



## Colliers Arranges \$61 Million Sale of POLYWOOD Manufacturing and Warehousing Campus

Sale of 930,250 square foot campus comes amid growth of manufacturing throughout the Sunbelt region

**NORTH CAROLINA – NOVEMBER 2024** – [Colliers](#), a leading diversified professional services and investment management company, announces it has successfully facilitated the \$61.8 million sale of POLYWOOD’s 930,250-square-foot manufacturing and warehousing campus in Person County, North Carolina. Colliers Executive Vice Presidents Jimmy Ullrich and Ryan Vaught, along with Senior Associate Michael Macchia and Associate Riley Vaught, facilitated the transaction, representing the seller, Weston. Colliers Managing Director Chuck Salley, Senior Vice President Andrew Young, and Executive Vice Presidents Hunter Willard and Larry Laiken also played key roles in assisting with the transaction.

The facility will continue to serve as both a manufacturing facility and a distribution center for POLYWOOD, a leading sustainable outdoor furniture company, allowing the company to continue to easily ship its products to customers along the East Coast. In 2018, the company expanded to North Carolina, marking this as its second successful location. This move comes amid a growth in manufacturing in the Sunbelt region to allow companies to have a broader geographic footprint across the U.S.

Located at 3300 Jim Thorpe Hwy, the facility was sold to a private buyer, Carolina Logistics Center, LLC, a Wyoming limited liability company an affiliated entity of Tratt Properties, LLC, who is successfully growing its portfolio with investments across the Sunbelt region. Tratt Properties is an experienced real estate and financial team engaged in the acquisition and development of institutional grade logistics and E-commerce properties in key markets throughout the U.S.

The warehousing campus is composed of two buildings, including one that is the original 430,256 sq. ft. building that is utilized to extrude, paint, manufacture, package, and distribute the POLYWOOD product. The second building is a newly completed state-of-the-art, build-to-suit 500,000 sq. ft. facility, completing POLYWOOD’s final assembly and shipping, featuring a 100,000 sq. ft. recycling area, 200,000 sq. ft. extrusion area and a 200,000 sq. ft. finished goods area, increasing POLYWOOD’s capacity and efficiency.

“Facilitating this deal has been a true example of what can be achieved through great collaboration. With Weston and POLYWOOD collaborating directly together on a shared vision, they were able to successfully complete a 500,000 sq. ft. build-to-suit development that expanded the facility’s operations and capacity in Roxboro,” said Ullrich. “The partnership

between Colliers capital markets professionals and local region specialists was critical to facilitate the successful sale of this industrial campus. This deal not only highlights the increasing investor interest in the Sunbelt region but also ensures a lasting impact on the community, providing long-term benefits that will continue to serve and support local growth for years to come.”

POLYWOOD specializes in premium outdoor furniture with a distinctive commitment to sustainability. Founded in 1990, the family-owned company has gained prominence for its innovative use of recycled materials, particularly using recycled milk jugs, to craft durable and stylish “faux-wood” furniture. This eco-friendly approach not only helps minimize the environmental impact of plastic waste but also results in products that are exceptionally resistant to the elements for years.

Located just 30 miles north of Raleigh-Durham, the area benefits from the Research Triangle’s rapid population and job growth, and as great access to labor as the area prioritizes building residential properties to support the growing labor force.

### **About Colliers**

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