



# 6010 47 STREET

## WETASKIWIN, AB

Single-Tenant Industrial Sale-Leaseback Opportunity

# THE OPPORTUNITY

Jones Lang LaSalle Real Estate Services, Inc. ("JLL") is pleased to offer for sale 100% freehold interest in a single-tenant industrial facility situated on a 32.72-acre site, located at **6010 47 Street, Wetaskiwin, Alberta** (the "Property" or the "Site")

This single-story industrial manufacturing facility spans 206,985 SF with extensive crange, heavy power and up to 36-foot clear heights within the facility. Upon closing, the Property will be subject to a 20-year, triple-net sale-leaseback to Supreme International Limited ("Supreme", the "Company", or the "Tenant"), a wholly-owned subsidiary of TriWest Capital Partners.

## EXCLUSIVE ADVISORS

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## PROPERTY SNAPSHOT



**GLA**  
206,985 SF



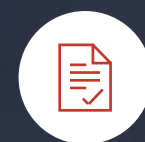
**Site Area**  
32.72 acres



**Grade Doors**  
24



**Zoning**  
M2



**Lease Structure**  
Absolute NNN



**Lease Term**  
20 years



**Initial Rent**  
\$10.79 PSF



**Escalations**  
10.00%  
Every 5 years

# PROPERTY DETAILS

Located in Wetaskiwin, Alberta, the Property is a freestanding manufacturing facility and headquarters of Supreme International, a market-leading agricultural company. The 206,985 SF building sits on 32.72 acres of land and comprises warehouse and manufacturing space as well as an office component. Built in multiple phases, the facility features up to 36' clear heights, extensive overhead crane systems, multiple welding stations, and substantial power capacity. The Property is fully occupied by Supreme International, a leading provider of processing and feeding equipment, which has operated from this location for over 70 years, highlighting the site's strong alignment with the tenant's operations. The Property offers excellent connectivity to transportation networks, including Highways 2A and Queen Elizabeth II Highway, the Canadian Pacific Railway, and is located approximately 70 kilometers south of Edmonton.

# INVESTMENT HIGHLIGHTS

## NNN LONG-TERM LEASEBACK

The Property will be leased back to Supreme International on an absolute triple-net ("NNN") basis for a 20-year lease term following completion of the Transaction at a proposed starting net rental rate of \$10.79 PSF, which will be subject to rent escalations of 10% every 5 years. The Tenant will assume all operating and maintenance responsibilities, providing a passive income stream to the future owner.

## STRATEGIC LOCATION

Strategically located in Wetaskiwin, the Property benefits from access to the Queen Elizabeth II Highway, Edmonton International Airport, and the CPKC Railway in Wetaskiwin and CN Railway terminal in Camrose, providing connectivity to distribution infrastructure across North America.

## STRONG TENANT COVENANT

Supreme International generates robust free cash flow supported by high gross margins and strong EBITDA performance. The company serves over 180 dealerships across 14 countries, demonstrating established market presence and geographic diversification. This operational strength and scale provide prospective purchasers with a creditworthy tenant covenant backed by sustainable cash generation.

# SUPREME INTERNATIONAL PARENT OVERVIEW

With a legacy spanning more than 70 years, Supreme International has established itself as a pioneer and industry leader in livestock feed mixing technology. As the first company in North America to design, test, and manufacture the vertical feed mixer, Supreme not only introduced a groundbreaking innovation but has continually refined it to set the benchmark for quality, efficiency, and durability across the sector. Today, the Company is widely recognized as the premium manufacturer in the vertical mixer market, trusted by producers ranging from small family farms to the world’s largest commercial feeding operations.

### Best In Class Product Offering

Extensive product line consisting of 42 premium model offerings and 4 tiers of mixer lines (light, standard, heavy, and extreme duty), built to meet all producer needs and requirements.

### Expert Leadership Team & Committed Employee Base

Led by an experienced management team with deep industry expertise and supported by an engaged, performance-driven employee base.

### Global Brand and Market Presence

With its primary manufacturing facility in Wetaskiwin, Alberta and a U.S. distribution center in Kansas, Supreme services customers across four continents and 14 countries through a global dealership network of more than 120 dealer partners across 170 locations.

### Diversified Business both Geographically & by Dealership / Customer

With approximately 70% of revenue generated outside of Canada and no single dealer / customer accounting for more than 8% of total sales, Supreme benefits from a highly diversified and balanced revenue base.

### Established Track Record

Widely recognized as the pioneer in the vertical feed mixer category, Supreme helped to shape modern total mixed ration (“TMR”) feeding practices through decades of engineering innovation. By continuously advancing mixer design, durability, and feed efficiency performance, Supreme has established itself as an industry benchmark and trusted partner to progressive livestock producers worldwide.

### Stable Base Business with High Margin Parts Sales & New Growth Products

Large installed base supports a stable core business alongside high-margin parts sales. This strong foundation is complemented by new growth opportunities in product innovation and dealer and geographic expansion.

## SUPREME INTERNATIONAL HIGHLIGHTS



# LOCATION OVERVIEW

Wetaskiwin, strategically positioned in central Alberta approximately 70 kilometers south of Edmonton, offers exceptional connectivity to global markets through Canada's extensive transportation infrastructure networks. Located directly on Highway 2A with immediate access to the Queen Elizabeth II Highway, Wetaskiwin provides seamless trucking connections to major North American markets and cross-border routes to the United States. Canadian Pacific Railway mainline access enables transcontinental freight movement and intermodal container transport, while proximity to Edmonton International Airport adds air cargo capabilities.

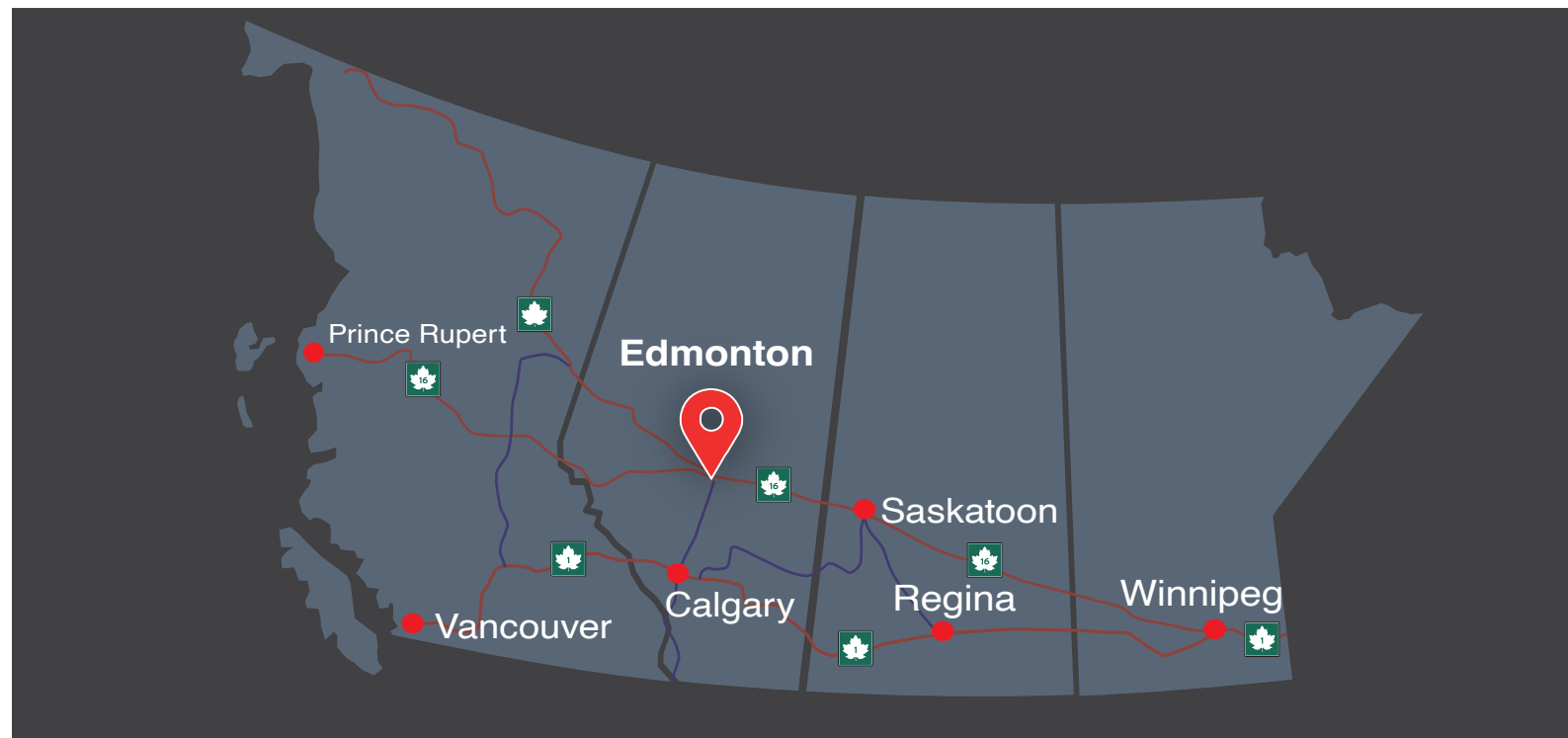
## DRIVE TIMES

<b>40 min</b>	Edmonton
<b>1 hr</b>	Red Deer
<b>2.5 hr</b>	Calgary



# LOCATION OVERVIEW

Wetaskiwin leverages its position within Canada's trade corridor system to reach international markets. The Port of Vancouver, accessible via Highway 2 and CP Rail, serves as the primary Pacific gateway with regular container shipping service to major ports reached via Pacific shipping routes. Atlantic shipping options through Montreal and Halifax provide additional global connectivity via the established rail and highway networks. This central Alberta location positions businesses to efficiently serve resource-rich northern regions and prairie agricultural markets while maintaining reliable supply chain connections to international customers and suppliers across three continents.





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## WETASKIWIN, AB

### SUBMISSION GUIDELINES

Interested parties will be invited to submit a Letter of Intent (the “LOI”) for the Property to be acquired. The LOI should outline the terms for the purchase of the Property contemplated and should include, at a minimum, the information and items described below:

- Name of the ultimate beneficial owners of the prospective purchaser, including their respective percentage interests;
- Evidence of the prospective purchaser’s financial ability to complete the transaction, including the method of financing the purchase;
- Deposit structure;
- Terms and conditions of closing; and
- Schedule of timing and events to complete closing

Prospective purchasers should note that the Company is under no obligation to respond to or accept any proposal for the Property. The Company reserves the right to remove the Portfolio or select Property from the market and to alter the process described above, at its sole discretion. The Property described herein are to be purchased on an “as is, where is” basis.

### CANADA ADVISORY TEAM

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