

## Sale-Leaseback Offering – Sensata Technology – Cambridge, MD

### Investment Overview

Building Area	157,000 SF
Land Area	10 acres
Asking Price	\$5,100,000 (\$32.50/SF)
Tenant Leased Space	Approximately 50,000 SF
Tenancy	Term 5 years
Lease Type	Triple Net (NNN) Tenant pays their share of common area operating expenses, taxes and insurance
NNN Rent Rate	Approximately \$5.00/SF
Rent Escalations	To be offered by Purchaser
Landlord Responsibilities	The building envelope, HVAC, parking and landscaping
Renewal Options	Two (2) Five (5) Year Options

### Property Description

The Sensata facility (the "Property") is located at 807 Woods Rd in Cambridge, MD. The Property is located along Route 50, the major thoroughfare between Washington D.C. and the Maryland shore. There are two additional buildings, one wood frame and one metal frame, located just south of the main facility. Sensata is located in an area with other high-tech tenants including Delphi, Universal Lighting, and NOVALine. The Property is located in southeast Maryland, approximately 17 miles east of the Chesapeake Bay.



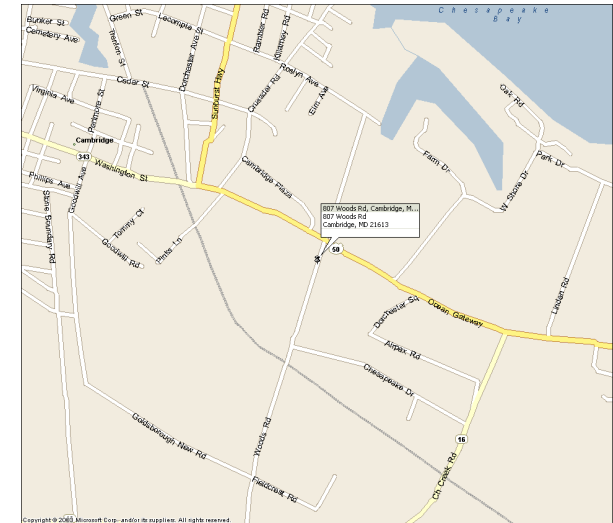
## Tenant Information

Sensata Technology is a privately held international leader in the design, manufacture, marketing and sale of magnetic circuit breakers, thermostats, thermal protective devices and related products. Sensata's clients include firms from a variety of sectors including: telecommunications, industrial, power conditioning, HVAC and information processing applications. With operations in Europe, China, Japan, Mexico and the United States, Sensata is a world leader in the markets it serves, committed to continuous improvement in every product and service it offers and to providing outstanding world-class customer service.

## Building Specifications

Building Area	157,000 SF
Land Area	10 acres
Office Area	29,800 SF (19%)
Year Built / Renovated	1963 / 1984
Clear Height	12' production area and 10' office
Exterior Walls	Concrete Block
Roof Type	Polyurethane Foam
Parking	494 Spaces
Dock High Doors	3
Column Spacing	20'x40' and 40'x40x
Building Condition	Good
Zoning	Industrial

## Site Map



## Area Map



# The Staubach Company

