

Marcus & Millichap
TAG INDUSTRIAL GROUP

CLARK ENGINEERING
10-YEAR SALE-LEASEBACK

1470 MCMILLAN ROAD
OWOSSO, MI, 48867

NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services of Chicago, Inc. © 2025 Marcus & Millichap. All rights reserved.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers. Activity ID: ZAG0370303

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

CLARK ENGINEERING

10-YEAR SALE-LEASEBACK

1470 MCMILLAN ROAD, OWOSSO, MI, 48867

PRESENTED BY

ALEXANDER ZLOTNIK

Associate
Office & Industrial Division
Chicago Office
Office (312) 327-5499
Alexander.Zlotnik@MarcusMillichap.com
License: IL 475.212.760

TYLER SHARP

Vice President of Investments
Office & Industrial Division
Chicago Office
Office (312) 327-5446
Tyler.Sharp@MarcusMillichap.com
License: IL 475.177869

ADAM ABUSHAGUR

Senior Managing Director Investments
Office & Industrial Division
Dallas Office
Office (972) 755-5223
Adam.Abushagur@MarcusMillichap.com
License: TX 661916

BROKER OF RECORD

STEVE CHABEN

Michigan Broker of Record
Two Towne Square, Ste. 450
Southfield, MI 48076
Tel: (248) 415-2600
Steve.Chaben@MarcusMillichap.com
License: 6502387903

DEBT CONTACT

ETHAN SPLAN

Associate - Capital Markets
Institutional Property Advisors
Chicago Office
Tel: (312) 327-5487
esplan@ipausa.com

Marcus & Millichap
TAG INDUSTRIAL GROUP





TABLE OF CONTENTS

01

INVESTMENT OVERVIEW

SECTION 1

Offering Summary • Property Details • Offering Highlights • Rent Roll • Operating Statement
Regional Map • Aerial Map • Property Photos
Tenant Summary • Acquisition Financing

02

MARKET OVERVIEW

SECTION 2

Market Analysis • Demographic Analysis

The background of the slide is a dark, blue-toned photograph of an industrial interior. It shows a large, open space with a high ceiling, featuring a complex network of steel beams and trusses. Several large, white, dome-shaped pendant lights are suspended from the ceiling. In the lower left, there is a large, white, segmented industrial door. The overall atmosphere is industrial and modern.

SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

OFFERING SUMMARY

- Single-Tenant 41,880-Square-Foot Manufacturing Facility Situated on 5.0 Acres
- Featuring Three Grade-Level Doors, 22' Clear-Height, and Heavy Three-Phase Power
- Located Less than Two Miles from Owosso Community Airport and Approximately One Mile from Highway 52
- 10-Year Sale-Leaseback Opportunity with Above-Market 3% Annual Escalations
- Occupied by Clark Engineering Inc | Premium Manufacturer of Rod, Wire Form, and Tube Products

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 1470 McMillan Road in Owosso, Michigan, occupied by the owner, Clark Engineering Inc. The subject property consists of approximately 41,880 square feet of manufacturing space and is situated on 5.0 acres of land. The single-tenant asset features a clear height of 22', three grade-level doors, heavy three-phase power, and metal roofing. Specialized equipment includes multiple knuckle presses with a capacity ranging from 50 tons to 600 tons. Located in proximity to Michigan Highway 52 and the Owosso Community Airport, the property sits about 30 miles from both Lansing and Flint.

Upon the sale of the property, Clark Engineering plans to sign a 10-year sale-leaseback at \$5.21 per square foot with above-market 3.0 percent annual escalations. Founded in 1946, Clark Engineering specializes in custom manufacturing of metal rod, wire, and tube products, serving industries such as automotive, lawn and garden, industrial, and medical. The specialized equipment installed by Clark Engineering at the subject property gives the company a strong incentive to remain an occupant for the long term.

Lansing's socio-economic landscape is anchored by three major pillars: state government, Michigan State University (MSU), and General Motors (GM). As Michigan's capital, Lansing's largest employment sector is government, with over 14,000 jobs tied to state operations, shaping the city's economy and supporting downtown businesses. MSU, located in East Lansing, employs nearly 10,000 staff and educates more than 50,000 students, contributing an estimated \$3.7 billion annually to the local economy while fostering a highly educated workforce. GM's offices and manufacturing plants maintain Lansing's historic role in the auto industry, providing thousands of jobs and supporting regional economic stability (Marcus & Millichap).

PROPERTY DETAILS

1470 MCMILLAN ROAD, OWOSSO, MI 48867

Number of Suites	1
Number of Buildings	1
Total Square Feet	41,880 SF
Warehouse Square Feet	39,960 SF
Office Square Feet	1,920 SF
Office Ratio	4.58%
Year Built	1979
Lot Size	5.00 Acres
Clear Height	22'
Parking Surface	Asphalt
Building Class	B
Tenancy	Owner-User
Grade Level Doors	3
Construction	Steel and Masonry
Zoning	I-1
Roof Type	Metal
Market	MI-Grand Rapids
Submarket	Shiawassee
Market Vacancy	3.50%



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services of Chicago, Inc. © 2025 Marcus & Millichap. All rights reserved. (Activity ID: ZAG0370303)



1470 MCMILLAN ROAD - 10-YEAR LEASEBACK

OWOSSO, MI, 48867

OFFERING PRICE	CAP RATE	PRO FORMA CAP RATE
\$2,500,000	8.74%	9.00%
Offering Price	\$2,500,000	
Cap Rate	8.74%	
Pro Forma Cap Rate	9.00%	
Price/SF	\$59.69	
Total Square Feet	41,880	
Rental Rate	\$5.21	
Lease Type	Absolute Triple-Net	
Lease Term	10 Years	
Rental Increases	3% Annually	
Tenancy	Single	
Occupancy	100.00%	

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services of Chicago, Inc. © 2025 Marcus & Millichap. All rights reserved. (Activity ID: ZAG0370303)

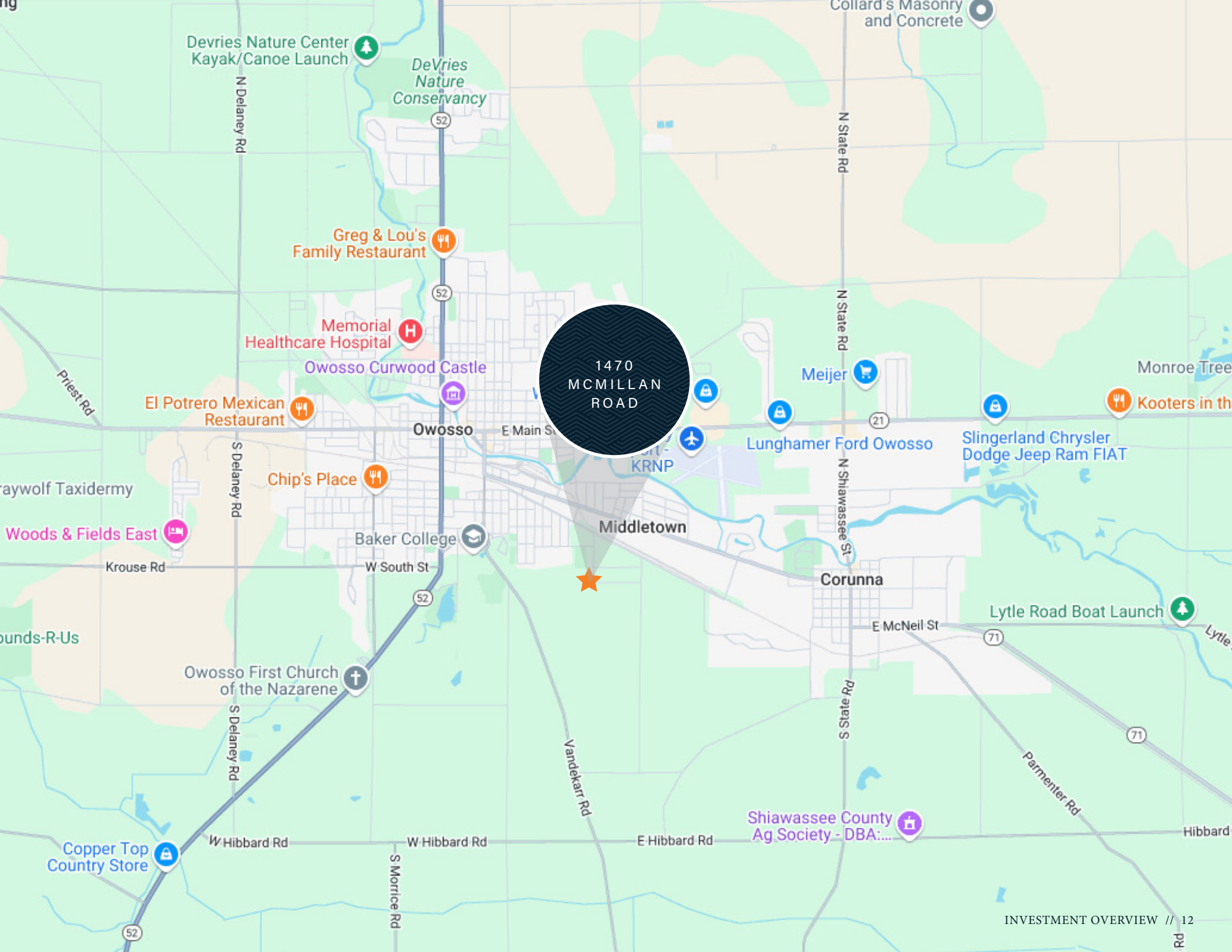
RENT ROLL

Tenant Name	Suite	Square Feet	% Bldg Share	Lease Dates Comm.	Lease Dates Exp.	Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Pro Forma Rent Per Year	Changes on	Rent Increase	Lease Type	Renewal Options and Option Year Rental Information
Clark Engineering	A	41,880	100.0%	COE	COE + 10 Years	\$5.21	\$18,200	\$218,400	\$224,952	COE + 1 Year	3.00%	NNN	(2) 5-Year Options
Total		41,880				\$5.21	\$18,200	\$218,400	\$224,952				
Occupied Tenants: 1				Unoccupied Tenants: 0		Occupied GLA: 100.00%		Unoccupied GLA: 0.00%					
					Total Current Rents: \$18,200	Occupied Current Rents: \$18,200		Unoccupied Current Rents: \$0					

OPERATING STATEMENT

Income	Current	Per SF	Pro Forma	Per SF	Notes
Scheduled Base Rental Income	218,400	5.21	224,952	5.37	
Expense Reimbursement Income					
Net Lease Reimbursement					
CAM	126,603	3.02	130,402	3.11	Utilities Included - Pro-Forma Grossed 103%
Insurance	11,269	0.27	11,607	0.28	Pro-Forma Grossed 103%
Real estate Taxes	17,261	0.41	17,779	0.42	Pro-Forma Grossed 103%
Total Reimbursement Income	\$155,133 100.0%	\$3.70	\$159,788 100.0%	\$3.82	
Effective Gross Revenue	\$373,533	\$8.92	\$384,740	\$9.19	

Operating Expenses	Current	Per SF	Pro Forma	Per SF	
Utilities	93,749	2.24	96,561	2.31	
Maintenance	32,855	0.78	33,840	0.81	
Insurance	11,269	0.27	11,607	0.28	
Real Estate Taxes	17,261	0.41	17,779	0.42	
Total Expenses	\$155,134	\$3.70	\$159,788	\$3.82	
Expenses as % of EGR	41.5%		41.5%		
Net Operating Income	\$218,399	\$5.21	\$224,952	\$5.37	



1470
MCMILLAN
ROAD



1470
MCMILLAN
ROAD



TENANT SUMMARY

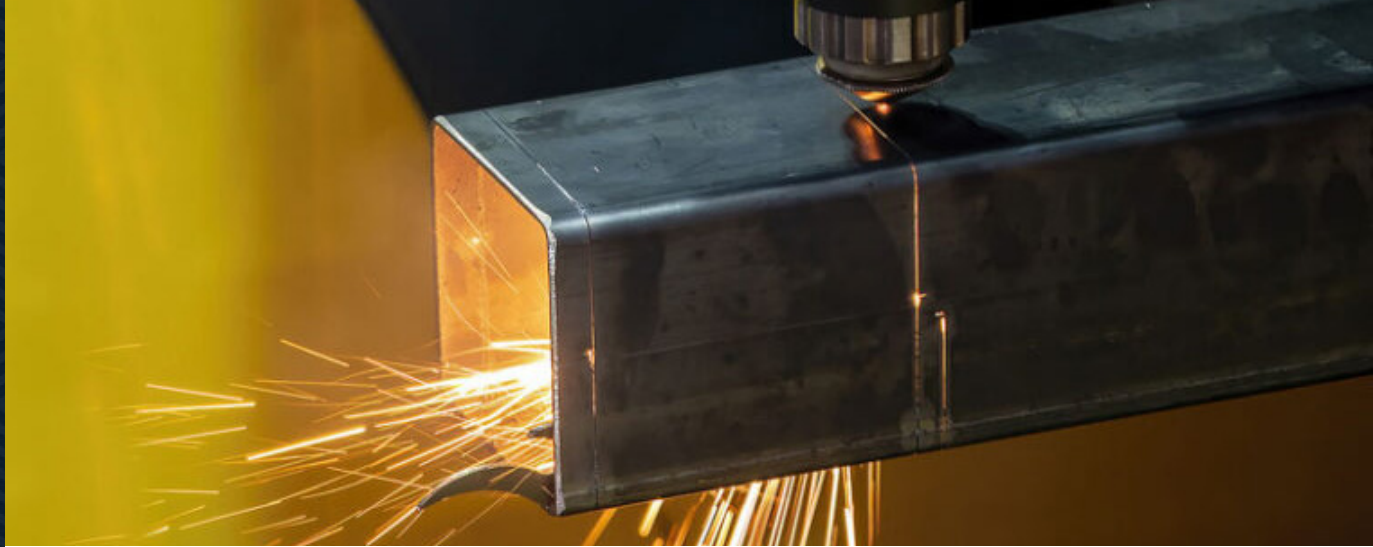
“Clark Engineering will continuously strive to be recognized as the premier provider of custom formed metal rod, wire, and tube products that meet and exceed our customer’s expectations.”

TENANT
Clark Engineering Inc.

HEADQUARTERS
Owosso, MI

DATE FOUNDED
1946

www.clarkengineering.net



Eight decades ago, Clark Engineering began its operations in a modest 5,000-square-foot facility with limited equipment. Since then, the company has opened up three plants, including the 41,880-square-foot subject property, equipped with an extensive range of knuckle presses with a capacity ranging from 50 tons to 600 tons, along with advanced CNC machining centers. Today, Clark Engineering is recognized as a leading custom manufacturer of metal rod, wire, and tube products, serving industries such as automotive, lawn and garden, industrial, and medical. Their vertically integrated operations include machining, forming, welding, and in-house tool design, enabling them to deliver high-quality, engineered components efficiently to diverse markets (Clark).

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.



1,249 Financing
Transactions
in 2024



National platform operating
within the firm's
brokerage offices



\$6.7 billion total
national volume
in 2024



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.

.....

The background of the slide is a dark, blue-toned photograph of an industrial interior. It shows a large, open space with a high ceiling, featuring a complex network of steel beams and pipes. Several large, white, dome-shaped pendant lights are suspended from the ceiling. In the lower-left corner, a large, white industrial door with multiple rectangular windows is visible. The overall atmosphere is industrial and modern.

SECTION 2

MARKET OVERVIEW

Marcus & Millichap

LANSING MICHIGAN

As the home of Michigan's state capital, the Lansing metro has a broad government employment sector. The metro consists of Clinton, Eaton and Ingham counties, and it is located approximately 90 miles west of Detroit. The market is home to roughly 470,000 residents, with nearly 110,000 people residing in the city of Lansing. Roughly 3,300 citizens are expected to be added on net over the next five years. Michigan State University contributes to an educated workforce, as roughly 32 percent of residents over age 25 hold a bachelor's degree or higher.



MAJOR INSURANCE
MARKET



STATE
CAPITAL

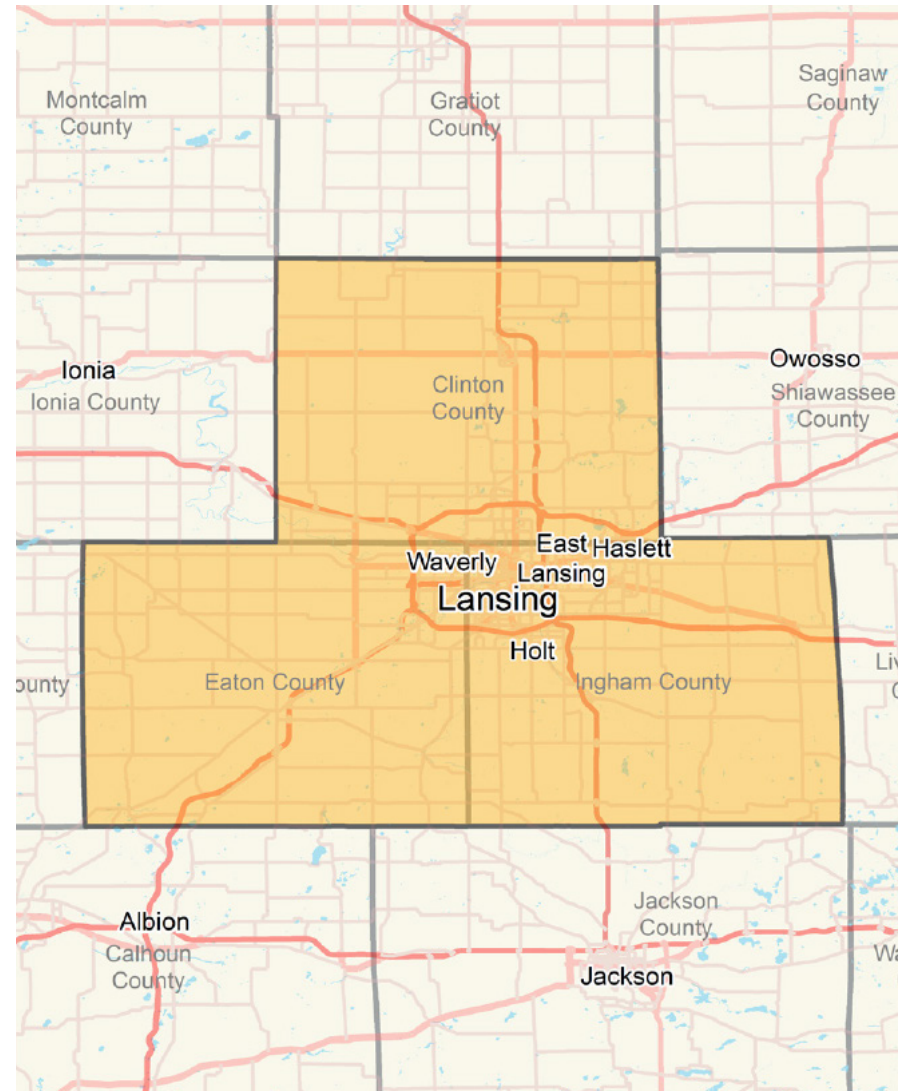
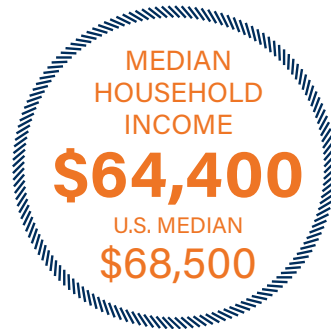
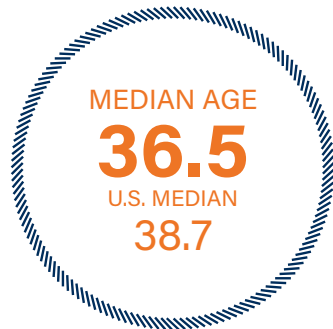
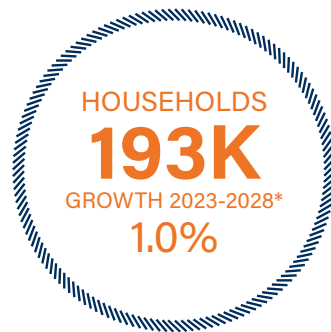


EDUCATIONAL
CENTER

METROPLEX GROWTH

ECONOMY

The state of Michigan is the metro's biggest employer, with more than 14,000 jobs in some form of government-related function. With over 50,000 students and more than 20,000 workers, Michigan State University is one of the largest economic contributors in the market. Sparrow Health System, partnered with the Colleges of Human and Osteopathic Medicine at Michigan State, provides more than 7,500 jobs in health care, research and diagnostics. General Motors has offices and manufacturing facilities within the metro and in surrounding areas.



DEMOGRAPHICS



27,024

Total Population
Within 5 Miles



51.4%



48.6%



\$64,196

Average Household Income
Within 5 Miles



12,542

Employees
Within 1 Mile

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	2,974	21,619	26,749
2024 Estimate			
Total Population	3,003	21,847	27,024
2020 Census			
Total Population	3,106	22,690	28,009
2010 Census			
Total Population	3,498	23,716	29,064
Daytime Population			
2024 Estimate	3,707	22,118	27,018
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	1,260	9,691	11,818
2024 Estimate			
Total Households	1,260	9,718	11,854
Average (Mean) Household Size	2.2	2.2	2.2
2020 Census			
Total Households	1,260	9,757	11,904
2010 Census			
Total Households	1,270	9,660	11,758

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$200,000 or More	0.7%	1.7%	1.9%
\$150,000-\$199,999	1.4%	3.4%	4.1%
\$100,000-\$149,999	5.9%	10.1%	11.3%
\$75,000-\$99,999	5.8%	13.2%	13.5%
\$50,000-\$74,999	23.8%	18.1%	17.8%
\$35,000-\$49,999	18.6%	17.6%	17.0%
\$25,000-\$34,999	18.2%	13.0%	12.1%
\$15,000-\$24,999	14.4%	11.2%	10.7%
Under \$15,000	11.2%	11.8%	11.6%
Average Household Income	\$48,530	\$60,961	\$64,196
Median Household Income	\$41,386	\$50,289	\$53,206
Per Capita Income	\$21,597	\$26,885	\$28,095
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2024 Estimate Total Population	3,003	21,847	27,024
Under 20	25.4%	23.8%	23.1%
20 to 34 Years	22.6%	20.4%	19.3%
35 to 39 Years	6.0%	6.0%	5.9%
40 to 49 Years	11.5%	11.3%	11.2%
50 to 64 Years	18.7%	20.0%	20.6%
Age 65+	15.8%	18.4%	19.9%
Median Age	37.0	40.0	42.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	2,020	15,218	19,109
Elementary (0-8)	5.0%	2.4%	2.2%
Some High School (9-11)	9.7%	7.7%	7.2%
High School Graduate (12)	38.3%	36.6%	35.6%
Some College (13-15)	23.7%	25.7%	26.1%
Associate Degree Only	11.4%	10.7%	10.4%
Bachelor's Degree Only	8.4%	12.0%	13.1%
Graduate Degree	3.4%	4.8%	5.5%
Travel Time to Work			
Average Travel Time to Work in Minutes	22.0	26.0	26.0

CLARK ENGINEERING 10-YEAR SALE-LEASEBACK

1470 MCMILLAN ROAD, OWOSSO, MI, 48867

PRESENTED BY

ALEXANDER ZLOTNIK

Associate

Office & Industrial Division

Chicago Office

Office (312) 327-5499

Alexander.Zlotnik@MarcusMillichap.com

License: IL 475.212.760

TYLER SHARP

Vice President of Investments

Office & Industrial Division

Chicago Office

Office (312) 327-5446

Tyler.Sharp@MarcusMillichap.com

License: IL 475.177869

ADAM ABUSHAGUR

Senior Managing Director Investments

Office & Industrial Division

Dallas Office

Office (972) 755-5223

Adam.Abushagur@MarcusMillichap.com

License: TX 661916

BROKER OF RECORD

STEVE CHABEN

Michigan Broker of Record

Two Towne Square, Ste. 450

Southfield, MI 48076

Tel: (248) 415-2600

Steve.Chaben@MarcusMillichap.com

License: 6502387903

DEBT CONTACT

ETHAN SPLAN

Associate - Capital Markets

Institutional Property Advisors

Chicago Office

Tel: (312) 327-5487

esplan@ipausa.com

Marcus & Millichap
TAG INDUSTRIAL GROUP