



2555 PENNY ROAD

- 395,990 SF MISSION-CRITICAL DISTRIBUTION CENTER
- FRESH 10-YEAR LEASE TO WHOLLY-OWNED SUBSIDIARY OF INVESTMENT-GRADE, PUBLICLY TRADED GLOBAL MANUFACTURER
- WELL-BELOW REPLACEMENT COST ACQUISITION

CHARLOTTE, NORTH CAROLINA MSA





2555 PENNY ROAD

MISSION-CRITICAL DISTRIBUTION FACILITY 100% LEASED TO WHOLLY-OWNED SUBSIDIARY OF INVESTMENT-GRADE, PUBLICLY TRADED GLOBAL MANUFACTURER

Jones Lang LaSalle Americas, Inc. (“JLL”) has been retained as the exclusive sales representative for 2555 Penny Road (“the Property”), a 395,990 square foot industrial facility located in Claremont, North Carolina. The Property is 100% leased to CertainTeed, a wholly-owned subsidiary of Saint-Gobain (EPA: SGO | S&P: BBB+), under a new 10-year lease with 2.5% annual rent escalations, providing investors with secure long-term cash flow and consistent income growth from an established global operator. The facility directly supports and services the adjacent Saint-Gobain manufacturing operation, reinforcing its strategic importance and long-term tenancy profile. Saint-Gobain is a global construction and manufacturing company specializing in the production of construction materials – most recently posting over \$50 billion in net sales in FY2025.

The Property has been the beneficiary of significant capital improvements from Ownership, including a new 60 mil TPO roof overlay under warranty through 2046, along with efficient motion-sensored lighting throughout. Furthermore, the Property is positioned less than two (2) miles from I-40, providing national and regional connectivity to various cities including Greensboro-Winston-Salem, Raleigh-Durham and Charlotte. Tenants of the corridor enjoy direct access to all major regional thoroughfares, including I-77, US-321 and I-85, the industrial backbone of the Southeast. Additionally, the Property is priced well below replacement cost, presenting investors with compelling value compared to new construction in today’s elevated cost environment. The Class B Catawba County industrial market continues to demonstrate strong fundamentals, sporting an average 10-year occupancy rate of more than 97% and robust rental rate growth of over 166.5% since 2022.

INVESTMENT SUMMARY

Address	2555 Penny Road Claremont, North Carolina 28610
Year Built / Renovated	1986 / 2011
RBA	395,990 SF
Occupancy	100%
Tenant	CertainTeed, LLC
Parent Company	Saint-Gobain EPA: SGO S&P: BBB+
Lease Structure	NNN
Remaining Lease Term¹	9.6 years ¹
Annual Escalations	2.50%

¹Assumes 9/1/2026 analysis start

Investment Highlights

LONG-TERM LEASE WITH ESTABLISHED GLOBAL MANUFACTURER

- 100% leased to CertainTeed, a wholly-owned subsidiary of Saint-Gobain (EPA: SGO | S&P: BBB+), a publicly traded global manufacturer
- **The facility directly supports and is strategically positioned adjacent to one of Saint-Gobain's manufacturing operations, reinforcing long-term tenancy and operational integration**
- Saint-Gobain has demonstrated strong financial performance, generating over \$50 billion in sales in FY 2025 and more than \$4 billion in free cash flow
- A newly executed lease featuring 2.5% annual escalations delivers secure, long-term cash flow and predictable income growth from an established operator

WELL-BELOW REPLACEMENT COST OPPORTUNITY

The Property is being offered well-below the cost to replace the facility today, particularly given its small footprint and the current elevated construction cost environment

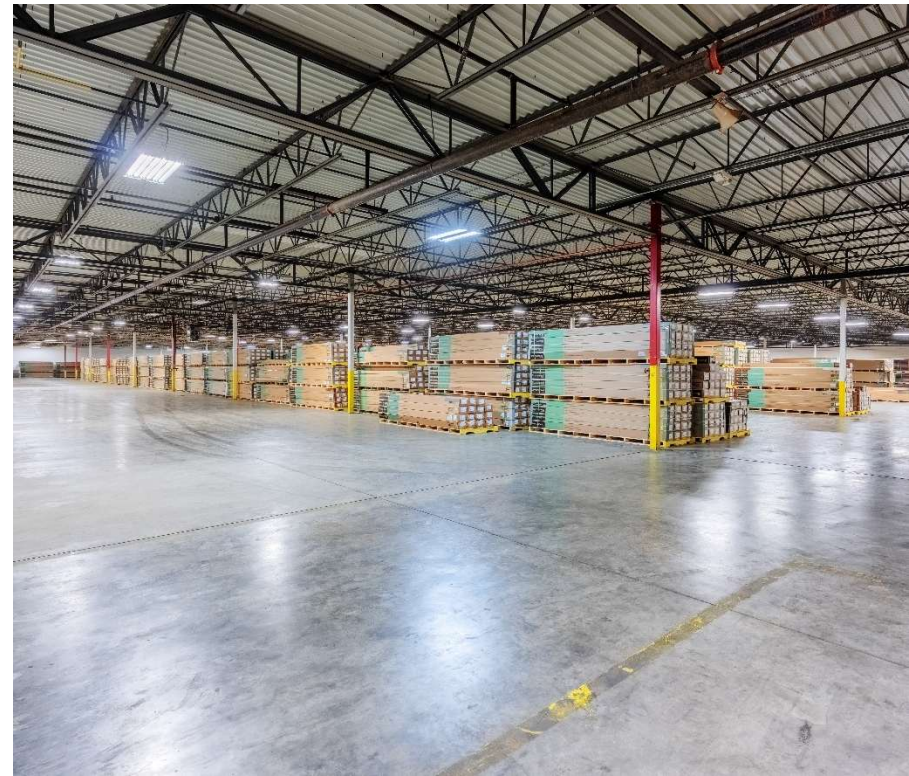
ROBUST INDUSTRIAL FUNDAMENTALS

Located to the northwest of Charlotte, Catawba County demonstrates exceptionally resilient industrial fundamentals

- **Over the past 10 years, industrial space in the Catawba County submarket has averaged 97.9%**, representing the exceptional demand for functional, workhorse industrial product in the region
- Average asking rental rates continue to grow in the submarket, **with Class B rents growing by more than 166.5% (+21.7% CAGR) since 2022**
- Very little supply pipeline with 0 SF delivered since Q4 2024 and only 30,000 SF of new product anticipated for delivery in 2026, further increasing competition for well-located, industrial assets in the submarket

STRONG REGIONAL CONNECTIVITY & ACCESS TO CHARLOTTE MSA

- The Property provides excellent access to I-40, US-321, and I-77, enabling efficient connectivity to major Sunbelt markets, including the Charlotte CBD
- Located less than two miles from I-40, the Property is within a one-day drive of approximately 60% of the U.S. population
- Situated in one of the fastest-growing major metros in the U.S., Charlotte's centralized East Coast location, strong economic fundamentals, and access to one of the world's busiest airports reinforce its role as a major logistics and distribution hub



Tenant Overview



CertainTeed, LLC

Wholly-owned subsidiary of
Saint-Gobain | EPA: SGO | S&P: BBB+

CertainTeed is a leading North American manufacturer of sustainable interior and exterior building materials, serving both residential and commercial construction markets across the United States and Canada. Headquartered in Malvern, Pennsylvania, the company operates more than 60 manufacturing facilities and employs over 6,000 people throughout the region. Its broad and diversified product portfolio includes roofing, siding, insulation, gypsum, ceilings, and other high-performance building solutions engineered to enhance structural durability, occupant comfort, indoor air quality, and energy efficiency.

As a wholly-owned subsidiary of Saint-Gobain, CertainTeed benefits from the financial strength, scale, and technical leadership of a global leader in light and sustainable construction with over 360 years of innovation. While deeply rooted in North America, the company leverages Saint-Gobain’s global research and development network, advanced materials science expertise, and sustainability leadership to drive continuous product improvement and innovation. This global backing supports CertainTeed’s ability to respond to evolving building codes, stricter environmental standards, and growing demand for lower-carbon construction solutions.

CertainTeed’s integrated approach—combining local manufacturing capabilities, trusted brands, and global innovation—positions the company to reliably serve customers at scale while maintaining a strong focus on quality, performance, and sustainability. Through ongoing investment in manufacturing efficiency, product development, and workforce excellence, CertainTeed continues to strengthen its market position as a preferred supplier for contractors, builders, architects, and building owners seeking durable, high-quality, and environmentally responsible construction materials.

TENANT OVERVIEW

TENANT	CertainTeed, LLC
EMPLOYEES	6,000+
YEARS IN BUSINESS	120+
PARENT COMPANY	Saint-Gobain
STOCK TICKER (EPA)	SGO
CREDIT RATING	S&P: BBB+
SALES (FY 2025)	+\$50 billion
FREE CASH FLOW (FY 2025)	\$4.1 billion
EMPLOYEES	162,000
GLOBAL FOOTPRINT	80 Countries



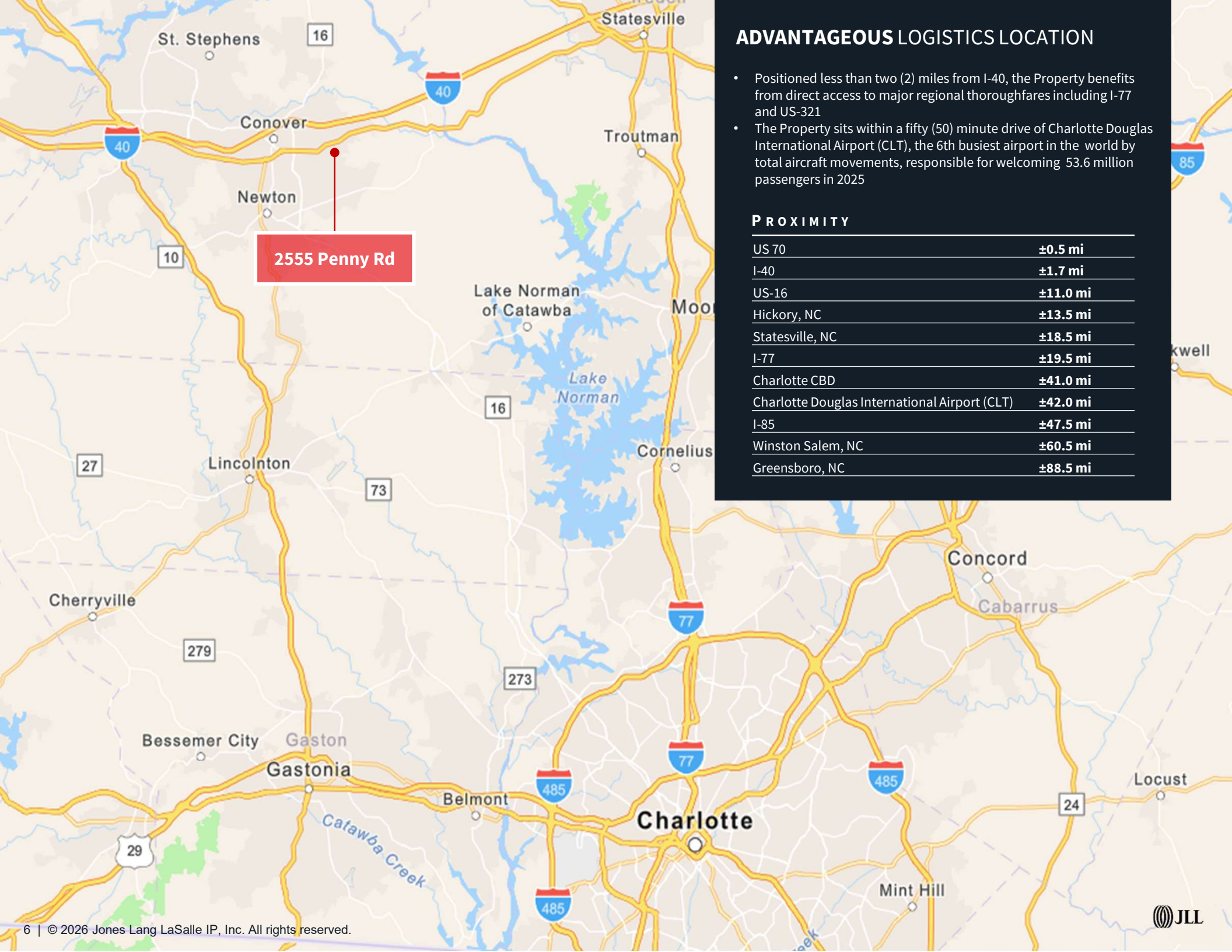
- **Strong global performance (FY 2025):** In FY 2025, Saint-Gobain reported over \$50 billion in annual sales and approximately \$7.8 billion in EBITDA, underscoring the scale and profitability of its global operations.



- **Robust cash generation (FY 2025):** During FY 2025, the company generated more than \$4 billion in free cash flow, supporting disciplined reinvestment, capital efficiency, and long-term value creation.



- **Stable, well-capitalized parent:** Backed by investment-grade financial strength and a long history of consistent returns, Saint-Gobain provides CertainTeed with a secure and resilient platform for sustainable growth.



ADVANTAGEOUS LOGISTICS LOCATION

- Positioned less than two (2) miles from I-40, the Property benefits from direct access to major regional thoroughfares including I-77 and US-321
- The Property sits within a fifty (50) minute drive of Charlotte Douglas International Airport (CLT), the 6th busiest airport in the world by total aircraft movements, responsible for welcoming 53.6 million passengers in 2025

PROXIMITY

US 70	±0.5 mi
I-40	±1.7 mi
US-16	±11.0 mi
Hickory, NC	±13.5 mi
Statesville, NC	±18.5 mi
I-77	±19.5 mi
Charlotte CBD	±41.0 mi
Charlotte Douglas International Airport (CLT)	±42.0 mi
I-85	±47.5 mi
Winston Salem, NC	±60.5 mi
Greensboro, NC	±88.5 mi

CHARLOTTE INDUSTRIAL MARKET

FUNDAMENTALLY-ROBUST SOUTHEAST GROWTH MARKET

The Charlotte industrial market is one of the premier industrial markets in the Southeast, offering excellent regional accessibility, a skilled workforce, low cost of operation and a pro-business government. Charlotte's inventory is comprised of over 298 million square feet of warehouse space. Since 2020, the market has exhibited strong demand posting 39.5 million square feet of positive net absorption. Moreover, occupancy has remained robust, averaging 93.3% over the past ten (10) years.

Rental rates have increased by 61% since the beginning of 2020 due to consistently low vacancy, rising construction costs and lack of infill, cost-effective development sites in the top performing submarkets.

298.9 MSF

INDUSTRIAL INVENTORY

61.0%

RENT GROWTH
(SINCE 2020)

39.5 MSF

NET ABSORPTION
(SINCE 2020)

93.3%

OCCUPANCY
(10-YR AVG)



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