and underwriting to ensure timely, predictable closings



SECTION 2

MARKET OVERVIEW

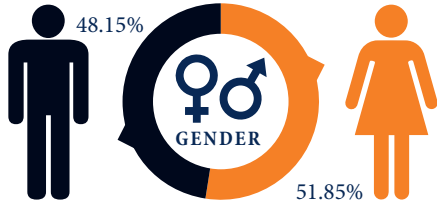
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DEMOGRAPHICS // ATCO Structures & Logistics USA Inc.



8,875

Total Population
Within 5 miles



\$56,862

Average Household Income
Within 5 miles



721

Employees
Within 1 mile

DEMOGRAPHICS // ATCO Structures & Logistics USA Inc.

POPULATION	1 Miles	3 Miles	5 Miles
■ 2025 Projection			
Total Population	1,369	6,664	8,997
■ 2020 Estimate			
Total Population	1,361	6,608	8,875
■ 2010 Census			
Total Population	1,372	6,673	8,875
■ 2000 Census			
Total Population	1,352	6,867	8,608
■ Daytime Population			
2020 Estimate	1,312	4,681	5,891
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
■ 2025 Projection			
Total Households	447	2,049	2,683
■ 2020 Estimate			
Total Households	443	2,017	2,622
Average (Mean) Household Size	3.02	3.00	2.97
■ 2010 Census			
Total Households	444	2,005	2,578
■ 2000 Census			
Total Households	451	1,993	2,486

HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
■ 2020 Estimate			
\$200,000 or More	0.64%	0.62%	1.42%
\$150,000 - \$199,000	2.14%	1.90%	2.29%
\$100,000 - \$149,000	8.10%	6.98%	8.03%
\$75,000 - \$99,999	11.47%	12.50%	13.15%
\$50,000 - \$74,999	24.36%	20.65%	20.32%
\$35,000 - \$49,999	17.18%	16.43%	15.93%
\$25,000 - \$34,999	10.05%	11.64%	11.40%
\$15,000 - \$24,999	9.66%	10.30%	10.48%
Under \$15,000	16.42%	18.96%	16.99%
Average Household Income	\$53,717	\$51,315	\$56,862
Median Household Income	\$47,929	\$44,757	\$46,554
Per Capita Income	\$17,734	\$17,365	\$18,287
POPULATION PROFILE	1 Miles	3 Miles	5 Miles
■ Population By Age			
2020 Estimate Total Population	1,361	6,608	8,875
Under 20	33.38%	29.95%	28.82%
20 to 34 Years	18.88%	19.19%	18.33%
35 to 39 Years	6.22%	7.08%	6.81%
40 to 49 Years	11.17%	12.56%	12.47%
50 to 64 Years	16.73%	19.62%	21.44%
Age 65+	13.63%	11.59%	12.12%
Median Age	33.11	35.62	37.11
■ Population 25+ by Education Level			
2020 Estimate Population Age 25+	817	4,219	5,801
Elementary (0-8)	11.77%	12.47%	12.03%
Some High School (9-11)	12.18%	14.36%	13.04%
High School Graduate (12)	38.54%	35.25%	34.49%
Some College (13-15)	19.94%	20.97%	22.05%
Associate Degree Only	4.47%	5.90%	6.32%
Bachelors Degree Only	6.59%	6.39%	7.35%
Graduate Degree	2.37%	1.77%	2.24%
■ Time Travel to Work			
Average Travel Time in Minutes	24	23	22



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INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

MARCUS & MILLICHAP	9002994	TIM.SPECK@MARCUSMILLICHAP.COM	972-755-5200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
TIM A. SPECK	432723	TIM.SPECK@MARCUSMILLICHAP.COM	972-755-5200
Designated Broker of Firm	License No.	Email	Phone
TIM A. SPECK	432723	TIM.SPECK@MARCUSMILLICHAP.COM	972-755-5200
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
ADAM ABUSHAGUR	661916	ADAM.ABUSHAGUR@MARCUSMILLICHAP.COM	972-755-5223
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



ATCO STRUCTURES & LOGISTICS USA INC.

1106 NORTH TEMPLE DRIVE,
DIBOLL, TX 75941

PRESENTED BY

ADAM ABUSHAGUR

Senior Vice President Investments
National Office and Industrial Properties Group
Dallas Office
Office 972.755.5223
Adam.Abushagur@marcusmillichap.com
License TX 661916

MAX LOZMACK

Associate
National Office and Industrial Properties Group
Houston Office
Office 713.452.4264
Max.Lozmack@marcusmillichap.com
License: TX 724493

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