



COMING SOON

FSC Industrial 34, DST

\$97,000,000 Portfolio Offering

Eaton Corp.
1730 East Main Street
Duncan, SC 29334

NYSE: ETN



315,273 SF | Lease Term Remaining: 11.8 Years

Carhartt, Inc.
380 Estill Baker Road
Hanson, KY 42413

PRIVATE COMPANY



680,508 SF | Lease Term Remaining: 11.7 Years

Mission-Critical Distribution Facilities

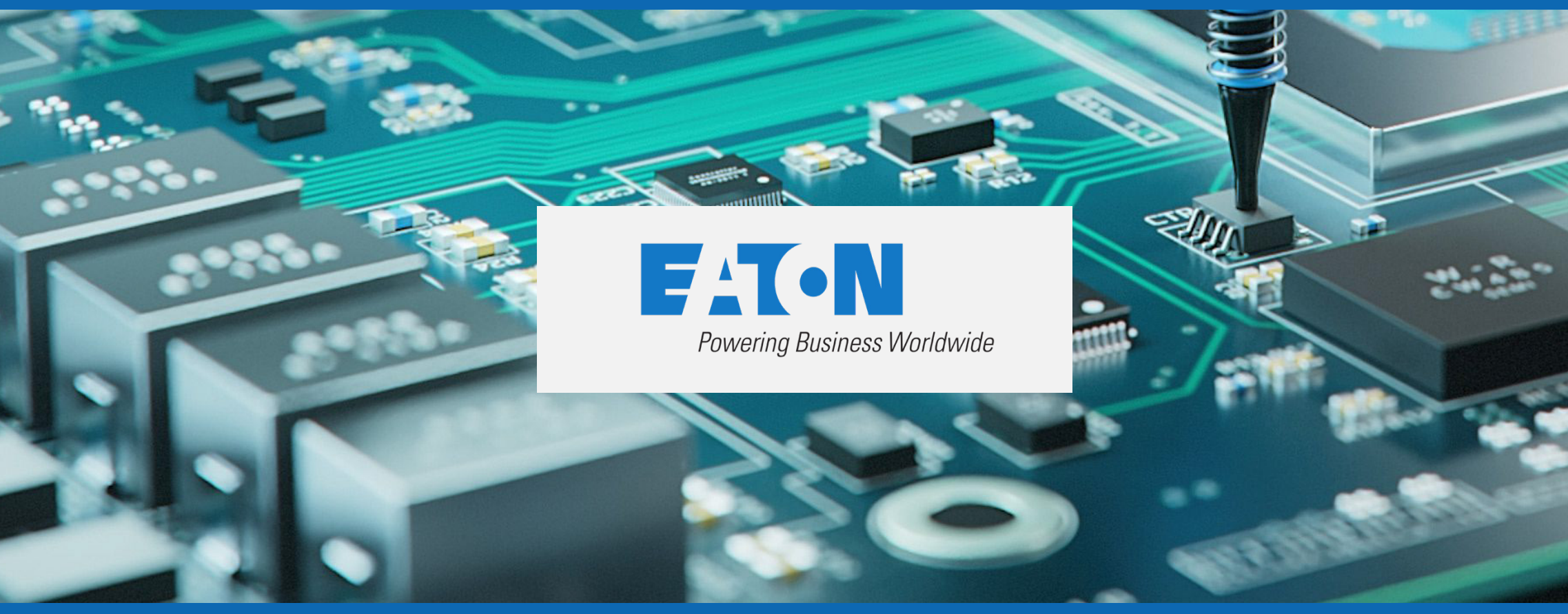
Long-Term Absolute NNN Leases with Contractual Rent Growth

Sponsor due diligence reports available from FactRight, Snyder Kearney, Castle Hall



Eaton Corp. delivers solutions that address today’s critical global challenges in energy transition, cybersecurity, and electrification. Its offerings help industries adapt to new energy systems, protect digital assets, and power the future of mobility.

Company website
www.eaton.com/us



Carhartt, Inc. is an American clothing company founded in 1889, known for heavy-duty work wear such as jackets, coats, overalls, coveralls, vests, shirts, jeans, dungarees, fire-resistant clothing and hunting apparel.

Company website
www.carhartt.com

