



Amcor Sunclipse

Seeking to utilize its headquarters facility to raise an alternative source of capital, the U.S. arm of one of the world's largest packaging companies achieved financial and operational flexibility by simply thinking outside of the box.

The Challenge

When Amcor Sunclipse North America, the U.S. holding company for global packaging giant Amcor Limited, wanted to move a critical-use asset off its balance sheet and simultaneously resolve several structural improvement issues to the property, the company turned to First Industrial Realty Trust.

Our Approach

Bringing to the table significant capital resources, sale leaseback expertise and long experience in physical building construction and maintenance, First Industrial crafted a financial solution that monetized the 290,000 s.f. Buena Park, Calif., manufacturing/distribution center within a timeframe that accommodated Amcor Sunclipse's desired closing schedule.

At the same time, the transaction arranged for specific property repairs and upgrades to be executed at the facility, which for more than a decade has housed Amcor Sunclipse's corporate headquarters and the largest of its corrugated cardboard plants close to the ports of Los Angeles and Long Beach.

The Outcome

By pursuing a creative financial solution that used a non-earning asset to its best advantage, Amcor Sunclipse achieved all of its objectives through a single transaction — receiving full market value for its real estate, securing a long-term lease with competitive rent and addressing needed property improvements — and is now focused on what matters most: growing its business.

Development
Acquisition
Multi-Market
→ **Sale Leaseback**



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