

INVESTMENT PROPERTY SALE

124,000 SQ. FT. MANUFACTURING FACILITY



1775 HILLCREST ROAD, NORCROSS, GA

- Plastic Omnium Auto Exteriors, LLC, a global leader in the design, and manufacture of automotive components, has selected synthetic lease financing for their automotive bumper facility in Norcross, GA.
- Synthetic lease financing combines the advantages of ownership and the benefits of leasing. A synthetic lease is structured so that the project is off-balance sheet for accounting purposes and on-balance sheet for tax purposes.
- 1775 Hillcrest Road was built by SMD Properties in June, 2000 for Plastic Omnium. It is a 124,000 square foot office, light manufacturing, assembly, and storage facility. The 24,000 square foot manufacturing area has a 40 foot ceiling height with a 40 ton crane. The 100,000 square foot main building is fully air-conditioned with 25 foot ceiling height and cross-dock shipping/receiving.
- Mike McShane of McShane Realty Partners, Inc. introduced the synthetic lease financing for the sale/leaseback transaction and served as a transactional broker for:

1) Tenant:	Plastic Omnium Auto Exteriors, LLC
2) Developer:	SMC Properties, Inc.
3) Financier	BNP Leasing Corporation

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