

FOR SALE



INDUSTRIAL SALE LEASEBACK

237,939 SF

Corporate Headquarters and Distribution Facility

425 Park West Drive, Grovetown (Augusta), Georgia 30813

\$10,000,000 | 8.7% Cap Rate

QUALITY LONG-TERM ASSET

- 237,939 SF built in 1988; renovated in 2017
- 16-Acre site
- Reinforced concrete construction
- Approximately 20% office
- 20'-30' Clear height in majority of the warehouse
- 14 Dock doors
- 100% HVAC
- Room for expansion on-site
- Less than 1/2 mile from the major distribution corridor of I-20

INVESTMENT HIGHLIGHTS

- Augusta Sportswear (AS) has occupied the facility for over 25 years
- Significant investment in infrastructure and recent renovations
- This is the only distribution center for AS in the southeast
- Proceeds from the sale will be used to continue their growth strategy
- Priced significantly below replacement cost, at \$42.02/SF

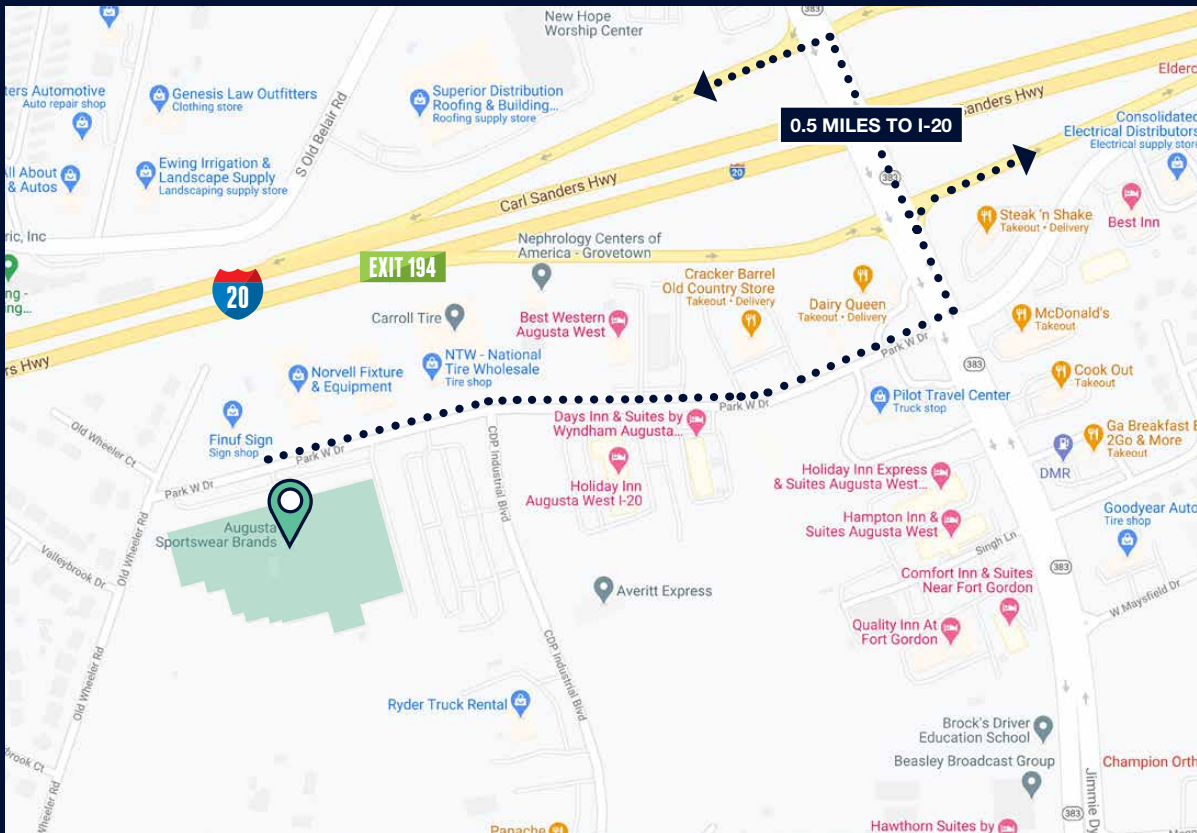


LEASEBACK TERMS:

- 10-Year absolute NNN lease (no landlord responsibilities)
- \$3.65/SF with 2.5% annual escalations
- Two 5-year renewal options

AUGUSTA SPORTSWEAR

- Founded in 1977; headquartered in Augusta, GA
- Largest team apparel company in the country
- 1 Million orders processed annually
- 35,000 Active customers
- 75,000 SKUs offered
- 4 Distribution centers in the US and 3 manufacturing facilities in Mexico



Confidentiality Agreement

This CONFIDENTIALITY AGREEMENT (“Agreement”) is made and entered into this _____ day of _____, 2020 by and between Augusta Sportswear and its affiliates (“Company”) and _____ (“Recipient”).

- 1. Definitions.** For purposes of this Agreement, “Information: shall mean Company Financials, as well as any other information labeled “Confidential” by Company or Provided to Recipient by Company with reference to this Agreement. Such Information excludes, however, any information that (1) has been or is obtained by Recipient from a source independent of Company and not desiring such information from Company, (2) is or becomes generally available to the public other than as a result of an authorized disclosure by Recipient or its personnel, or (3) is independently developed by Recipient without reliance in any way on the Information or Materials provided by Company. “Materials” shall mean all computer programs, memoranda, notes, records, drawings, manuals, disks, or other documents and media, including all copies, extracts, and summaries thereof, containing any Information or provided to Recipient by Company with reference to this Agreement. “Authorized Use” means the purposes described in Attachment A.
- 2. Limited Use.** Recipient acknowledges that it is to be given access to the Information and Materials solely for purposes of Authorized Use. Recipient agrees that (1) it will not use the Information except for purposes of Authorized Use, (2) will keep the Information confidential at all times, and (3) will not copy or modify the Materials, or any copy, adaptation, transcription, or merged portion thereof, except as expressly authorized by Company. Recipient shall limit its disclosure of the Information and Materials to employees within its own organization whom Company could reasonably expect to have a legitimate need to receive such Information and Materials in order to accomplish the Authorized Use.
- 3. Proprietary Protection.** Company shall have sole and exclusive ownership of all right, title, and interest in and to the Information and Materials, including ownership of all copyrights and trade secrets pertaining hereto, subject only to the rights and privileges expressly granted by Company.

Company claims and reserves all rights and benefits afforded under federal and international copyright law in all software programs and documentation included in the Materials as copyrighted works. The binary or object code version of such software programs may under no circumstances be reversed engineered or reversed-compiled without Company’s further written consent.

The Information, including the source code version of all software programs that may be included in the Materials, is considered to include valuable trade secrets of Company. Recipient acknowledges that, in the event of any breach of this Agreement, Company will not have an adequate remedy in money or damages. Company therefore shall be entitled in such event to obtain an injunction against such breach from any court of competent

Confidentiality Agreement (Continued)

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jurisdiction immediately upon request. Company's right to obtain such relief shall not limit its right to obtain other remedies.

4. **Disclaimer.** Except as many otherwise be set forth in a signed, written agreement between parties, Company makes no representation or warranty as to accuracy, completeness, condition, suitability, or performance of the Information or Materials, and Company shall have not liability whatsoever to Recipient resulting from its use of the Information and Materials.

5. **Terms and Termination.** Upon the earlier of Company's request or the completion of the authorized Use, Recipient shall promptly return or destroy all Materials and discontinue all further use of the information. Upon Company's requester, Recipient shall promptly certify that such action has been taken. The restrictions contained in the Agreement shall remain in effect until two (2) years after the return or destruction of all Materials.

6. **General.** The interpretation and enforcement of this agreement shall be governed by the laws of the State of Georgia, as it applies to a contract executed, delivered, and performed solely in such state. Recipient may not sell, transfer, assign, sublicense, or subcontract any right or obligation hereunder without the prior written consent of Company.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as set forth below.

RECIPIENT

Signature

Name (Print)

Title

Date

Exhibit “A”

The Recipient is authorized to use the Materials provided to evaluate real estate assets (425 Park West Drive, Augusta, Georgia 30813) and for no other purpose.