



EXECUTIVE SUMMARY

245,000 SQUARE FEET

100% OCCUPIED



MISSION CRITICAL  
MANUFACTURING  
FACILITY

12.3 YEARS OF  
REMAINING TERM

400 SOUTH STONE ST - FREMONT, OH

NORFOLK SOUTHERN RAIL SERVED

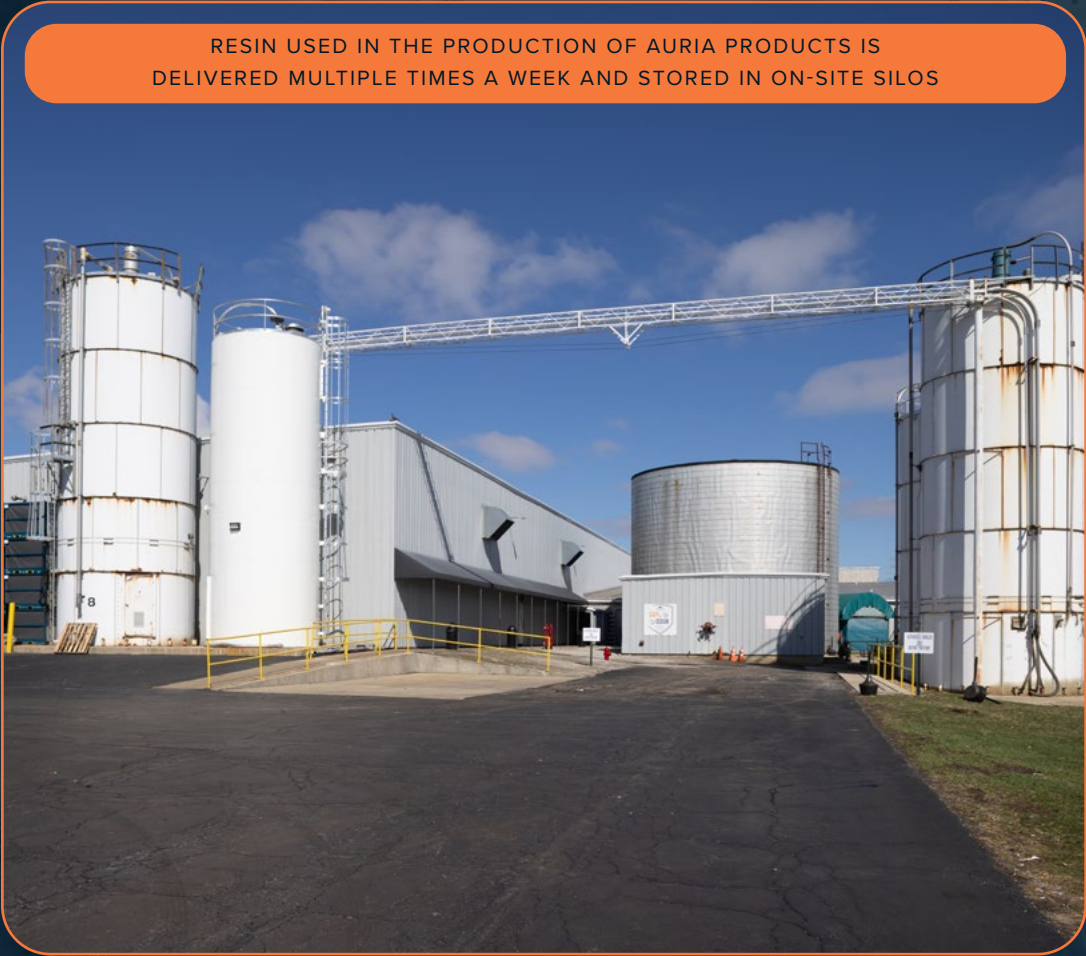




# INTRODUCTION

Jones Lang LaSalle (“JLL”), as exclusive advisor to ownership, has been retained to market for sale the fee-simple interest in Auria Fremont (the “Offering” or the “Property”), a 245,000 square foot manufacturing facility located in northwest Ohio (Toledo MSA). The Offering is 100% leased to Auria Solutions Ltd. (the “Tenant” or “Auria”), a leading global producer of automotive products including flooring, trunk trimming and liners, and paneling, amongst others. The primary focus of Auria Fremont is the production of automotive carpeting and seatbacks for some the largest names in the auto industry, including GM, Stellantis and Ford, among others. Operating 24/7 on a three-shift schedule, the Property is currently home to over 250 employees servicing the heart of the U.S. automotive industry. Originally completed in 1966 with additions throughout the 80’s and 90’s, Auria Fremont is divided into three (3) sections that have been purpose built to meet tenant operations for +/- 40 years, along with on-site silos that allow the user to store raw materials delivered weekly via direct rail access on the east side of the property.

Auria remains very committed to the property having recently entered into a 15 year sale-leaseback that has 12.3 years of remaining term and FMV renewal options that could extend the lease out to 2057. With 3% contractual annual increases, investors have the opportunity to acquire a mission-critical facility with stable, long-term, growing cash flow. As manufacturing in the U.S. continues to realize significant growth through an increase in demand over 354% from 2018-2024 and on-shoring efforts pick up with the implementation of tariffs, investors in Auria Fremont have the opportunity to enter an industrial sub-sector poised for growth at a basis well-below replacement cost in proximity to a deep blue-collar labor pool and other major Midwest manufacturing markets throughout Ohio, Indiana, and Michigan.



400 S. STONE ST.  
ADDRESS

FREMONT, OH  
CITY, STATE

TOLEDO MSA  
MARKET

245,000  
SQUARE FEET

9.88 AC  
SITE SIZE (ACRES)

1966 - 1998  
YEAR(S) BUILT

AURIA SOLUTIONS  
TENANT

3.00%  
ANNUAL ESCALATIONS

12.3 YEARS  
TERM REMAINING<sup>(1)</sup>

FOUR (4) 5-YEAR FMV  
RENEWAL OPTIONS

(1) As of a 10/1/2025 analysis start date





**TOLEDO**  
**35 MILES NORTHWEST**

**I-90/OHIO TURNPIKE:**  
**2.5 MILES NORTH OF ROUTE 20**



3

**DETROIT**  
**85 MILES NORTH**

**CLEVELAND**  
**85 MILES EAST**

# INVESTMENT HIGHLIGHTS

MISSION-CRITICAL LOCATION IN PROXIMITY TO NAME-BRAND CLIENTS

LONG-TERM, PASSIVE INCOME INVESTMENT

BOLT-DOWN TENANT WITH LONG-STANDING OPERATIONAL TIES

ENTRY POINT INTO HIGH-GROWTH MANUFACTURING SECTOR AT AN ATTRACTIVE BASIS

STONE STREET

**NORFOLK SOUTHERN DROP-OFF POINT**



COUNTY HIGHWAY 6W



INVESTMENT HIGHLIGHT

# MISSION-CRITICAL LOCATION

## IN PROXIMITY TO NAME-BRAND CLIENTS

WITH DIRECT ACCESS TO THE LARGEST AUTO MANUFACTURERS IN THE COUNTRY, THE ASSET IS CORE TO AURIA'S GROWTH AND OPERATIONS.

PRODUCTION SITE				DISTANCE FROM PROPERTY		
#	ADDRESS	CITY, ST	SQ. FT.	BRAND	MILES	HOURS
1	4400 Chrysler Dr.	Toledo, OH	3,735,670	Stellantis	35	0.7
2	1 International Dr.	Flat Rock, MI	3,593,977	Ford	71	1.2
3	11000 OH-347	East Liberty, OH	1,343,728	Honda	81	1.8
4	38303 Michigan Ave.	Wayne, MI	1,106,611	Ford	82	1.3
5	3001 Miller Rd.	Dearborn, MI	2,327,000	Ford	84	1.4
6	24000 Honda Pkwy	Marysville, OH	3,509,218	Honda	86	1.9
7	2500 E. Grand Blvd.	Detroit, MI	3,000,000	General Motors	92	1.5
8	3811 Van Dyke Ave.	Sterling Heights, MI	3,000,000	Stellantis	93	1.5
9	2101 Conner St.	Detroit, MI	2,631,710	Stellantis	94	1.6
10	21500 Mound Rd.	Warren, MI	2,751,573	Stellantis	99	1.6
11	12200 Lafayette Center Rd.	Fort Wayne, IN	2,272,524	General Motors	129	2.2
12	8175 Millett Highway	Lansing, MI	1,500,000	General Motors	162	2.5

Each of the four brands included above are customers of Auria

The Property is set within two and a half hours of twelve of the nation's most productive auto manufacturing plants

Michigan, Ohio, and Indiana are the three largest states in the country for the production of automobiles

The Stellantis Toledo Assembly Complex (#1) has assembled Jeeps since the 1940's. The complex is made up of two factories, Toledo North (Jeep Wrangler production) and Toledo South (Jeep Gladiator production). This production facility is among the largest in the country, employs nearly 5,500 workers, produces more than 200,000 cars per year, and is directly serviced by Auria's Fremont plant



# LONG-TERM, PASSIVE INCOME INVESTMENT WITH GROWTH UPSIDE

- + Following the execution of a long-term, 15-year lease in December 2022, the Auria Fremont Facility presents investors the ability to purchase over 12-years of cash-flow with contractual growth year-over-year.
  - The lease offers 3% annual increase providing investors contractual growth and clarity to annual cash flow.
  - Additionally, with four (4) 5-year renewal options, Auria's lease term potential reaches 2057 and all renewal options are set at fair-market value "FMV", meaning future ownership's yield upside is essentially unlimited.
  - Previously owned and operated by the tenant, Auria currently self-manages the asset and per the lease, will pay back capital improvements made by the landlord, protecting investors' bottom-line revenue from unexpected improvements required.

**AVERAGE ANNUAL INDUSTRIAL RENTS IN THE TOLEDO MSA HAVE GROWN 5% PER YEAR OVER THE PAST DECADE. IN 2024, RENTS GREW 15.2% YEAR-OVER-YEAR.**





# BOLT-DOWN TENANT

## WITH LONG-STANDING OPERATIONAL TIES

Auria has invested a significant amount of their own capital into the installation of highly complex machinery, and the combination of on-site silos and immediate rail access has allowed automotive manufactures to optimize their operations to meet high-demand of name-brand clients for +/- 40 years.



### INTEGRATED SUPPLY AND PRODUCTION SYSTEM

On-site silos store raw materials like resin and polyethylene pellets, directly feeding into advanced automated systems and high-tech manufacturing equipment. This integration enables rapid response to high customer demands, including GM, Stellantis, and Ford among others, while maintaining a continuous, efficient production flow. The facility's sophisticated machinery and automated systems allow for versatile production of various automotive components (carpets, seat backs, wheel arch liners) at high volumes.

### IMMEDIATE RAIL ACCESS

Direct access to a Norfolk Southern rail-line via an on-site rail spur at the east side of the property makes this asset and location a crucial piece of Auria's operations throughout the midwest. As shipping costs continue to grow, Auria's ability to distribute and receive goods through the spur will allow the company to maintain efficient operating margins, protecting their bottom line.

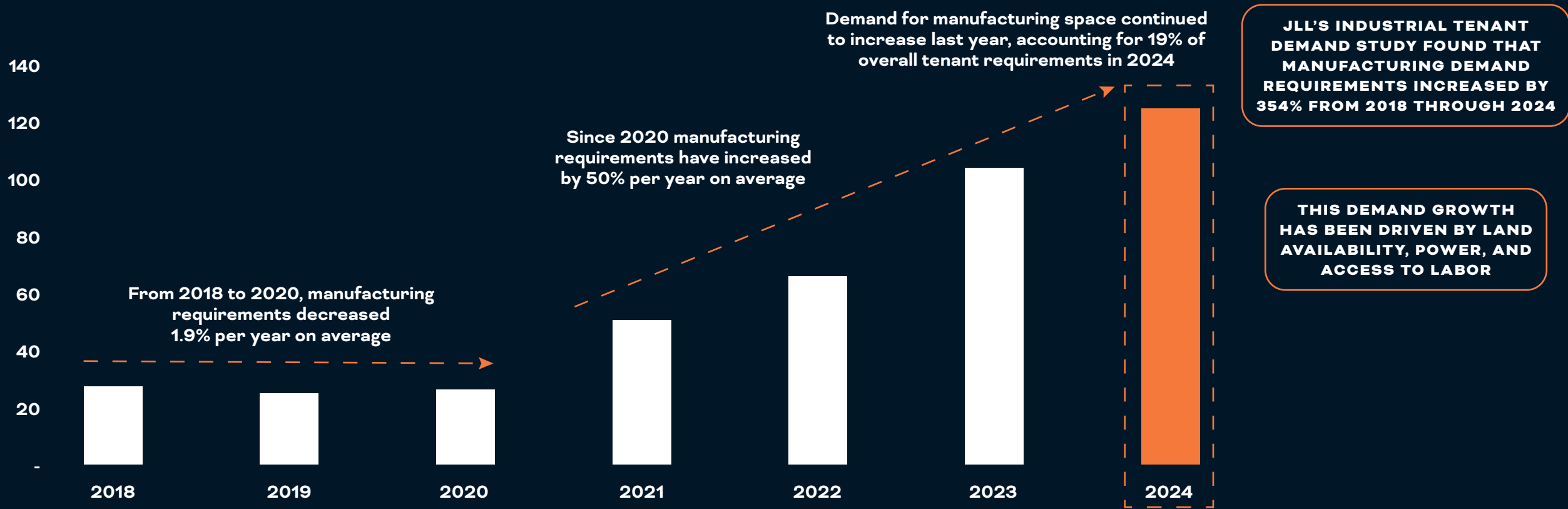
### COSTLY RELOCATION OPTIONALITY

The combination of three (3) separate operations within the entire facility has allowed Auria to tailor operations specifically revolving around the positioning of automated machinery, coolers, water systems, and more which makes this operation logistically difficult to relocate and extremely costly.

# ENTRY INTO A PREMIER, HIGH-GROWTH INDUSTRIAL SECTOR WELL BELOW REPLACEMENT COST

The Auria Fremont offering allows investors the opportunity to acquire a highly-functional asset within an industrial sub-sector poised for massive growth as re-shoring is more eminent now than ever. As the cost to find, develop, and run manufacturing facilities continues to grow and the overall availability of land ultimately shrinks, investors are well-positioned here at a basis +/- 60% below replacement cost of like-kind product today.

DEMAND FOR U.S. MANUFACTURING SITES HAS RISEN DRAMATICALLY POST-PANDEMIC



# LOCATION OVERVIEW

The Property is strategically located in northwest Ohio, allowing efficient access throughout the Midwest and beyond. These short drive times to auto manufacturing hub cities set Fremont apart as an ideal location for Auria and allows them the potential to grow their client base and service other markets throughout the Midwest region. The asset’s immediate access to a Norfolk Southern rail line, gives Auria national interconnectivity that sets the asset apart from other manufacturing site’s throughout the region.



## DRIVE TIMES TO SURROUNDING MSAS

CITY	DISTANCE	DRIVE TIME	POPULATION
TOLEDO	35 Miles	40 Minutes	600k
CLEVELAND	87 Miles	1.5 Hours	2.2 Million
DETROIT	91 Miles	1.5 Hours	4.4 Million
COLUMBUS	99 Miles	2.0 Hours	2.2 Million
PITTSBURGH	203 Miles	3.0 Hours	2.4 Million
CINCINNATI	205 Miles	3.2 Hours	2.3 Million
INDIANAPOLIS	240 Miles	3.8 Hours	2.1 Million
CHICAGO	268 Miles	4.0 Hours	9.6 Million
LOUISVILLE	305 Miles	4.5 Hours	1.4 Million
TORONTO	319 Miles	5.0 Hours	6.3 Million
MILWAUKEE	368 Miles	5.5 Hours	1.6 Million

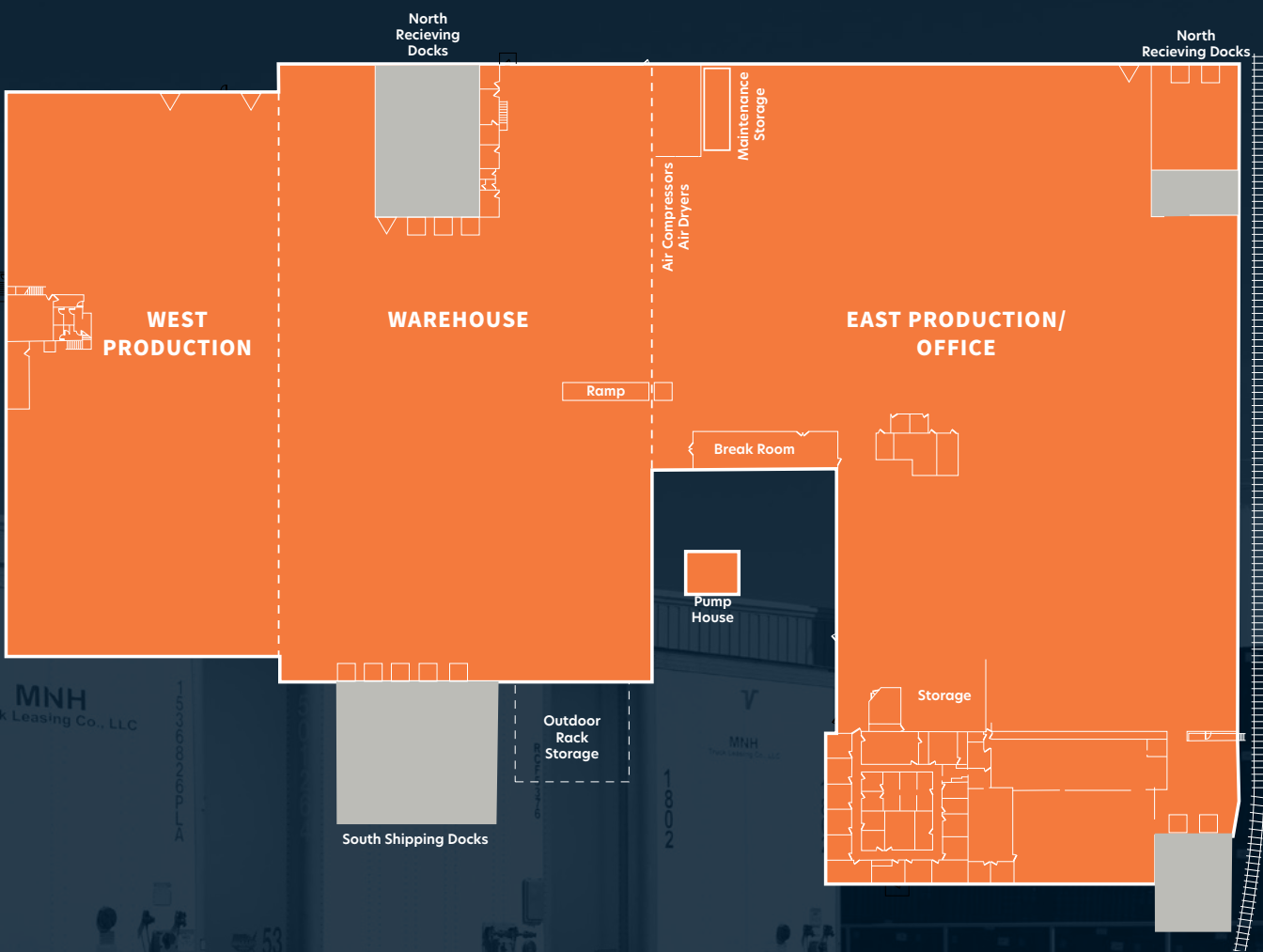
## SURROUNDING DEMOGRAPHIC PROFILE

	5-MILE RADIUS	25-MILE RADIUS	50-MILE RADIUS
TOTAL POPULATION	27,070	235,502	1,286,899
TOTAL DAYTIME POPULATION	29,362	223,113	1,257,435
DAYTIME WORKFORCE POPULATION	14,757	102,722	587,657
BLUE COLLAR LABOR FORCE (AS % OF WORKFORCE POPULATION)	38%	34%	29%
AVERAGE HOUSEHOLD INCOME	\$73,788	\$85,606	\$89,611



# PROPERTY DESCRIPTION

PROPERTY NAME:	Auria Fremont
ADDRESS:	400 South Stone St - Fremont, OH
COUNTY:	Sandusky County
TOTAL BUILDING SQUARE FOOTAGE:	245,000
OFFICE SIZE SF (%):	15,000 (6.1%)
LAND AREA:	9.88 Acres
YEAR(S) BUILT:	East Production and Office: 1964 Warehouse: 1995 West Production: 1998
ROOF:	East Production and Office: TPO / EPDM Warehouse: Metal Panel West Production: Metal Panel
ROOF AGE:	Estimated: 2000-2007
CONSTRUCTION TYPE:	Pre-engineered steel
CLEAR HEIGHT:	14' - 21'
DOCK-HIGH DOORS:	12
DRIVE-IN DOORS:	4
CAR PARKING:	218
POWER:	2500A from 4160 service 15000A from 12470 service
FIRE PROTECTION:	Wet and dry (throughout warehouse)
LIGHTING:	LED (throughout warehouse)
HVAC:	Warehouse: Heat Office: A/C and Heat
ZONING:	Industrial; Enterprise Zone & Class 6B Tax Status
OTHER:	Norfolk Southern ("NS") Rail Spur on east side of asset







## WEST PRODUCTION

**THE WEST PRODUCTION SECTION WAS DELIVERED IN 1998 AND HAS MULTIPLE FUNCTIONS, AS IT HOUSES COOLERS AND WATER PUMPS THAT SERVICE THE ENTIRE FACILITY AND ALSO SUPPORTS THE USER'S UNDERBODY / STRUCTURAL SYSTEMS SEGMENT.**

## WAREHOUSE

**THE WAREHOUSE SECTION, WHICH WAS ADDED IN 1995, CURRENTLY STORES BOTH RAW MATERIALS / PRODUCT DELIVERED FROM THE NORTH RECEIVING DOCKS AND FINISHED PRODUCT READY FOR SHIPMENT VIA THE SOUTH DOCKS.**

## EAST PRODUCTION/ OFFICE

**EAST PRODUCTION / OFFICE IS THE ORIGINAL BUILDING AND LARGEST SECTION; THIS SECTION SUPPORTS THE BULK OF PRODUCTION. AURIA'S PARTNERSHIPS WITH NAME-BRAND CLIENTS THROUGHOUT TOLEDO, DETROIT, COLUMBUS AND FORT WAYNE ARE SERVICED THROUGH THIS SECTION AS AURIA RECEIVES WORK-ORDERS DAILY, MANUFACTURING INTERIOR FLOORING / CARPET, INSULATORS, ABSORBERS, AND MORE.**





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