

HOLLY SPRINGS, NC  
RALEIGH - DURHAM MSA

# 161

## TRADITION TRAIL

100% LEASED INDUSTRIAL ASSET WITH  
BELOW MARKET RENTS AND ENTRENCHED TENANCY  
IN RDU'S HOTTEST SUBMARKET





# 161 TRADITION TRAIL

Jones Lang LaSalle Americas, Inc. (“JLL”) has been retained as the exclusive sales representative for 161 Tradition Trail (the “Property”) – a 128,385 square foot industrial facility in the high-barrier-to-entry Raleigh-Durham industrial market. The asset is 100% leased to Trensor, LLC (“Trensor”) featuring 6.1 years of remaining term with strong 3.50% contractual annual escalations, under-market rents and a highly invested tenant. Trensor is a specialized global technology leader in the design and manufacturing of pressure/temperature combination sensors. Founded in 2009, the company acts as a strategic Tier 1 and Tier 2 supplier to original equipment manufacturers (OEMs) and a key provider to the global automotive aftermarket, specifically major automotive parts retailers including AutoZone and O'Reilly Auto Parts.

Irreplaceably located in Holly Springs Business Park, adjacent to several of the region’s largest recent economic development projects, the asset is uniquely qualified to appeal to the Triangle's deep bench of high-quality, cutting-edge industrial users given the facility's combination of newly renovated Class A+ office and fully-conditioned warehouse. 161 Tradition Trail sits at the heart of Holly Springs/Southwest Wake County, which has evolved into one of the most prolific industrial, advanced manufacturing, and life science enclaves in the Southeast. The property resides just minutes from the newest leg of Raleigh’s Interstate 540 beltway and 15 minutes from Research Triangle Park.

## INVESTMENT SUMMARY

<b>Address</b>	161 Tradition Trail Holly Springs, North Carolina 27540
<b>Year Built</b>	2006
<b>Rentable Building Area</b>	
Warehouse	108,159 SF (84.2%)
Office	20,226 SF (15.8%)
<b>Total</b>	<b>128,385 SF</b>
<b>Clear Height</b>	26-28'
<b>Occupancy</b>	100.00%
<b>Tenant</b>	Trensor, LLC
<b>Lease Term Remaining<sup>1</sup></b>	6.1 Years
<b>Annual Escalations</b>	3.50%
<b>Year 1 NOI<sup>1</sup></b>	\$1,411,379

<sup>1</sup>As of 8/1/2026 Analysis Start



## INVESTMENT HIGHLIGHTS

### STABLE, IN-PLACE CASH FLOW WITH STRONG CONTRACTUAL YIELD EXPANSION

- 100% leased to Tensor, LLC (“Tensor”) with 6.1 years of term remaining
- Strong contractual yield expansion via 3.50% annual escalations provides 18.75% NOI growth throughout the remainder of the term
- Tensor, a portfolio company and brand of Marmon Holdings (a Berkshire Hathaway company), is a specialized global technology leader in the design and manufacturing of pressure/temperature combination sensors



### BELOW-MARKET RENT AND ENTRENCHED TENANCY

- The in-place rent is significantly below the point of replication, particularly given the facility’s recent improvements, market development yield requirements, and submarket land pricing comfortably north of \$500,000 per acre
- Tensor is heavily invested in its operation via a robotic packaging system and VNA (Very Narrow Aisle) racking to optimize its footprint
- Competing asset classes and elevated land values will continue to constrain industrial inventory within Holly Springs, putting significant upward pressure on rents



## IRREPLACEABLE INDUSTRIAL FACILITY WITH BRAND-NEW HIGH-VALUE IMPROVEMENTS

- Approximately 20,000 SF of newly-renovated best-in-class two-story office creates a desirable corporate industrial facility uniquely positioned to house the world-class users that Holly Springs attracts
- A fully air-conditioned warehouse, elevated lighting levels, versatile loading, and flexible parking/outdoor storage supports functional light assembly and distribution operations with temperature control requirements – a popular prerequisite in the RDU market
- Trensor not only uses the facility as its East Coast employment and logistics hub, but it also serves as a customer experience center

## RED-HOT SOUTHWEST WAKE COUNTY INDUSTRIAL SUBMARKET WITHIN HIGH-BARRIERS-TO-ENTRY RDU

- 161 Tradition is situated in the Southwest Wake submarket, one of the highest performing in the Raleigh-Durham metro area, touting +65% rent growth since 2020
- World-class industrial and biomanufacturing users have recently planted major operations in the submarket via purchases, build-to-suits and spec shell leases
- Raleigh-Durham continues to bolster its position as one of the most sought-after, high-performing industrial markets in the Southeast with NNN asking rents increasing by more than 55% since 2020 (+6.5% CAGR)
- The Raleigh-Durham industrial market has a 96.5% average 10-year occupancy, representing the enduring tenant demand market-wide

**AMGEN**

*Coca-Cola*

**FUJIFILM**

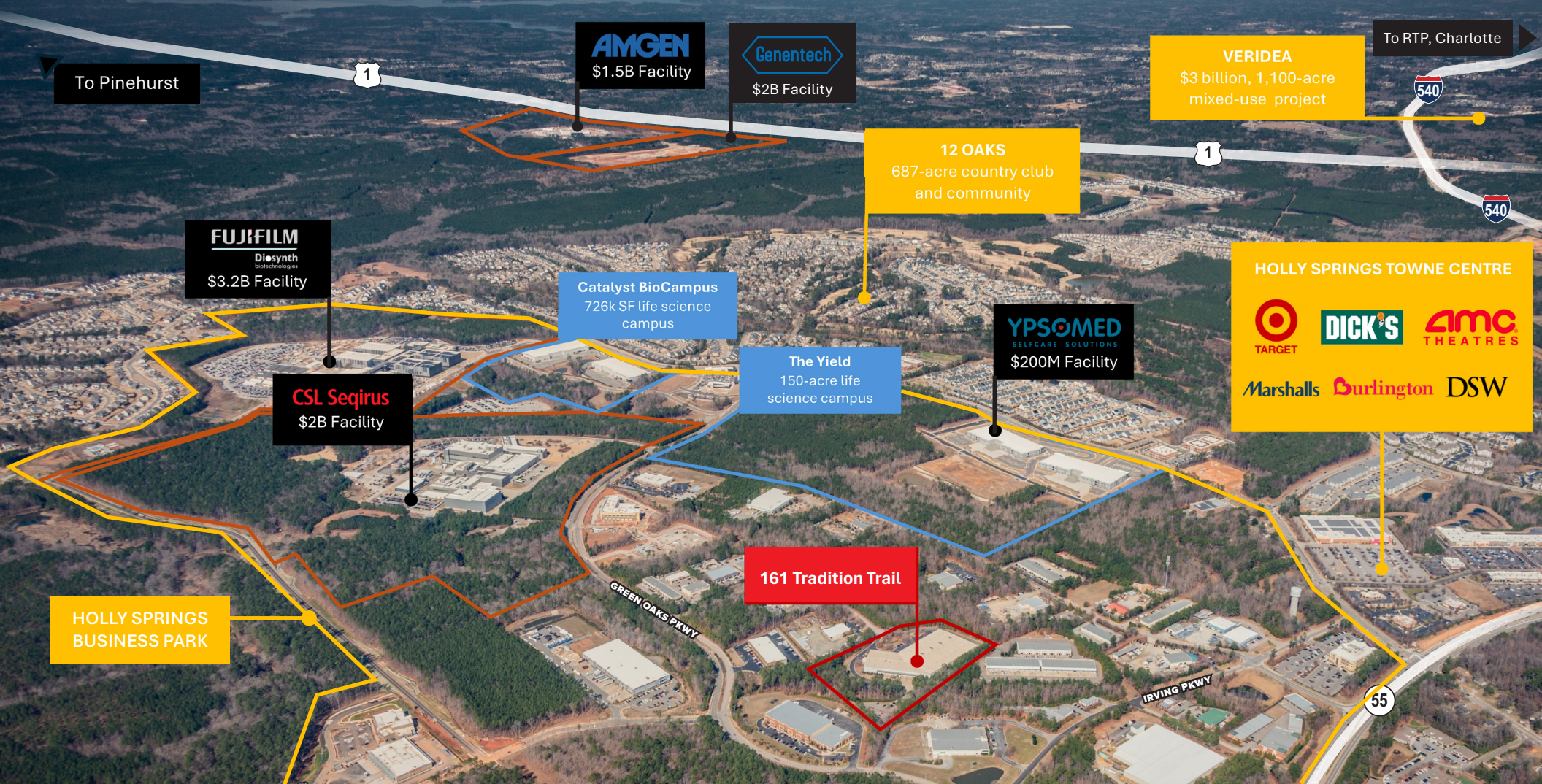
Diosynth  
biotechnologies

**FERGUSON**

**CSL Seqirus**

LifeScience  
Logistics

**YPSOMED**  
SELFCARE SOLUTIONS

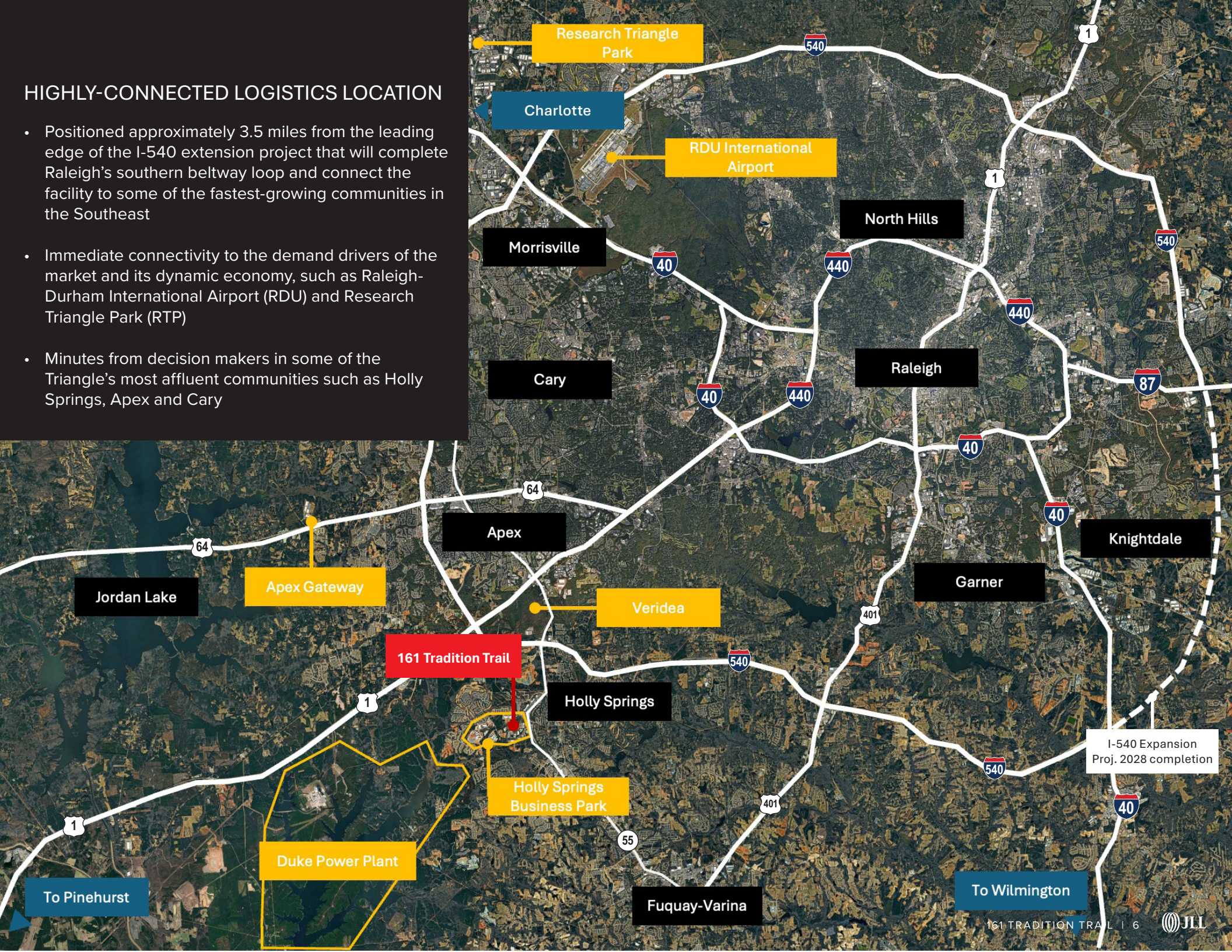


**EMBEDDED WITHIN THE HEART OF HOLLY SPRINGS AND SOUTHWEST WAKE COUNTY:  
THE TRIANGLE'S HOTTEST LIVE-WORK-PLAY DESTINATION**

- In 2026, Holly Springs is estimated to eclipse 25% population growth since 2020, putting it on the list of the fastest-growing towns in the entire country
- The Property is located within Holly Springs Business Park which is home to \$5.4 billion of corporate investment alone between Seqirus, Fujifilm and Ypsomed
- The facility also sits just minutes from 12 Oaks and Veridea, two of the region's largest mixed-use developments
- The Property is located adjacent to Holly Springs Towne Center, which features 600,000 SF of big box retail, restaurants and entertainment

## HIGHLY-CONNECTED LOGISTICS LOCATION

- Positioned approximately 3.5 miles from the leading edge of the I-540 extension project that will complete Raleigh's southern beltway loop and connect the facility to some of the fastest-growing communities in the Southeast
- Immediate connectivity to the demand drivers of the market and its dynamic economy, such as Raleigh-Durham International Airport (RDU) and Research Triangle Park (RTP)
- Minutes from decision makers in some of the Triangle's most affluent communities such as Holly Springs, Apex and Cary



I-540 Expansion Proj. 2028 completion

To Pinehurst

To Wilmington

# 161 TRADITION TRAIL

## HOLLY SPRINGS, NORTH CAROLINA 27540

Parcel ID (Wake County)	0649322583
Zoning	BRT (Business Research Technology)
Site Area	8.43 acres
Year Built	2006
<b>Rentable Building Area</b>	
Warehouse	108,159 SF (84.2%)
Office	20,226 SF (15.8%)
<b>Total</b>	<b>128,385 SF</b>
Structure	Masonry & metal
Configuration	Side-load
Clear Height	26-28'
Column Spacing	33.5' x 68 - 84'
Loading Docks	Eight (8) 10'x10' dock-high doors Two (2) 12'x15' drive-in doors
Roof	Metal panel
Roof Age/Warranty	2006 w/ updated 15-year warranty (exp. 2037)
Fire Protection	ESFR
Lighting	Fluorescent w/ motion sensors
Electrical	1,000A, 600v 3-phase
HVAC	Fully conditioned; gas heating, five (5) ground-mounted 20-ton packaged HVAC units
Utilities	Water & Sewer: Town of Holly Springs Electrical: Duke Energy Natural Gas: Dominion Energy
Auto Parking	145 spaces



# SITE PLAN





# RALEIGH-DURHAM INDUSTRIAL MARKET

HIGH-BARRIER-TO-ENTRY SOUTHEAST GROWTH MARKET WITH ROBUST FUNDAMENTALS

The Raleigh-Durham industrial market comprises over 97 million square feet of product and benefits from a deep variety of tenants due to the presence of the North Carolina state government, a highly educated labor force drawn from three (3) Tier-1 research universities and a booming regional population.

One of the most prized markets on the Eastern Seaboard, Raleigh-Durham is approx. 94% leased with more than 6.7 million square feet of positive net absorption in the last 36 months (6.8% of existing product). Regulatory and geographic constraints to development have turbocharged rental rate growth by more than 55% (+6.5% CAGR) since 2020.

**97.9 MSF**  
INDUSTRIAL INVENTORY

**96.5%**  
OCCUPANCY  
(10YR AVG)

**6.7 MSF**  
NET ABSORPTION  
(PAST 36 MOS)

**55.8%**  
RENT GROWTH  
(SINCE 2020)

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## INVESTMENT ADVISORS

**PETE PITTROFF, SIOR**  
*Senior Managing Director*  
704.906.9943  
pete.pittroff@jll.com

**DAVE ANDREWS**  
*Senior Director*  
704.526.2859  
david.andrews@jll.com

**MICHAEL SCARNATO**  
*Director*  
704.536.2829  
michael.scarnato@jll.com

## FINANCING

**TRAVIS ANDERSON**  
*Senior Managing Director*  
704.526.2806  
travis.anderson@jll.com

**TAYLOR ALLISON**  
*Managing Director*  
704.804.5830  
taylor.allison@jll.com

## ANALYTICAL SUPPORT

**ALLAN PARROTT**  
*Associate*  
757.818.1588  
allan.parrott@jll.com

## LEASING EXPERTISE

**AL WILLIAMS**  
*Managing Director*  
919.424.8154  
al.williams@jll.com