Single Tenant Net Leased Industrial Facility

107 FIRST AVENUE
Chicopee, MA 01020

Presented By:

Kevin Jennings
413.731.7770
kevin@jennings-re.com

Jonathan Little
413.731.7770
jonathan@jennings-re.com

JENNINGS REAL ESTATE SERVICES, INC.
280 Bridge Street Springfield, MA 01103
JENNINGS-RE.COM

SINGLE TENANT NET LEASED INDUSTRIAL FACILITY

107 First Avenue Chicopee, MA 01020

Executive Summary

OFFERING SUMMARY

Sale Price:	$3,750,000
Price Per SF:	$94/SF Well Below Replacement Cost
2026 NOI:	$280,000 - 7.5% Cap Rate
Guarantor:	Precinmac, LP
Building Size:	40,000 Total sf Mfg. 36,000 sf/ Office 4,000 sf
Lot Size:	2.92 Acres PID's 0265-00001 & 0265-00004
Tenant Tenure:	Hoppe Technologies - Since 1967

PROPERTY OVERVIEW

107 First Avenue is an approximately 40,000-square-foot industrial manufacturing facility situated on 2.92 acres of industrially zoned land in Chicopee, Massachusetts. Purpose-built for advanced manufacturing, the fully climate-controlled facility features heavy power infrastructure, functional loading, on-site parking, and an efficient combination of production, manufacturing, office, and support areas. Hoppe Technologies has made a substantial capital investment in the facility to support its specialized precision-manufacturing operations, reinforcing the property's importance to the company.

Strategically located within the Greater Springfield industrial market, the property offers convenient access to the Massachusetts Turnpike (I-90), I-91, I-291, and I-391, providing efficient connectivity throughout Western Massachusetts and the Northeast corridor.

The property is leased on a long-term, triple-net basis to Hoppe Technologies, Inc., an advanced manufacturing company operating as part of Precinmac. The lease extends through October 31, 2031, and is supported by an absolute and continuing guaranty from Precinmac, LP. The combination of specialized manufacturing infrastructure, strategic highway access, industrial zoning, contractual rent growth, substantial tenant investment, and strong corporate credit support creates an attractive opportunity to acquire a well-located, mission-critical industrial asset.

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Property Details

Sale Price	**$3,750,000**

PROPERTY INFORMATION

Building Name:	Hoppe Technologies
Street Address:	107 First Avenue, Chicopee MA 01020
Highway Accessibility:	Immediate I-90 & I-291 Access
Zoning:	Industrial
Lot Size:	2.92 Acres PID's 0265-00001 & 0265-00004
Parking:	Ample On Site Parking - 2026 Newly Paved Upper Lot
Building Construction:	1967 - Most Recent Addition 1997

BUILDING INFORMATION

Building Size:	40,000 SF 36,000 SF Manufacturing, 4,000 SF Office
NOI:	$280,000.00
Cap Rate:	7.5%
Number of Grade Level Doors:	2
Number of Dock High Doors:	1
Warehouse Ceiling Height:	16'-18'
Sprinklers:	Partial Wet System
Electric Service:	1,600 Amp, 277/480V
HVAC:	100%

ROOF SUMMARY

Office Area	New TPO 2020, 20 Year Warranty
Original Manufacturing Area	New TPO 2020, 20 Year Warranty
Mechanical Room	New TPO 2020, 20 Year Warranty
Rear Manufacturing Area	TPO - In Service 20+ Years
Rear Warehouse/Manufacturing	Standing Seam Metal Roof Installed 1997, 40 Year Expected Life

HVAC SUMMARY

RTU-1 Front Office - 5 Tons	2007
RTU-2 Office - 5 Tons	2007
RTU-3 Office/Manufacturing - 15 Tons	2017
RTU-4 Manufacturing - 17.5 Tons	2012
RTU-5 Manufacturing - 12.5 Tons	2024
RTU-6 Manufacturing - 12.5 Tons	2007
RTU-7 Manufacturing - 4 Tons	2017
RTU-8 Manufacturing - 15 Tons	2017
RTU-9 Manufacturing - 25 Tons	2017
RTU-10 Manufacturing - 7.5 Tons	2017

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Guarantor

Corporate Guaranty

The lease is supported by an absolute and continuing guaranty from Precinmac, LP, guaranteeing all payment and performance obligations of Hoppe Technologies, Inc. through the extended lease term. The guaranty remains in effect until all tenant obligations have been fully satisfied, providing investors with the additional credit support of the broader Precinmac organization.

ABOUT PRECINMAC

Precinmac is a leading North American advanced manufacturing group specializing in high-complexity, precision-machined and fabricated components and assemblies. Through a network of companies across the United States and Canada, Precinmac offers a single-source solution for precise, high-quality, flexible, and on-time manufacturing to top-tier customers in aerospace, defense, space, semiconductor, and other high-requirement markets. The company's capabilities support the execution of complex, highly engineered designs, including close-tolerance fabrication, machining, and finishing of alloy, specialty alloy, and composite materials.

Their manufacturing capabilities support the execution of complex, highly engineered designs. With multiple facilities across the United States and Canada, Precinmac provides a single-source solution for close-tolerance fabrication, machining, and finishing of alloy, specialty alloy, and composite materials. The company has a proven track record of delivering value through engineering expertise, lean manufacturing techniques, and a strong commitment to quality.

COMPANY PROFILE

Company: Precinmac
Founded: 1974
Headquarters: South Paris, Maine
Website: www.precinmac.com

United States

- Chicopee, Massachusetts (Hoppe Technologies)
- South Paris, Maine (Maine Machine Products / Corporate)
- Indianapolis, Indiana (Major Tool & Machine)
- Ogden, Utah (Petersen Inc.)
- Tualatin, Oregon (Shields Manufacturing)
- Albany, Oregon (Viper Northwest)

Canada

- Milton, Ontario (HPG)
- Guelph, Ontario (Trimaster Manufacturing)

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Company Profile/Lease Summary

LEASE SUMMARY

Guarantor: Precinmac, LP
Lease Type: NNN
Original Occupancy: 1967
Committed Term: 15 years - 120-month initial term (1/1/2016) plus 60-month extension executed January 2026
Current Term: 11/1/2026 - 10/31/2031
Expiration Date: October 31, 2031
Base Rent Increases: 3% annual
Management Fee: 4% recoverable
Renewal Option: One (1) additional five-year renewal option at fair market rent, but in no instance less than the last year of the prior term
Capital Amortization: Roof and HVAC capital are at Landlord's cost with recovery through capital amortization. Tenant currently pays recoverable capitalization annually as additional rent through 2031 and beyond

Period	Rate per RSF	Annual Rent	Monthly Base Rent
11/1/2026 – 10/31/2027	$7.00	$280,000.00	$23,333.33
11/1/2027 – 10/31/2028	$7.21	$288,400.00	$24,033.33
11/1/2028 – 10/31/2029	$7.43	$297,200.00	$24,766.67
11/1/2029 – 10/31/2030	$7.65	$306,000.00	$25,500.00
11/1/2030 – 10/31/2031	$7.88	$315,200.00	$26,266.67

COMPANY PROFILE

Hoppe Technologies is a precision manufacturing company based in Chicopee, Massachusetts, and a key member of the Precinmac group. Operating from a modern, climate-controlled 40,000-square-foot facility, Hoppe specializes in the production of medium- to high-complexity precision-machined components and assemblies for demanding industries, including aerospace, defense, medical, and semiconductor.

The company runs a 24/7 operation with lights-out production capabilities supported by ongoing capital investment in advanced equipment and technology. Hoppe serves as a single-source provider for close-tolerance fabrication, machining, and finishing of alloy, specialty alloy, and composite materials. Its team collaborates closely with customers on Design-for-Manufacturability initiatives to reduce costs, shorten lead times, improve predictability, and support reliable on-time delivery.

Hoppe Technologies maintains AS9100D and ISO 9001:2015 certifications and is known for combining technical expertise with a strong focus on quality and process discipline. As part of the broader Precinmac platform, the company benefits from shared resources and capabilities while continuing to operate with the responsiveness and customer focus of a specialized precision manufacturer.

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Rent & Capital Schedule

EXISTING LEASE • RENT & CAPITAL AMORTIZATION SCHEDULE

PREMISES	COMMENCEMENT	TERM	EXPIRATION
40,000 RSF (approx.)	November 1, 2016	180 months (15 years)	October 31, 2031

Year	Lease Year	Annual Base Rent	Monthly Base Rent	Base PSF	Roof **2 $/mo	HVAC ***3 $/mo	Annual Rent Incl. Capital	Monthly Rent Incl. Capital
Year 11	11/01/26 – 10/31/27	$280,000.00	$23,333.33	$7.00	$492.19	$197.22	**$288,272.92**	**$24,022.74**
Year 12	11/01/27 – 10/31/28	$288,400.00	$24,033.33	$7.21	$492.19	$197.22	**$296,672.92**	**$24,722.74**
Year 13	11/01/28 – 10/31/29	$297,052.00	$24,754.33	$7.43	$492.19	$197.22	**$305,324.92**	**$25,443.74**
Year 14	11/01/29 – 10/31/30	$305,963.56	$25,496.96	$7.65	$492.19	$197.22	**$314,236.48**	**$26,186.37**
Year 15	11/01/30 – 10/31/31	$315,142.47	$26,261.87	$7.88	$492.19	$197.22	**$323,415.39**	**$26,951.28**

CAPITAL RECOVERIES — ADDITIONAL RENT

****2 Roof (2020).** Replaced 5/1/20 for $118,125 (20-year / 240-month life). From 7/1/20 tenant pays $492.19/mo as amortized rent per the table above.

*****3 HVAC / RTU (2024).** RTU replaced July 2024. From 8/1/24 tenant pays $197.22/mo as amortized rent per the table above.

READING THE SCHEDULE

This schedule covers Years 11–15 of the existing 15-year term. Base rent is $7.00 PSF in Year 11 and steps ~3% annually thereafter.

"Rent Incl. Capital" = base rent + roof + HVAC/RTU recoveries.

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Roof Inventory

12,300 SF · 31% TPO membrane replaced 2020 20-year warranty through 2040	**11,100** SF · 28% Original TPO membrane Rear manufacturing area	**16,600** SF · 42% Standing seam metal, 1997 40-year life to ~2037

ROOF SUMMARY BY SECTION

KEY	ROOF SECTION	ROOF TYPE	INSTALLED	WARRANTY / EXPECTED LIFE	APPROX. SF
1	A — Front Office	TPO membrane	May 2020	20-yr warranty to 2040	1,900
1	B — Original Manufacturing Area	TPO membrane	May 2020	20-yr warranty to 2040	9,700
1	C — Mechanical Room	TPO membrane	May 2020	20-yr warranty to 2040	700
2	D, E — Rear Manufacturing Area	TPO membrane	Original	20+ years in service	11,100
3	F – J — Rear Warehouse / Manufacturing	Standing seam metal	1997	40-yr useful life to ~2037	16,600
TOTAL BUILDING					**40,000**

Roof Capital Recovery. Under the lease, roof capital is funded at Landlord's cost and recovered from Tenant through capital amortization. Tenant currently pays recoverable capitalization annually as additional rent through 2031 and beyond.

Roof areas are approximate, scaled from aerial imagery for illustration only and not a survey. Standing seam metal roof installed

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Aerial Photo

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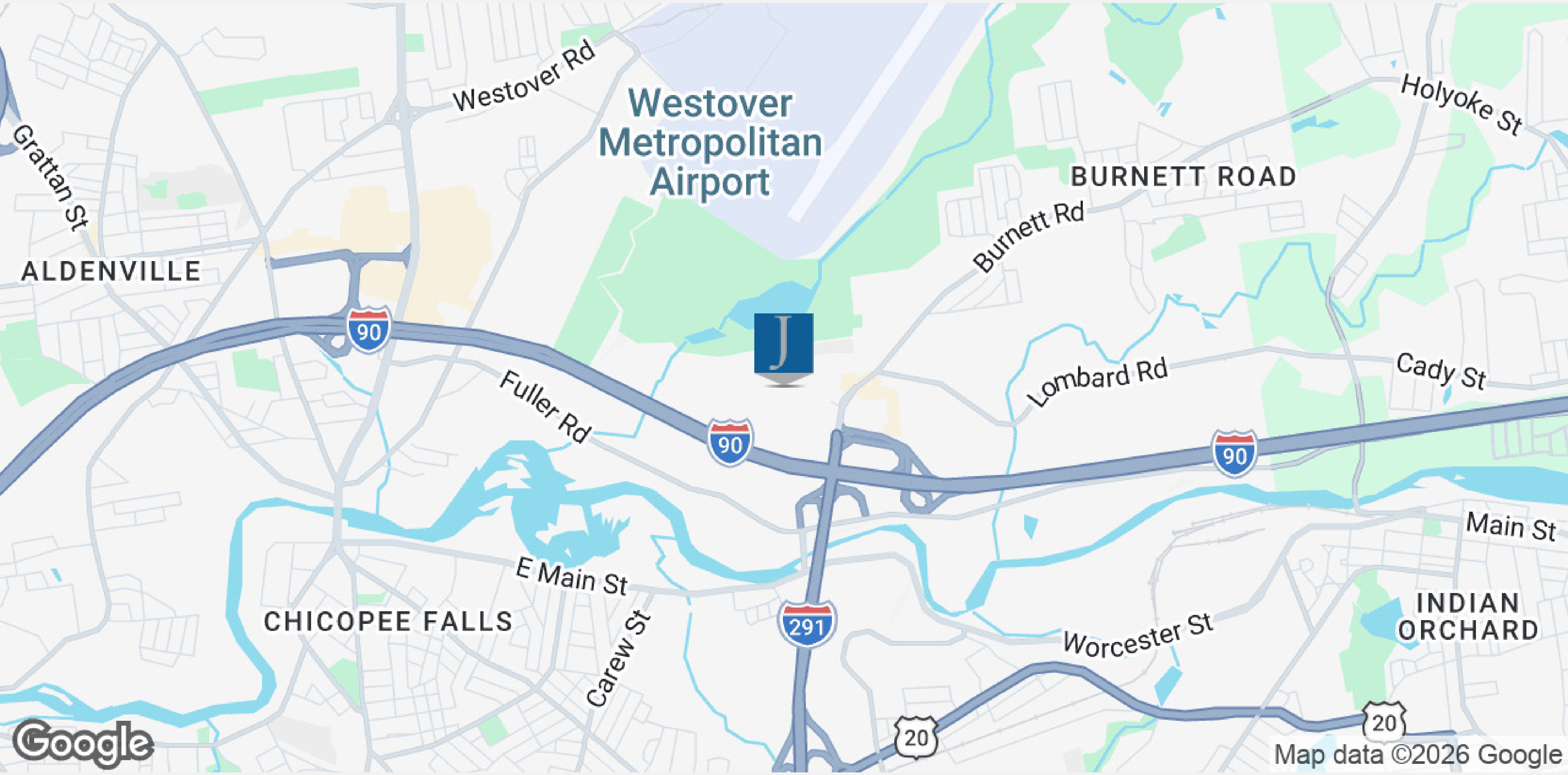
Location Map



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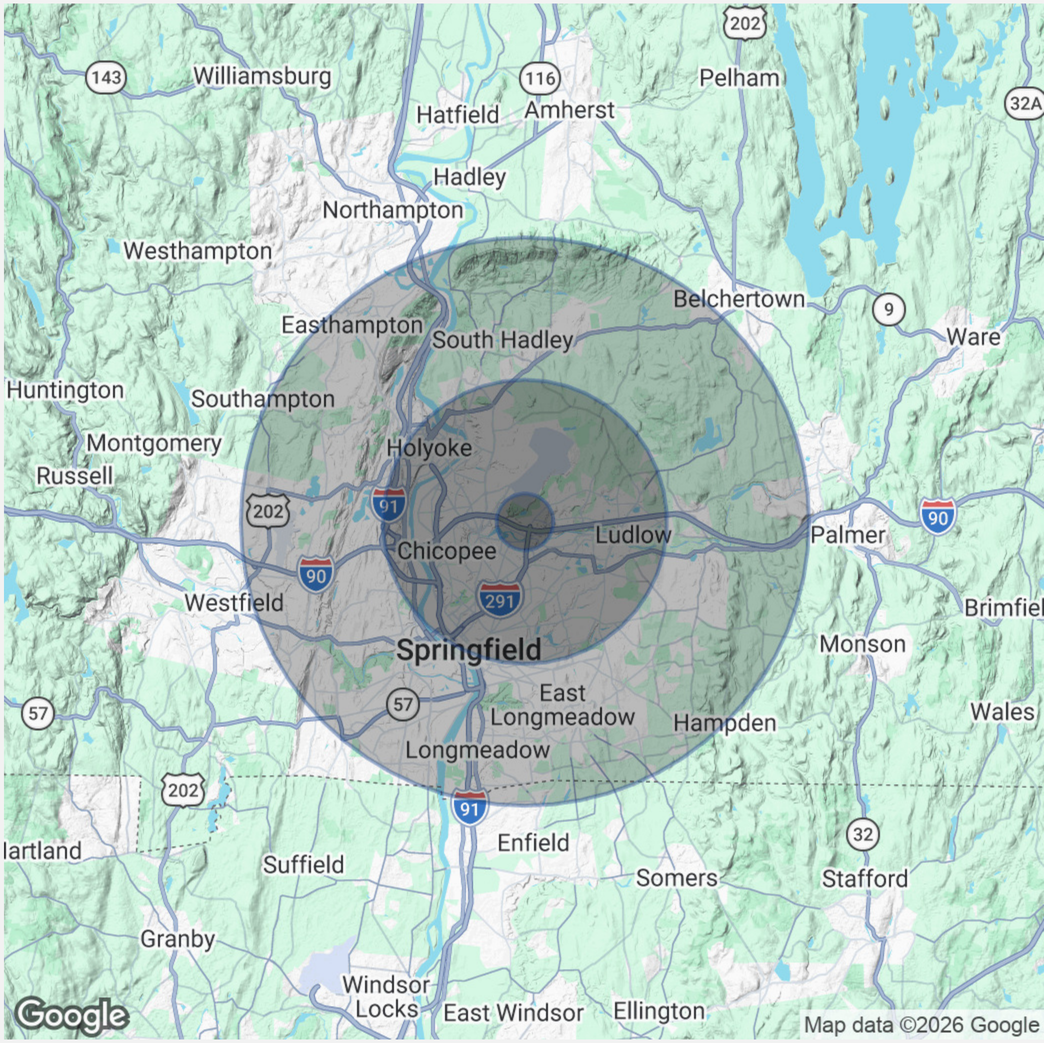
Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,309	230,596	526,197
Average Age	43.2	34.8	37.1
Average Age (Male)	43.3	33.0	35.7
Average Age (Female)	43.3	36.7	38.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,817	87,448	203,051
# of Persons per HH	2.4	2.6	2.6
Average HH Income	$61,108	$49,498	$59,409
Average House Value	$198,600	$182,920	$236,210

2020 American Community Survey (ACS)



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